

MYO Piccadilly

1 Sherwood Street, London, W1F 7BL

MYO



Expect more.

MYO is a leader in the creation of considered, crafted workplaces in exceptional locations.



Personalisation

- › Workspaces aligned to your culture and commercial needs
- › Space that adapts to your changing requirements

Partnership

- › We work with you to create your perfect workspace
- › As your business evolves we grow with you, either in MYO Piccadilly, at another MYO or Landsec office building
- › We are trusted and proven, with decades of Landsec expertise

Flexibility

- › Services reflected in simple, all-inclusive leases
- › Access to dynamic event spaces across all MYO locations
- › Choose from a variety of adaptable shared spaces and meeting rooms

Hospitality

- › We look after every detail to ensure the best possible experience
- › 24h concierge service
- › Members are treated as guests
- › Visiting clients greeted in-person on arrival

For today and tomorrow

- › Intentionally designed to create a premium workspace experience
- › A desirable, prime location
- › WELL Core Gold enabled & BREEAM Outstanding
- › Biophilic interior design

MYO

Piccadilly

MYO Piccadilly

A sanctuary of calm above one of the city's liveliest corners

Life behind the lights. MYO Piccadilly spans the first and second floors of Lucent, the newly restored building, home to Piccadilly Lights.

At the junction of Soho, Mayfair and St James', this best-in-class workspace sits at the heart of London, where everything is on your doorstep.



