

1

3 NEW DRUM
1'S

Work Ready

FITTED, FURNISHED AND CONNECTED
19,352 sq ft available workspace



Where new opportunity takes shape.

Creative and connected, 3 New Drum St. is a stunning new Work Ready space, perfectly positioned for progressive, ambitious businesses.

At the gateway of The City, Shoreditch and Spitalfields, and at the heart of Aldgate East, it's a building with energy, prestige and purpose across all six floors. Offices are available fitted, furnished and ready for you to move in.





Work Ready

Ready for you now. Flexible for your future.

Furnished, fitted and connected, Work Ready offices by British Land take care of everything you need to start working from day one, with a flexible range of options for the future.

READY TO GO

Fitted, furnished and connected, everything you need to start working is included.

FITTED

Fully furnished, sustainable workspaces plus our 10GB fibre broadband.

TERM

Short, mid or long-term leases that flex to suit you.

FULLY MANAGED

Everything you need to run your workspace for one monthly price.

OPTIONS TO SUIT YOU	FITTED	FULLY MANAGED
Fully furnished	•	•
Flexible leasing options	•	•
Access to building end of trip facilities	•	•
Access to 10GB fibre connection	•	•
Access to Storey Club at 100 Liverpool Street	•	•
Fixed monthly cost		•
Fully managed 10GB WiFi connectivity		•
Utilities		•
M&E maintenance		•
Waste Removal & Recycling		•
Cleaning		•
Health & Safety Support		•
Workspace Support from Shared Property Manager		•



Upgraded public realm, with increased biodiversity and a focus on health and wellbeing.

Designed both inside and out.

Designed by renowned architects, Allies & Morrison, 3 New Drum St. has 8,000 sq ft of new retail, restaurant and leisure space in addition to over 19,000 sq ft of BREEAM 'Excellent' workspace.

B

EPC B

EPC rating



BREEAM

"Excellent"



Wiredscore

Gold



10L pp

Fresh air per person per second



142

Cycle spaces



51

Lockers



6

Showers



1

Drying Room



1:10 m²

Occupational density



2.7-3m

Floor to ceiling height



1

Access to events terrace



1.5m

Planning grid



Storey Club

Access to Storey Club at 100 Liverpool Street



15,338 sq ft

of new green public space
229% biodiversity net gain



Flexible space that works your way.



The shape of the building has been intentionally designed to flood with natural light. And because the interior layout is open and spacious, there's an airy, natural flow as you move from one zone to another. It's a seamless, holistic approach to workspace design.



Each floor has its own kitchen, collaboration furniture, work desks and meeting rooms.



Area schedule

FLOOR	SIZE SQ FT	WORKSTATIONS
FLOOR 6	3,193	46
FLOOR 5	3,214	46
FLOOR 4	3,235	43
FLOOR 3	3,255	44
FLOOR 2	3,239	45
FLOOR 1	3,216	46

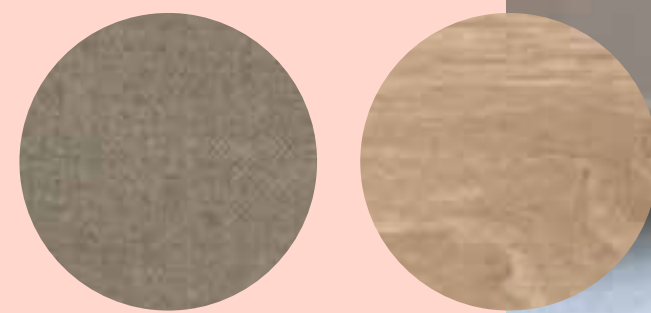
Interiors that define space and shape mood.

Across the six floors are three distinctively different interior design schemes, utilising colour and texture to create and influence atmosphere and mood.

