

MYO St Paul's

One New Change, London, EC4M 9AF

M

Y

O



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 St Paul's, 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 for up to 100+ people

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 Platinum & BREEAM Excellent
- › Biophilic interior design
- › Powered by 100% renewable energy

MYO St Paul's

Inspiration and flexibility in the heart of the City

Spread over three floors in the financial heart of the City, MYO St Paul's is elegantly curated, with impeccable sustainability credentials.

Beyond the flexible office space and extensive event space, it also boasts an impressive roof terrace, complete with a buzzing bar and stirring views of the iconic cathedral.



Beautifully curated
across 3 floors.



Better workplaces, warmer welcomes.



MYO St Paul's has been created by experts to provide everything you need to have the best working day.

With 9,600sq ft of amenity spaces, including breakout areas and bookable meeting rooms, accessible over 3 floors of workspace, there's room for you no matter your working style.

Plus, the onsite café and array of shops, cafés and restaurants downstairs at One New Change, offer multiple options for you to take a break and refuel as and when you need.



MYO

St Paul's

9,600 sq ft of amenity.



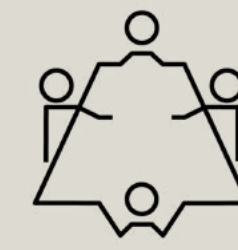


A five star experience.

The customer experience at MYO St Paul's 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.

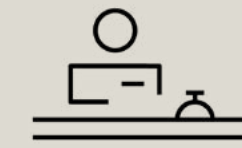
Services included in our all-inclusive leases:



Communal lounges



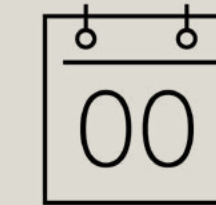
Privacy booths



On-site concierge



Super fast broadband



Meeting organisation



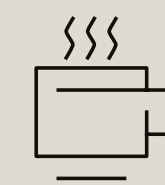
Events



Welcoming team



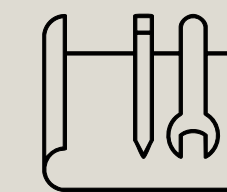
Fully managed



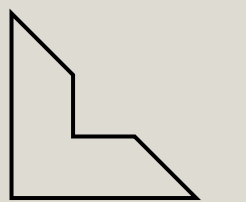
On-site café in One New Change office building