MYO

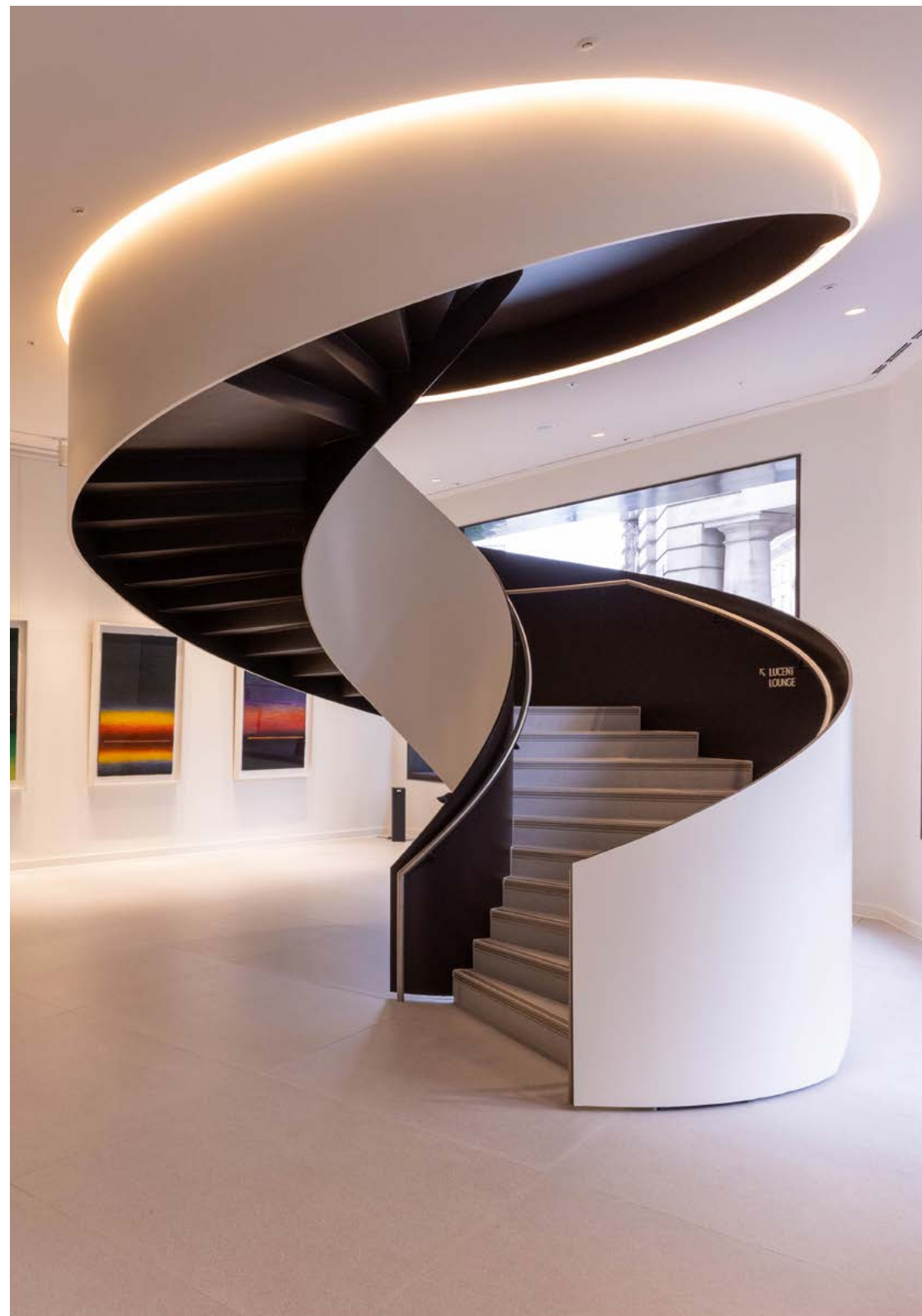
Piccadilly

Workspace
designed to inspire.



MYO

A workplace built to an exceptionally high standard.



MYO Piccadilly has been curated by experts to provide the ultimate working environment.

Stepping into the reception you are greeted with a striking spiral staircase and a carefully curated roster of artworks – creating a welcoming gallery experience.

Ascend the staircase, and you enter the Lucent Lounge. The perfect environment to meet your clients, host an event or enjoy a break. With views over the iconic Piccadilly Circus, revel in this sanctuary of calm, above one of London's busiest corners.

Beyond this, the carefully curated workspace offers light filled private offices, quiet, library style snugs, and airy breakout areas, all stylishly finished to make you comfortably productive.

Designed to impress, with every detail thoughtfully considered, this is MYO Piccadilly, your workplace, perfected.



Piccadilly



Premium amenity spaces.



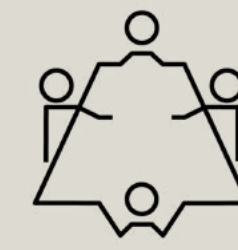


A five star experience.

The customer experience at MYO Piccadilly has been considered and curated to provide everything you need to be energised, engaged and productive.

It's an approach that starts with the personalisation of your private workspace, then continues across every touchpoint and service.

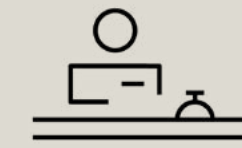
Services included in our all-inclusive leases:



Communal lounges



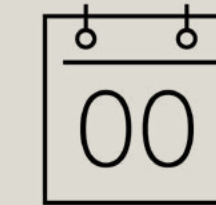
Privacy booths



On-site concierge



Super fast broadband



Meeting organisation



Events



Welcoming team



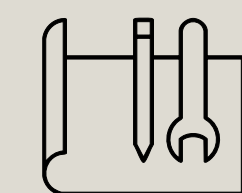
Fully managed



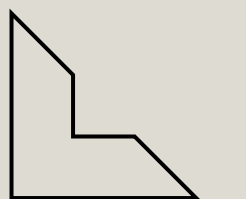
Access to all MYO locations across Central London