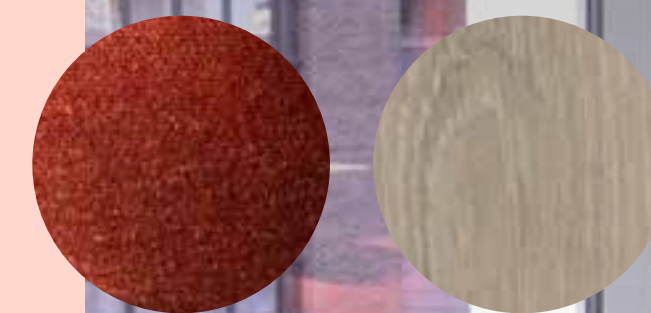


NATURAL
2nd floor

Two floors are finished in a calming natural décor, two have a more purposeful industrial finish, while the remaining two levels are inconspicuously neutral.



NEUTRAL
1st, 5th and 6th floor



INDUSTRIAL
3rd and 4th floor



A relaxing rooftop terrace that inspires.

Stunning roof terrace with views over the City. Over 3,000 sq ft of roof garden space with break out zones to work, relax or host an event. Access for one event per year for each office Tenant or Occupier.

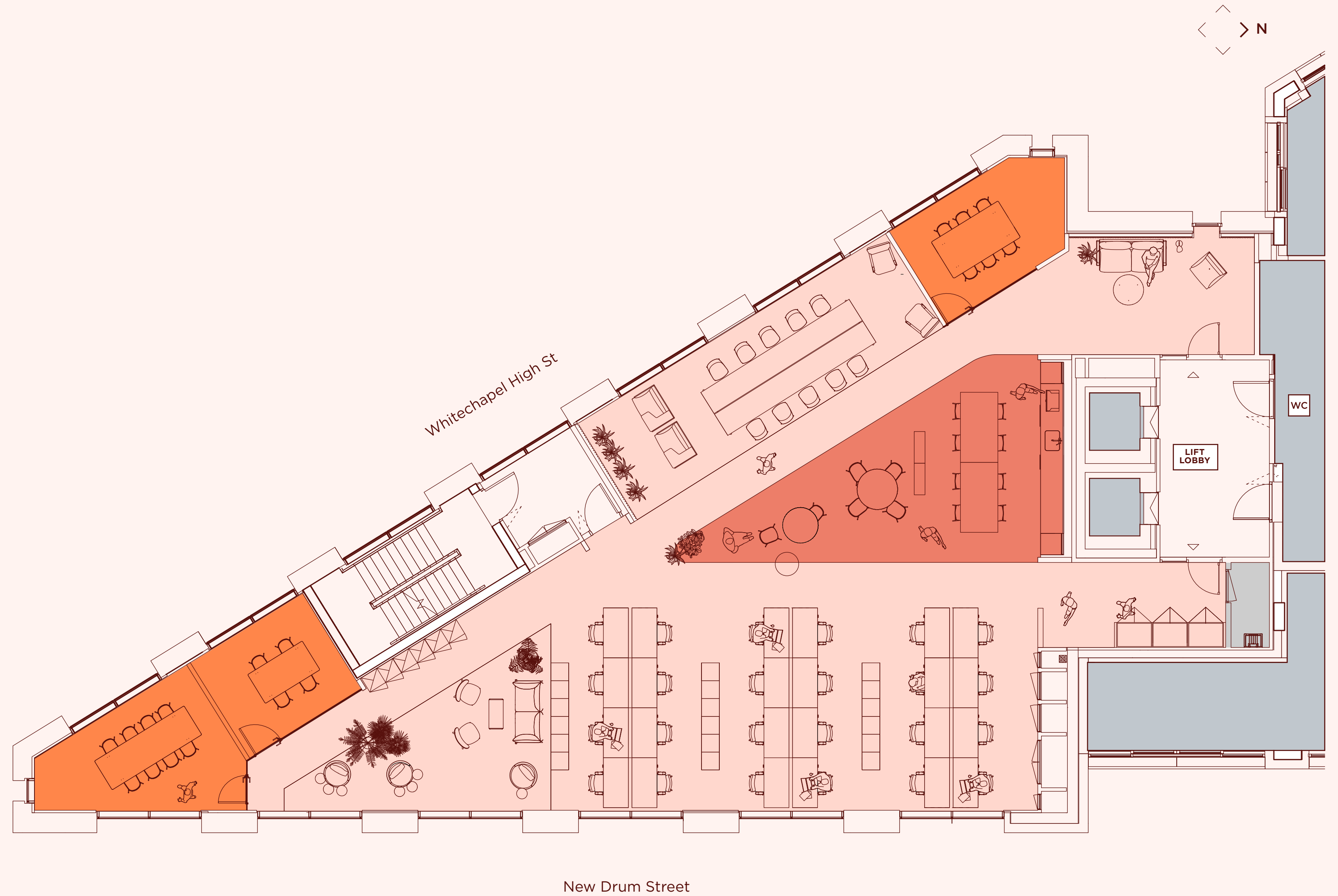


Low Density

Total workspace: **3,239 sq ft**

- 24 Desks shown
- 3 Meeting rooms
- 1 Tea point
- 4 WC (1 accessible)
- 1 shower

- Office
- Meeting room
- Tea point / kitchen
- Core



Plans not to scale. Indicative only.



High Density

Total workspace: **3,255 sq ft**

- 36 Desks shown
- 3 Meeting rooms
- 1 Tea point
- 4 WC (1 accessible)
- 1 shower

- Office
- Meeting room
- Tea point / kitchen
- Core



Plans not to scale. Indicative only.





Just minutes from everywhere.

Aldgate East Underground Station is literally next to 3 New Drum St, meaning The City's entire network is accessible within minutes. In all there are seven different tube lines, including the Elizabeth Line, within easy walking distance.