Three-tiered security

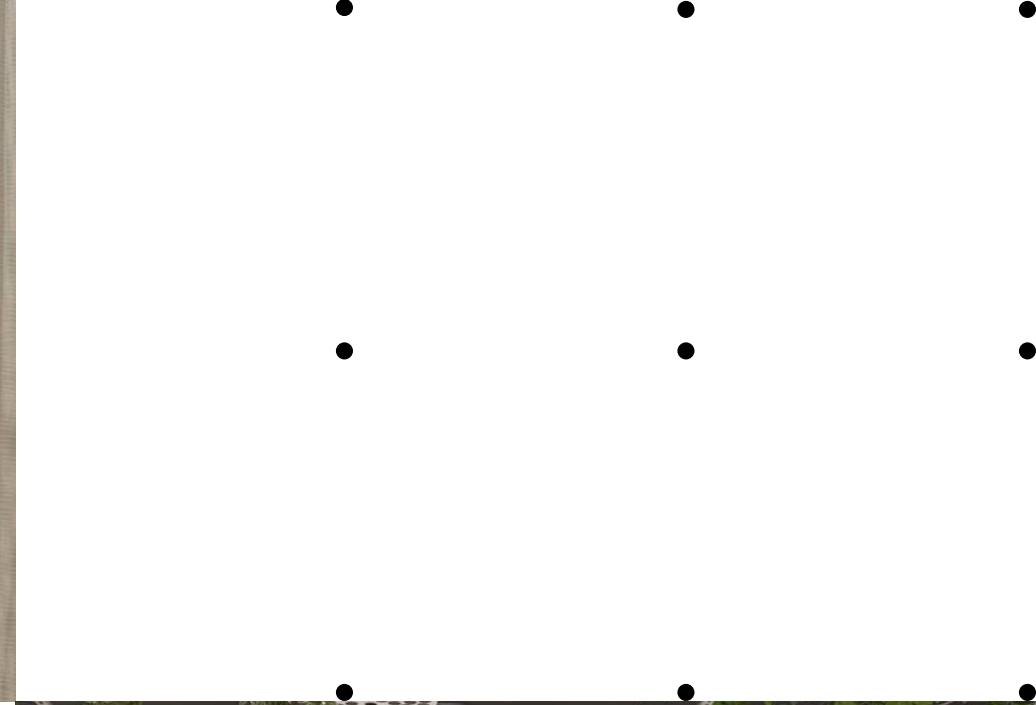
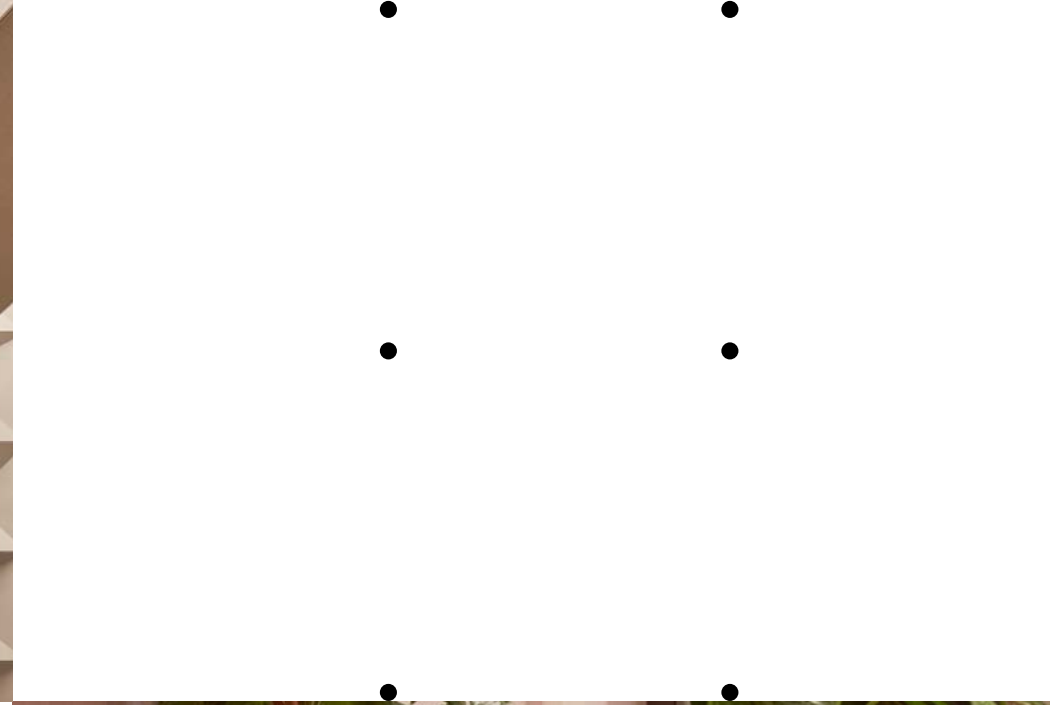
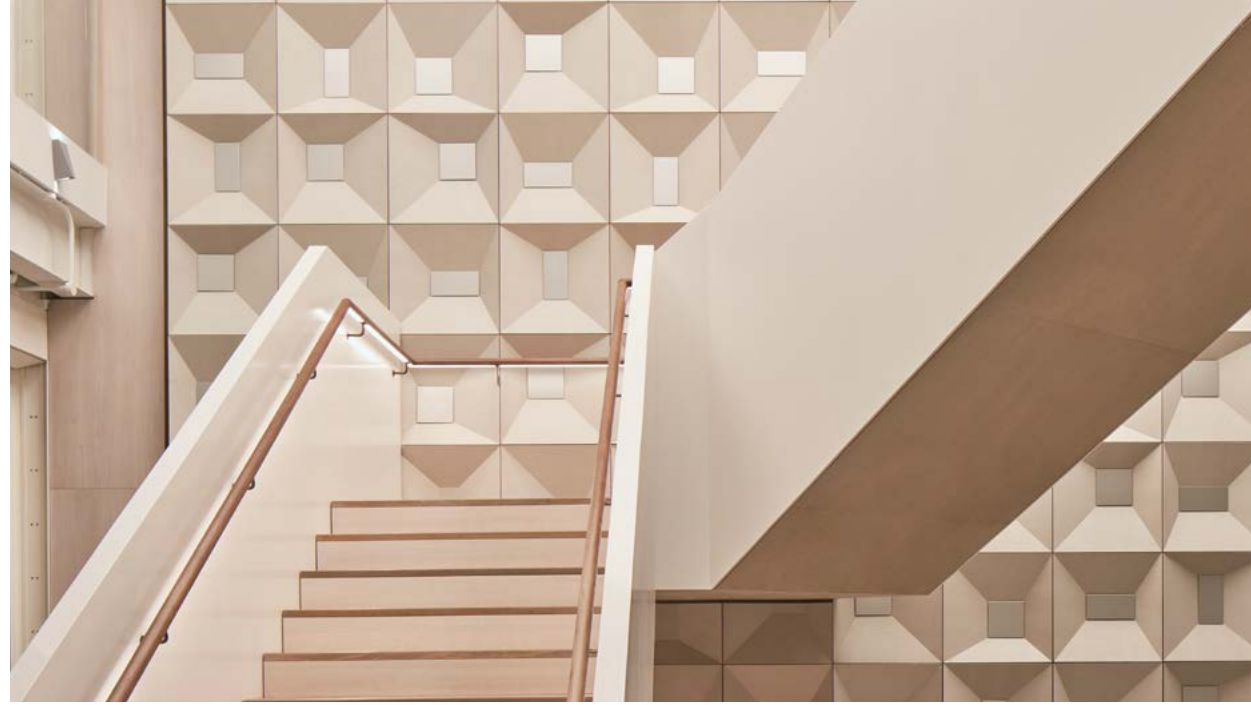