Three-tiered security

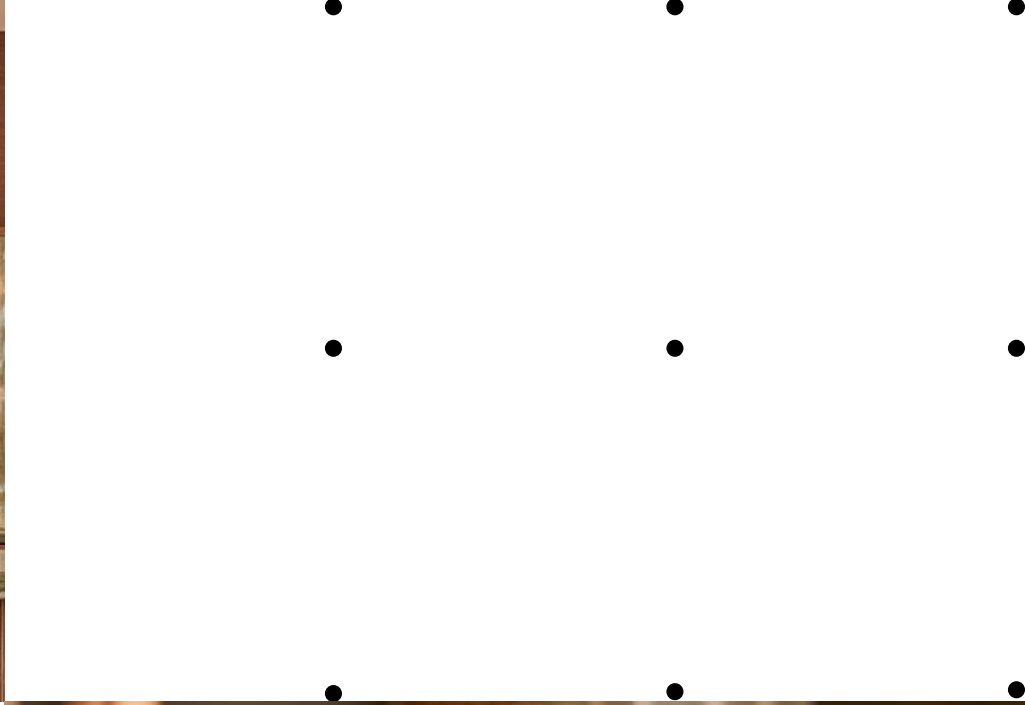
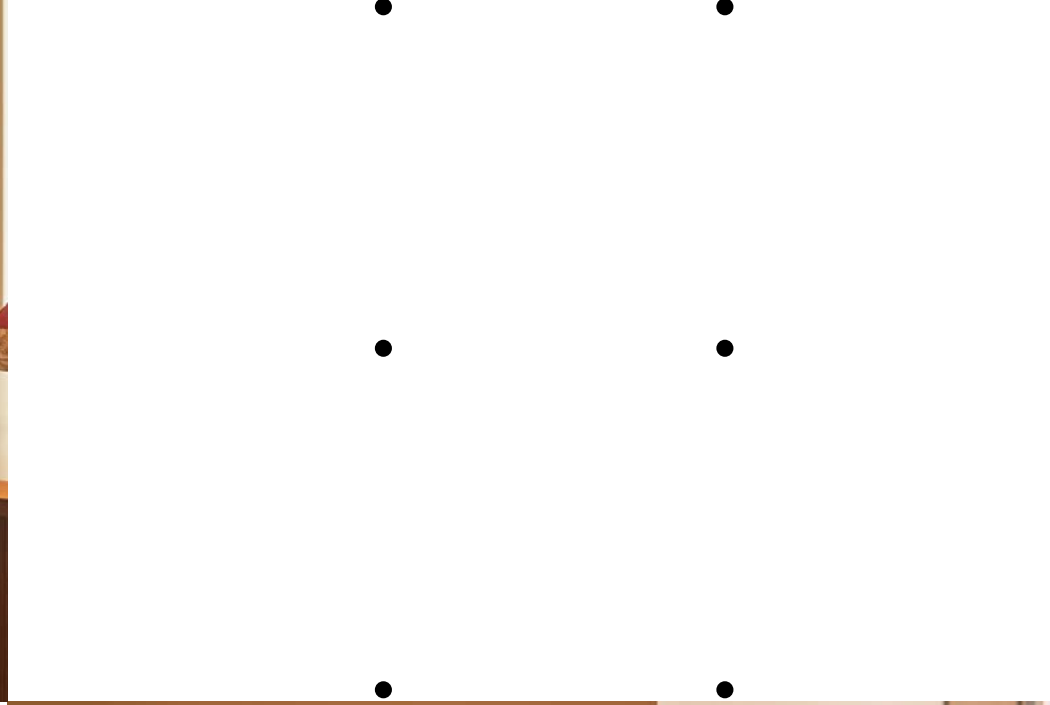