01

Surrounded by the places that shape London.



07



08



09



02



04



05

Bordering some of the capital's most dynamic, iconic neighbourhoods, 3 New Drum St. is at the heart of it all. The markets of Spitalfields, Petticoat Lane and Leadenhall; Brick Lane's curry houses, the Lemman and Commercial Taverns are all on your doorstep, along with lifestyle-defining retail, countless cultural spaces, convenience stores and coffee shops.



03



06

- 01. Spitalfields Market
- 02. Black Sheep Coffee
- 03. Aldgate East
- 04. Lemman Street Tavern
- 05. Petticoat Lane Market
- 06. Leadenhall Market
- 07. Curzon Cinema
- 08. Commercial Tavern
- 09. MoreYoga

Everywhere you want to be is here.

RETAIL & RESTAURANTS

1. Bubala
2. TRADE
3. Somsaa
4. The Culpeper
5. Grounded
6. Nora Cafe
7. The Hoop & Grapes
8. Duck & Waffle
9. Satyrio
10. 14 Hills
11. Black Sheep
12. Pizza Union
13. The Running Horse
14. Lemans Bar
15. Black Horse
16. White Swan
17. Spitalfields Market
18. Ottolenghi Spitalfields
19. Eataly
20. Old Spike
21. Farmer J
22. The Truman Brewery