In-house design and project management teams



Backed by Landsec expertise

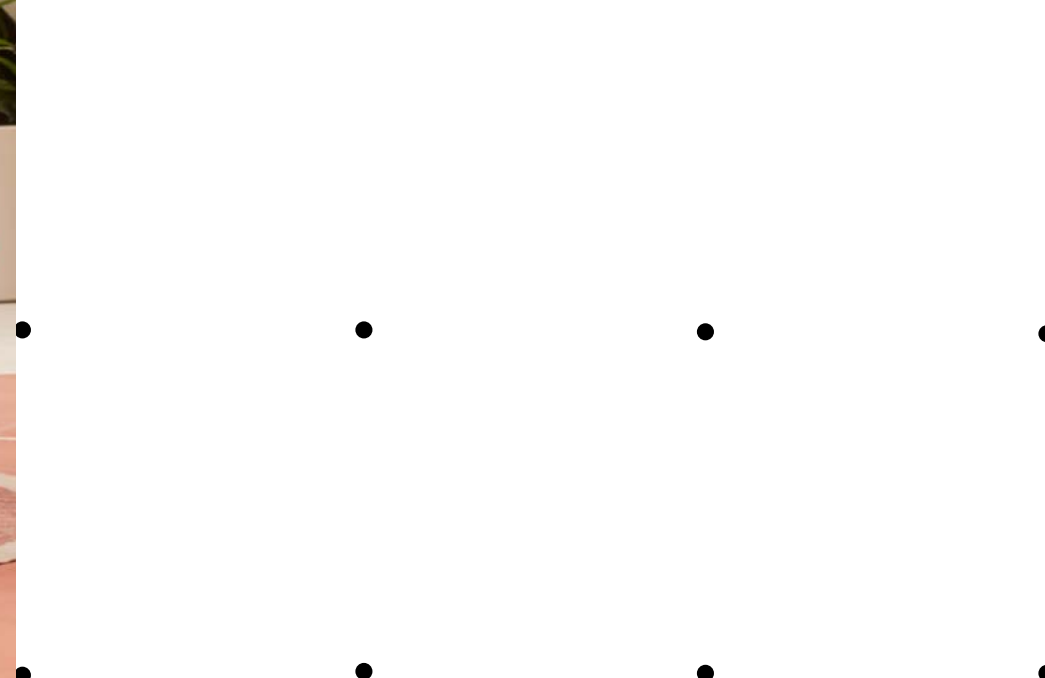
MYO



It's all in the detail.

Elegantly curated, purposeful bold design, MYO St Paul's weaves colour and texture with sustainable materials to create a workplace that inspires.

The use of biomorphic shapes, texture, colour and patterns within the design created by architects, Basha-Franklin mimics nature, with each floor having a unique colour palette to create distinctive areas that support different working styles.



Stepping into MYO St Paul's you are welcomed into an inviting space with a boutique hotel ambiance. The central staircase promotes connectivity encouraging members to move easily between different work zones. The green palette on Level 3 is inspired by nature, fostering a sense of serenity and concentration, whilst the bright blues on Level 4 set a focused tone, suited for the private offices.

MYO St Paul's is a canvas for intentional creativity, where every nook and cranny is transformed into a purposeful space with the wellbeing of the occupier at the forefront.

No MYO space is ever the same, we pride ourselves on making each space unique for customers.

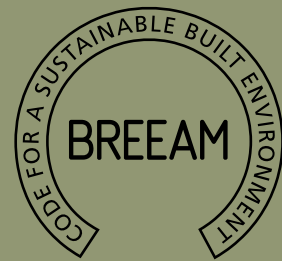
WELLNESS + SUSTAINABILITY

Technical specification

Accreditations

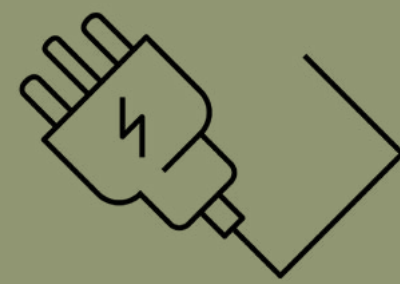


WELL Core
Platinum



BREEAM
Excellent

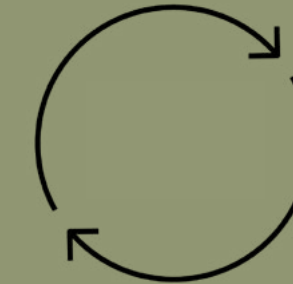
Sustainability



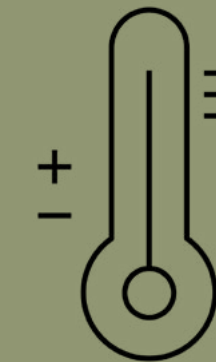
Fitting air source heat
pumps to use 100%
renewable sources