In-house design and project management teams



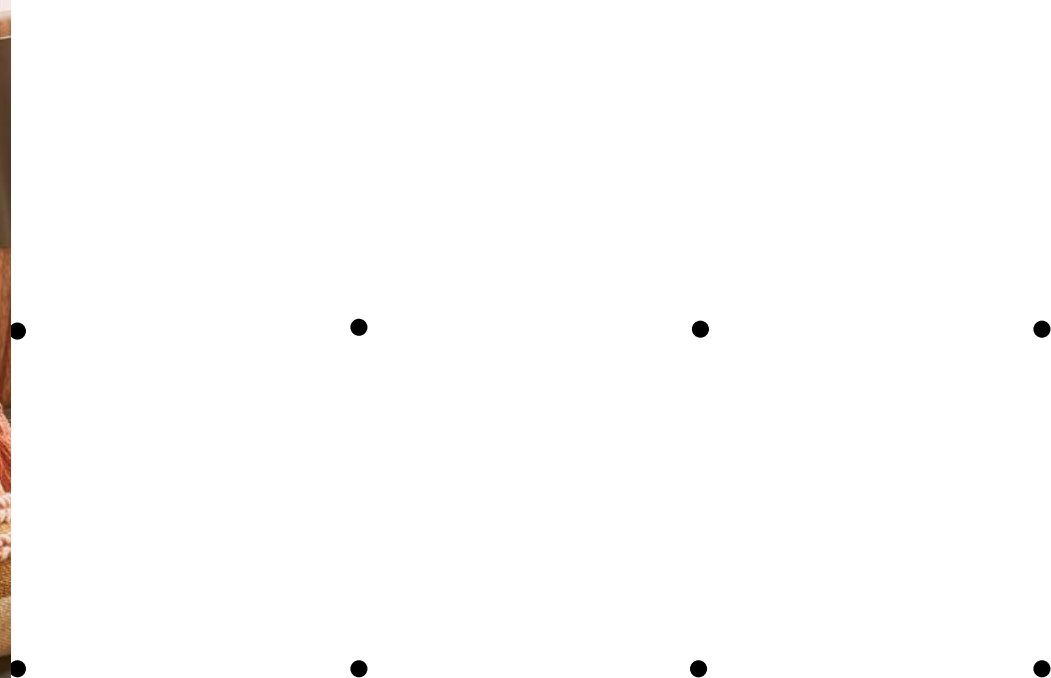
Backed by Landsec expertise

MYO



Every detail thoughtfully crafted.

A unique blend of heritage and modernity, MYO Piccadilly balances flexibility with considered design, attention to detail and a rich palette of natural materials and greenery, to create a workspace that fosters wellbeing and productivity.



With an eclectic mix of furniture and finishes, the design accurately reflects the richness and vibrancy of the area, with bespoke joinery, wood flooring, wool carpets and natural upholsteries creating a vintage aesthetic with a modern functionality.

The workspace is home to a variety of work zones, including quiet areas, collaborative spaces, breakout lounges and focus booths, specially designed to cater to diverse preferences, ensuring the workplaces welcomes all and supports neurodiversity.

MYO Piccadilly also pays homage to the building's iconic location and heritage, with The Rainbow Gallery – a comfortable breakout lounge, taking its name from the WWII American Red Cross Club previously located on the site. In collaboration with Getty Images, a two-storey gallery wall was curated featuring archival photography that celebrates the Red Cross Club, creating a meaningful connection to the building's past.

Thoughtfully designed to inspire, MYO Piccadilly redefines the benchmark for first-in-class central London workspaces.

Workplaces that
enhance your everyday.