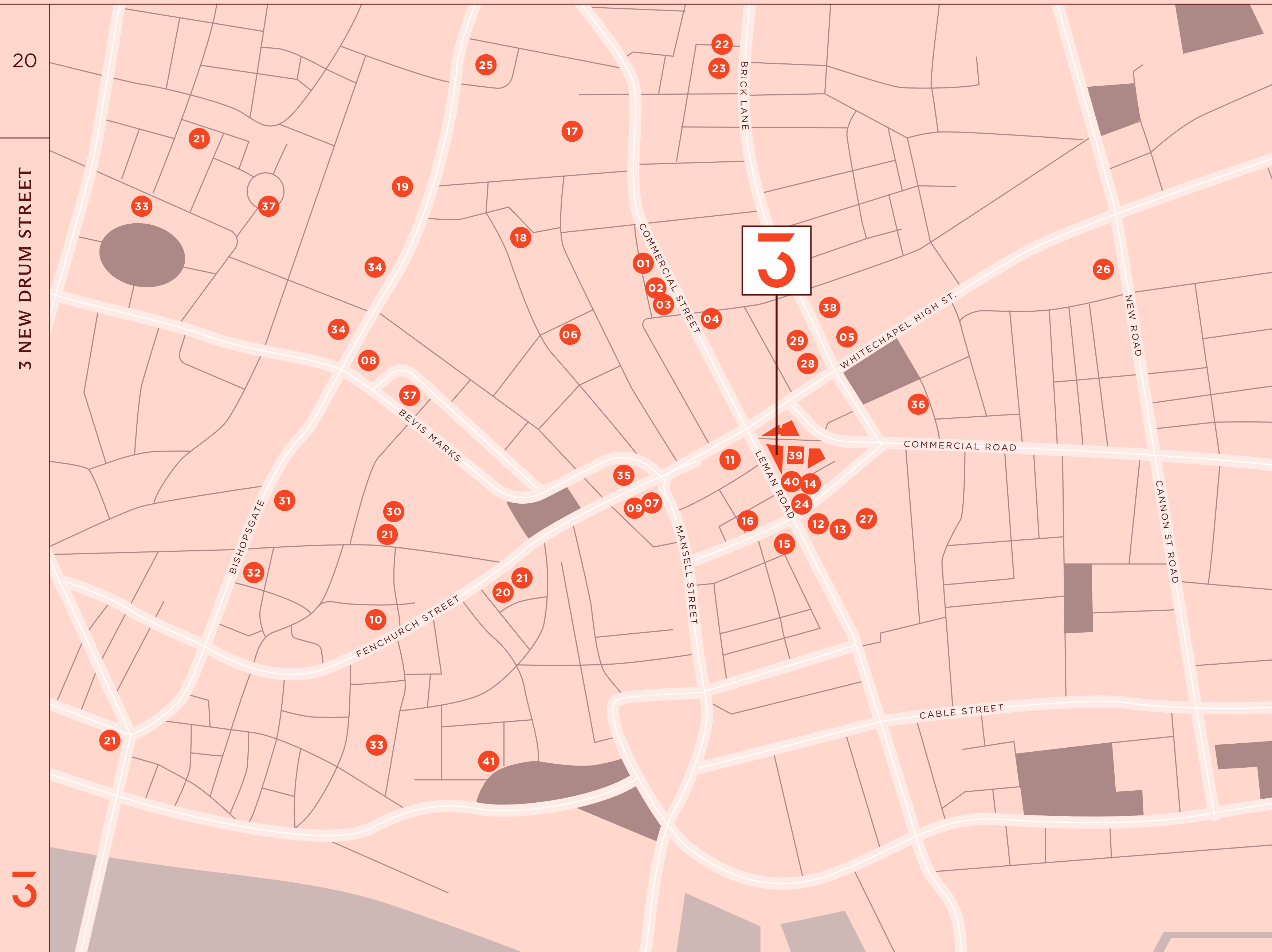
23. Brick Lane Vintage Market
24. Bar + Block Steakhouse
25. Galvin La Chapelle
26. Mr White's English Chophouse
27. Curzon Cinema
28. Whitechapel Gallery
29. Stolen Space Gallery
30. Swingers Crazy Golf
31. Horizon 22
32. Leadenhall Market

WELLNESS

33. Third Space
34. Fitness First
35. Aldgate Bouldering
36. MoreYoga
37. 1Rebel

HOTELS

38. Hampton by Hilton
39. Clayton Hotel
40. Lemans Locke Hotel
41. Four Seasons Hotel







For more information
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