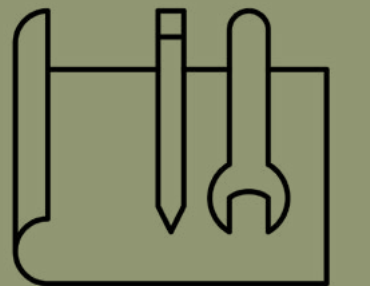
100% of waste diverted
from landfill



Targeted 80%
recycling rate

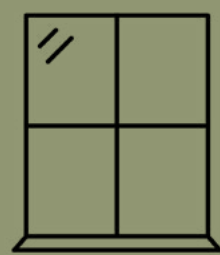


Rainwater harvesting,
LED lighting, above
average fresh air
ventilation on office
floorplates

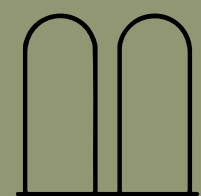


Low-VOC non-toxic
building materials used

Wellness



Floor-to-ceiling
windows to let in
natural light



On-site cycle storage
and changing facilities



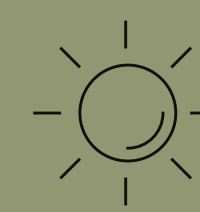
44x showers



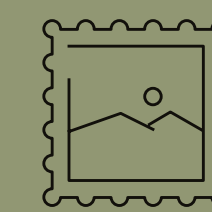
246 lockers



180 cycle racks



Access to landscaped
roof terrace



Rotating curated art
exhibitions



Biophilic design
throughout

Workplaces that
enhance your everyday.





Offices from
24 to 100+ desks.