WELLNESS + SUSTAINABILITY

Technical specification

Accreditations

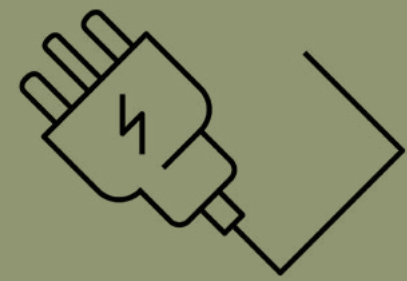


WELL Core Gold enabled

BREEAM

BREEAM Outstanding

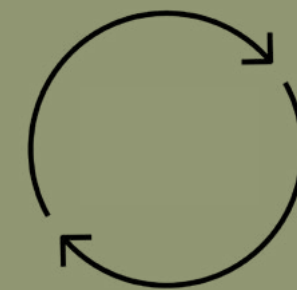
Sustainability



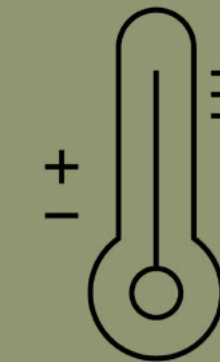
Powered by air source heat pumps



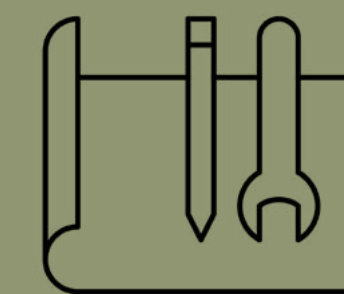
100% of waste diverted from landfill



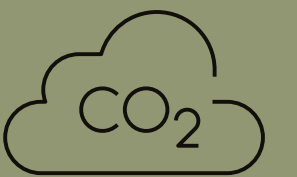
Targeted 80% recycling rate



Rainwater harvesting, LED lighting, above average fresh air ventilation

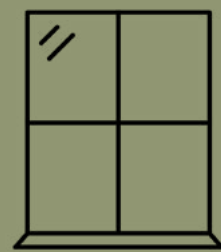


Designed with quality materials, built to last

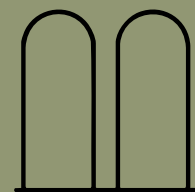


Regular co2 testing to ensure healthy working environment

Wellness



Generous natural lighting throughout with 70% of all workstations in daylight



State-of-the-art end of trip facilities with towel service



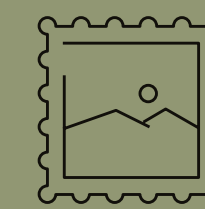
21x showers



213 lockers



201 cycle racks



Rotating curated art exhibitions



Design incorporates planting and natural materials including timber doors, walnut furniture

Private offices from 8 to 65 desks.



Space plan

01

FACILITIES

- Lucent Lounge
- Breakout lounge
- 3 x focus booths
- Teapoints

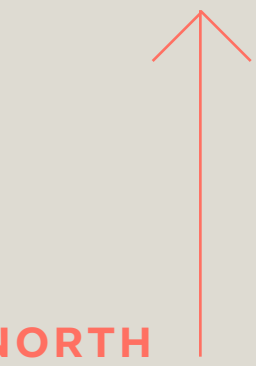
- 1 x 6 person meeting room
- 1 x 10 person meeting room
- 1 x 12 person meeting room
- 1 x 22 person conference room

- 1 x accesible WC
- 10 x WCs

OFFICE	MAX DESKS	SQ FT
1.01	12	527
1.02	12	487
1.03	10 + 2 MR	660
1.04	8	366
1.05	50 + 3 MR	2,706
1.06	37 + 1 MR	1,678



- Private offices
- Meeting rooms
- Phone booths
- Communal areas



Space plan

02

FACILITIES

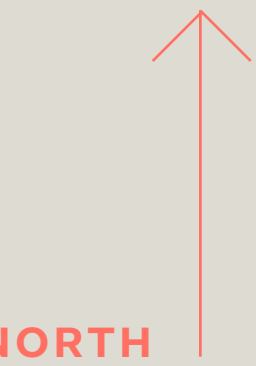
- Breakout lounge
- 2 x focus booths
- Teapoints
- 1 x 4 person meeting room
- 1 x 9 person meeting room
- 1 x accessible WC
- 6 x WCs

OFFICE	MAX DESKS	SQ FT
2.01*	52 + 3 MR	3,282
2.03	20	777
2.04	22 + 2 MR	994
2.06	12	619
2.07	32 + 1 MR	1,498
2.08	27 + 1 MR	1,722
2.09	15 +2 MR	1,033

*Tea point in 2.01 indicative.