Space plan

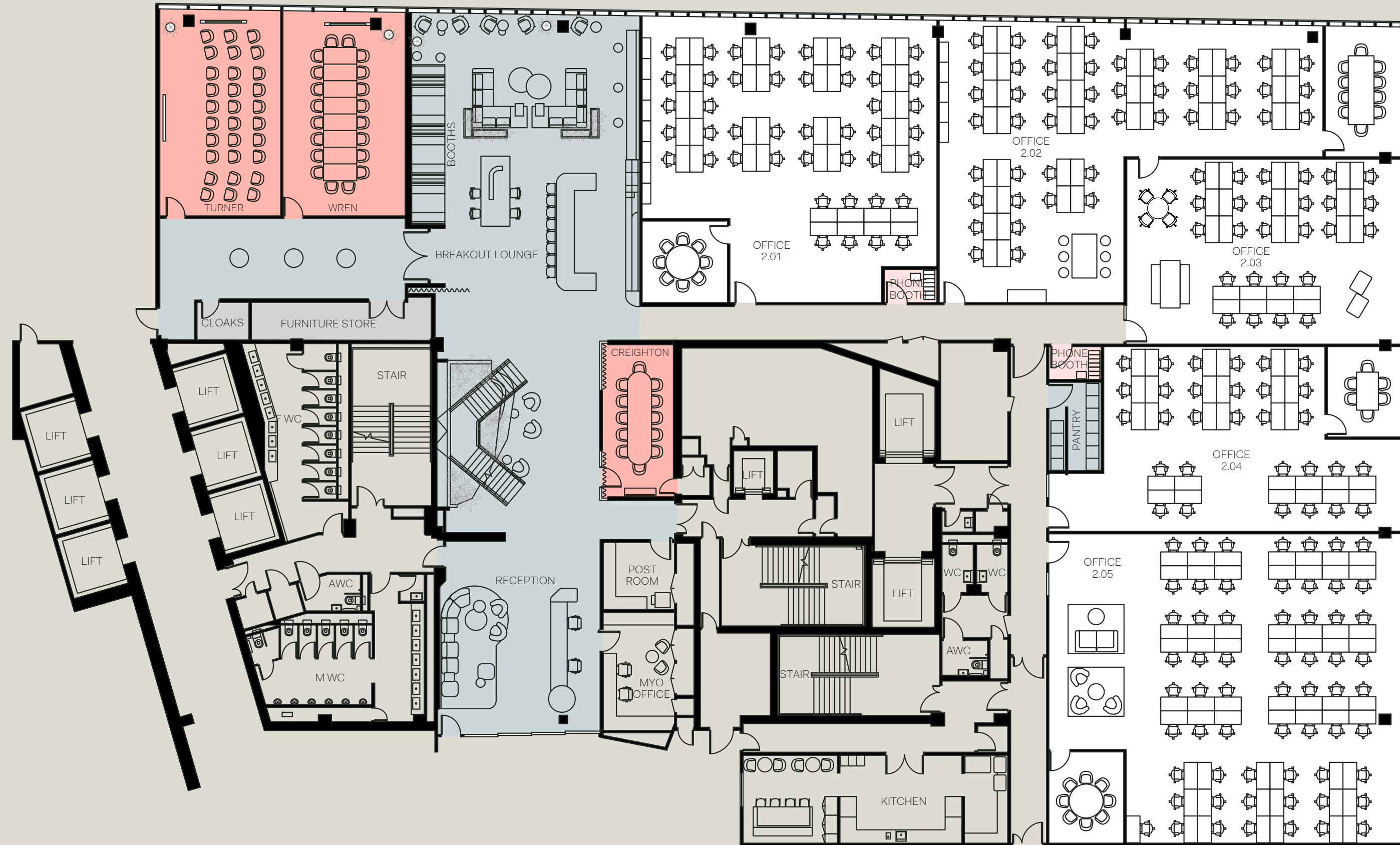
FACILITIES

- Reception
- Breakout lounge
- 2x phone booths
- Kitchen
- Teapoint

- 1x 12 person meeting room
- 2x 20 person meeting rooms

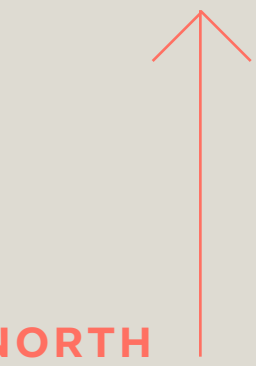
- 2x accessible WC
- 6x male WC
- 8x female WC
- 2x unisex WC

OFFICE	MAX DESKS	SQ FT
2.01	45 + 1 MR	2,024
2.02	46 + 1 MR	2,196
2.03	26	1,259
2.04	32 + 1 MR	1,442
2.05	63 + 1 MR	2,709



02

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



Space plan

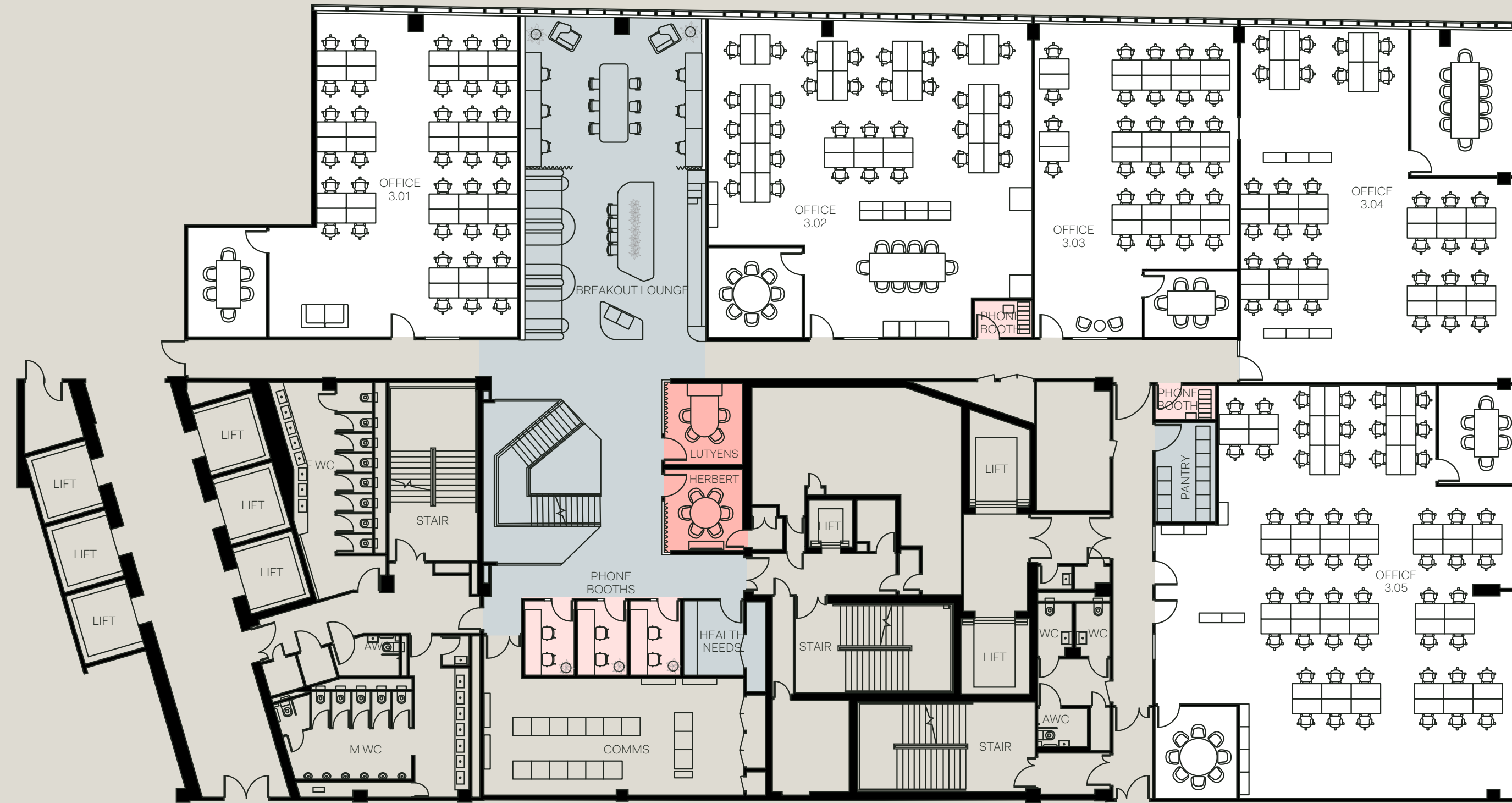
FACILITIES

- Breakout lounge
- 2x phone booths
- 3x focus booths
- Kitchen
- Teapoint

- 3x 2 person private booths
- 3x 4 person booths
- 1x 4 person video conference room
- 1x 6 person meeting room

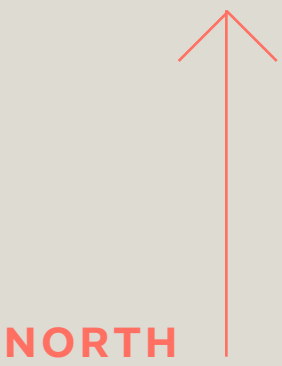
- 2x accessible WC
- 6x male WC
- 8x female WC
- 2x unisex WC

OFFICE	MAX DESKS	SQ FT
3.01	35 + 1 MR	1,625
3.02	46 + 1 MR	2,047
3.03	29 + 1 MR	1,313
3.04	40 + 1 MR	2,045
3.05	64 + 2 MR	2,906