- Private offices
- Meeting rooms
- Phone booths
- Communal areas



Create unforgettable moments



Meeting rooms.

MYO Piccadilly offers a range of high-spec bookable meeting rooms, complete with the latest conferencing equipment and a selection of refreshments.

With a range of communal areas, focus booths and phone booths also available free of charge on both floors.

	Capacity	Floor	Myo members	External rates
Shapero	4	2	£40/ph	£50/ph
Foyle	6	1	£52/ph	£65/ph
Harrington	9	2	£60/ph	£75/ph
Hatchard	10	1	£64/ph	£80/ph
Stanford	12	1	£68/ph	£85/ph
Hatchard-Stanford Boardroom*	22	1	£200/ph	£250/ph
			£720 half day	£900 half day
Hatchard-Stanford	34	1	£1,360 full day	£1,700 full day
			£1,360 evening	£1,700 evening
Lucent Lounge	40	1	£2,800 evening	£3,500 evening

Landsec customers receive 10% discount on external prices

*Minimum 2hr booking



MYO

Piccadilly

A destination the
world is watching.

Spacious offices
Healthy environments
MYO
Piccadilly
Managed by experts



MYO

MYO Piccadilly

Where culture and commerce collide, in one of London's most iconic locations

Located above London's busiest corner, MYO Piccadilly is surrounded by iconic landmarks and cultural treasures.

Just a short stroll away you'll find the National Gallery and Royal Academy, home to world renowned masterpieces. Whilst the Criterion Theatre nearby, offers a glimpse into the rich theatrical history that forms the backdrop to this iconic location.

For those with a penchant for retail therapy, Regent Street offers flagship stores and luxury boutiques whilst Fortnum & Mason just a five minute walk away, provides a quintessential British shopping experience.

Immerse yourself with all of London's charm and energy at this renowned location.