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

03



Space plan

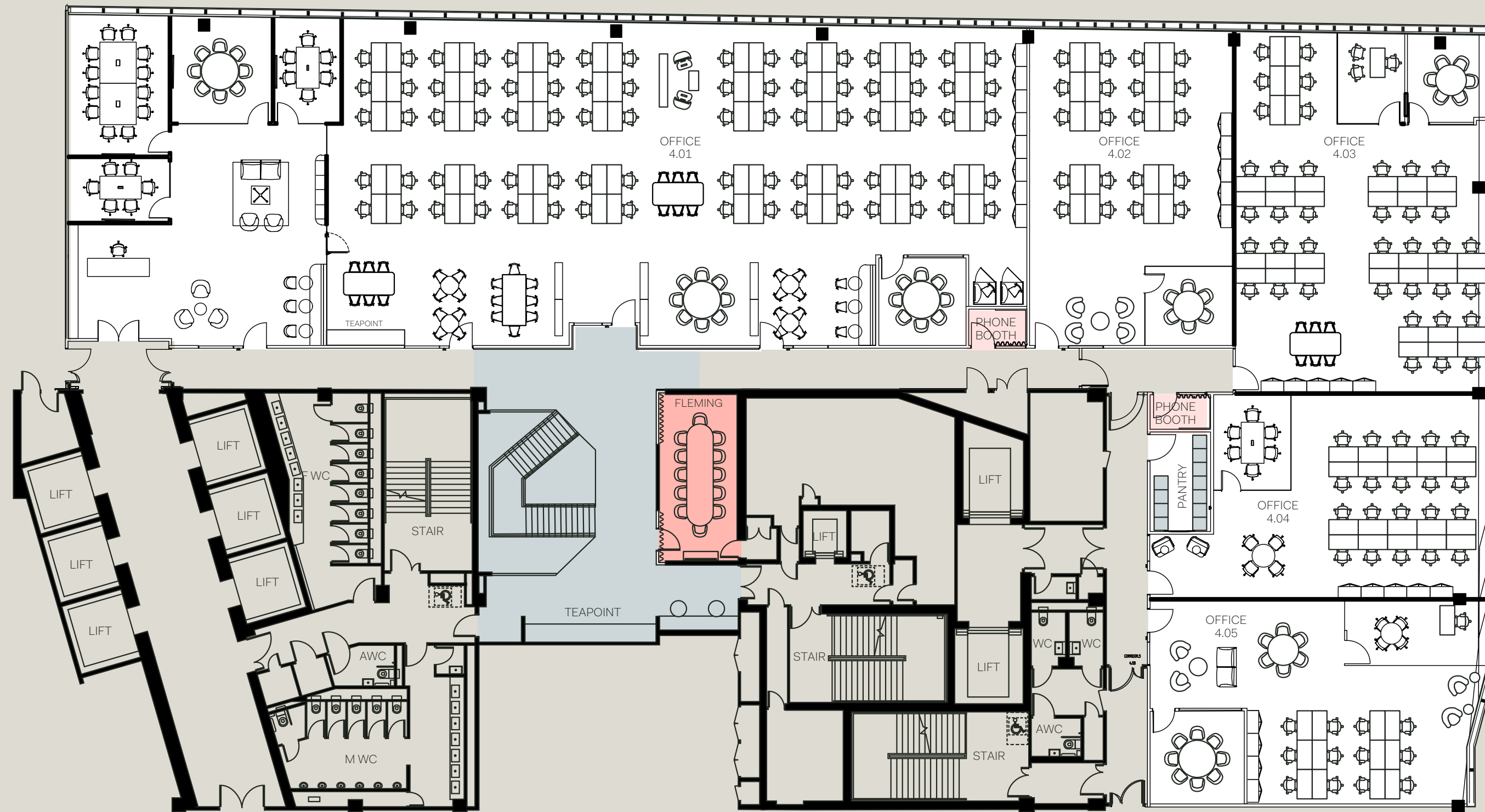
FACILITIES

- Breakout space
- 2x phone booths
- Teapoint

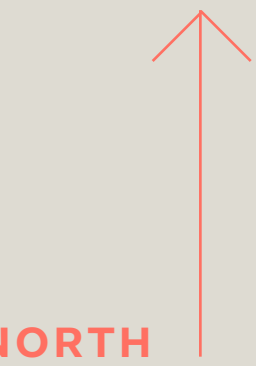