CARNABY STREET



Piccadilly

ROYAL ACADEMY OF ARTS



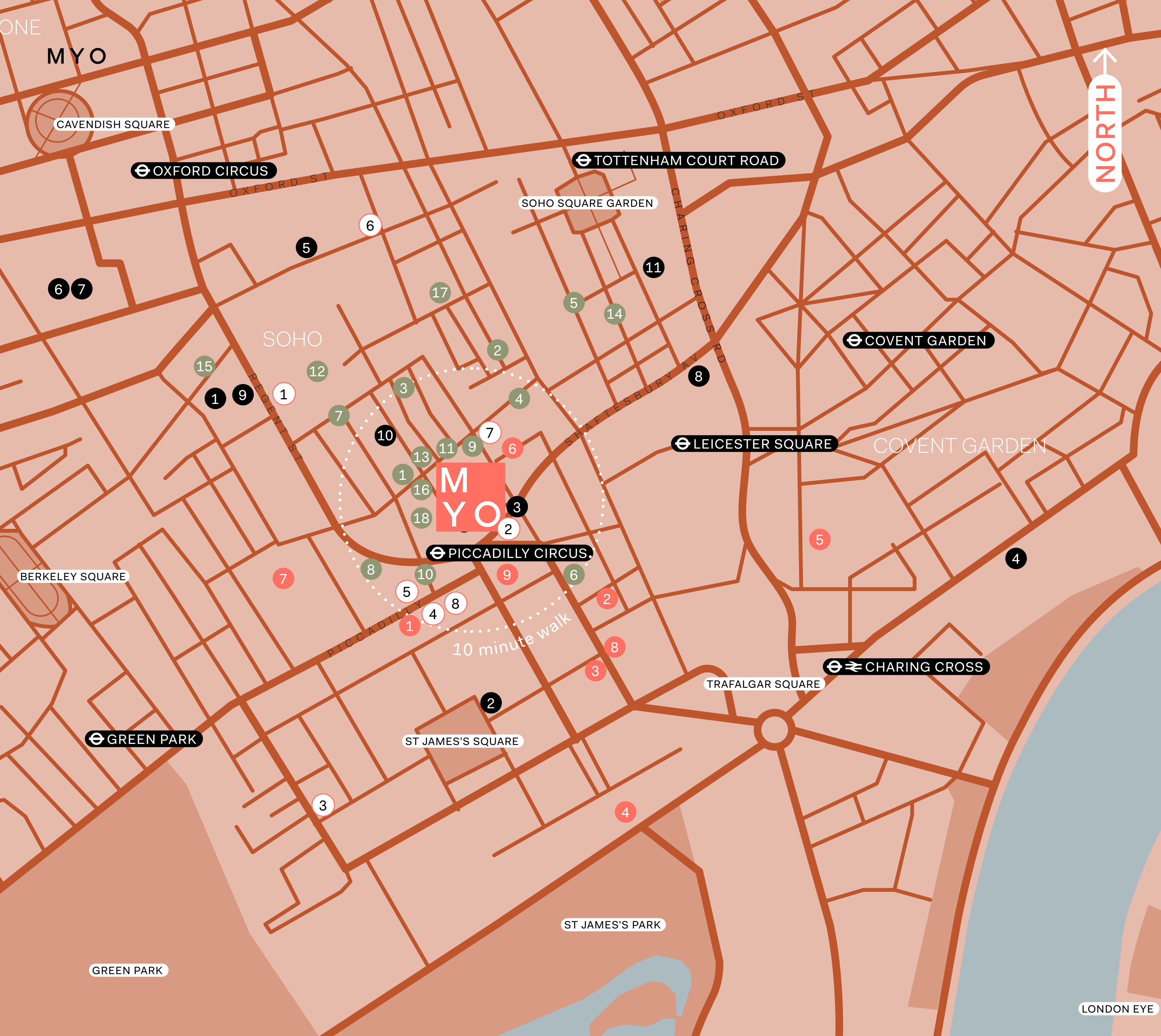
SOHO SQUARE



REGENT STREET



KINGLY COURT



Perfectly placed.

● FOOD & DRINKS

1. Bancone
2. Berwick Street Market
3. Bob Bob Ricard
4. Bocca di Lupo
5. Dean Street Townhouse
6. Fallow
7. Flat Iron
8. Gaucho
9. Ham Yard Hotel
10. Hawksmoor
11. Kiln
12. Kingly Court
13. Krickit
14. Ronnie Scott's
15. Sketch
16. The Devonshire
17. The Ivy
18. Whole Foods

● CULTURE

1. BAFTA Piccadilly
2. Harold Pinter Theatre
3. His Majesty's Theatre
4. Institute of Contemporary Arts
5. London Coliseum
6. Piccadilly Theatre
7. Royal Academy of Arts
8. Theatre Royal Haymarket
9. The Criterion Theatre

● OCCUPIERS

1. Accel
2. BP
3. Centerview Partners LLP
4. Condé Nast
5. Diageo
6. Glencore
7. KKR
8. Molton Brown
9. SEGRO
10. Sony
11. Warner Brothers

○ RETAIL & WELLBEING

1. Barry's
2. Boots
3. E by Equinox
4. Fortum and Masons
5. Health Club at The Dilly
6. SoulCycle
7. Third Space
8. Waterstones

MYO

A playground for the senses.

When you work here, you are surrounded by the city's best – every day.

From independent stores and speakeasies of Soho, to the bold flavours of Chinatown – you're spoilt for choice in every direction.

The diverse stalls at Berwick Street food market add a sense of adventure to every lunchtime, while some of London's most coveted restaurants and bars are on your doorstep – think The Devonshire, Sketch, The Palamar and Fallow.



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Landsec

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