- 1x 12 person meeting room

- 2x accessible WC
- 6x male WC
- 8x female WC
- 2x unisex WC

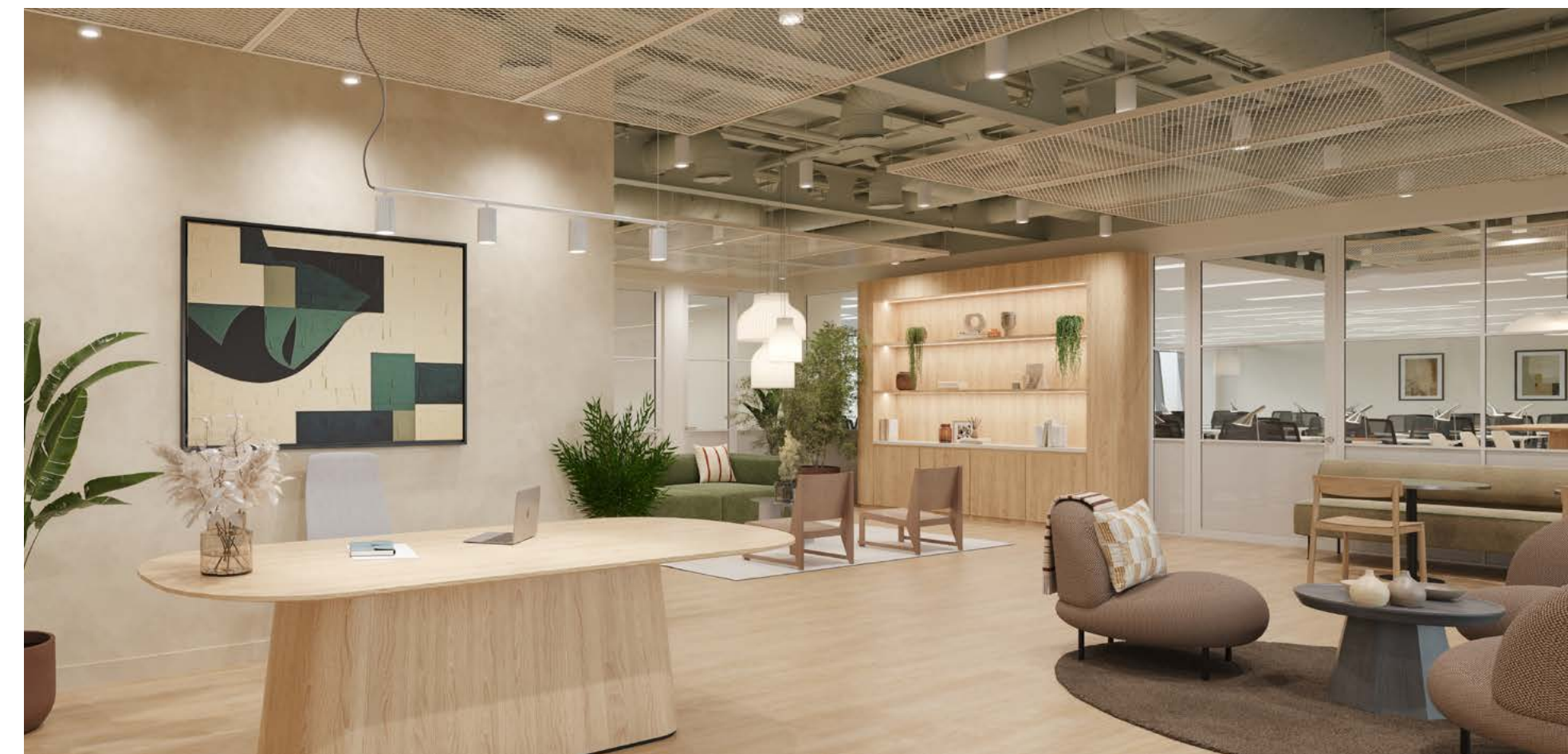
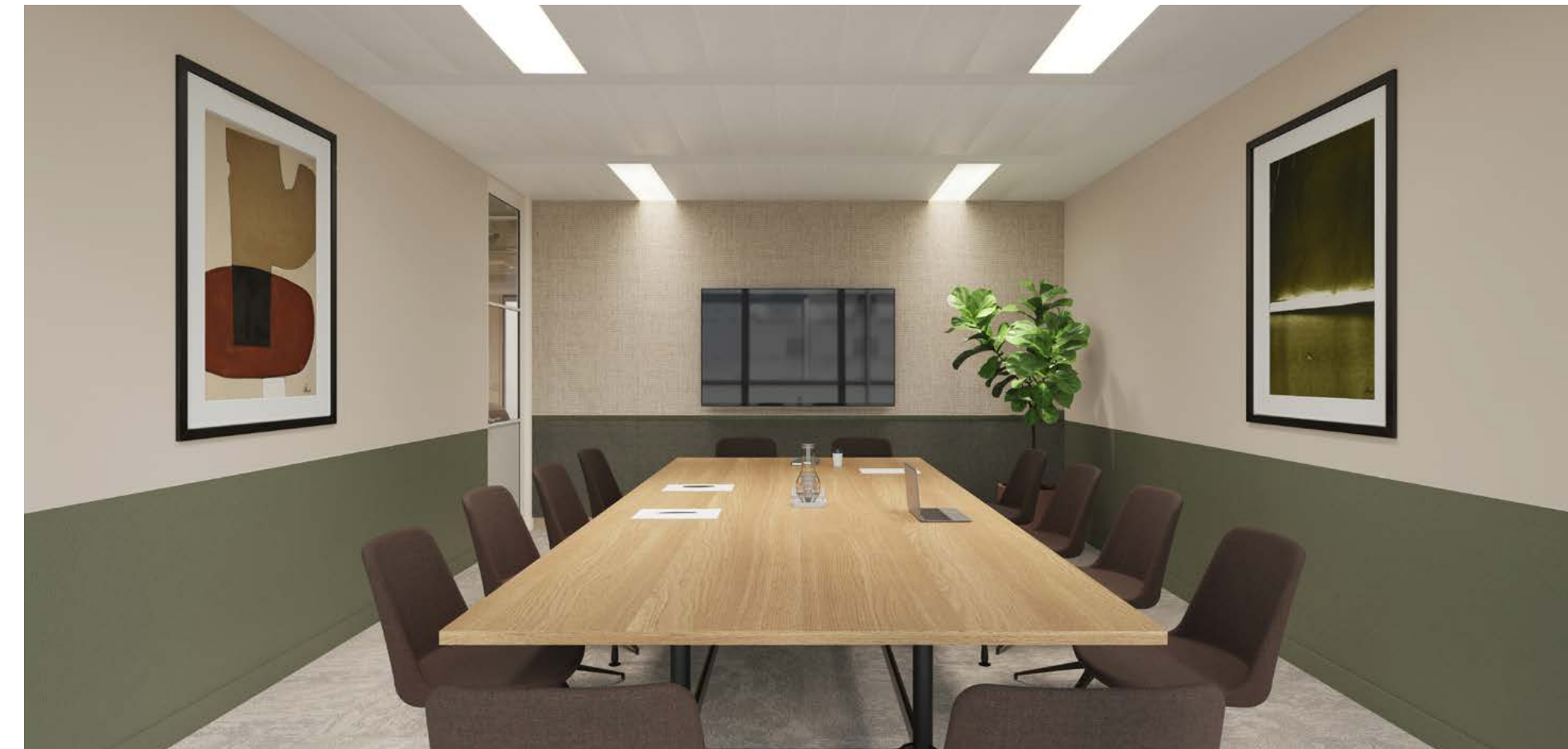
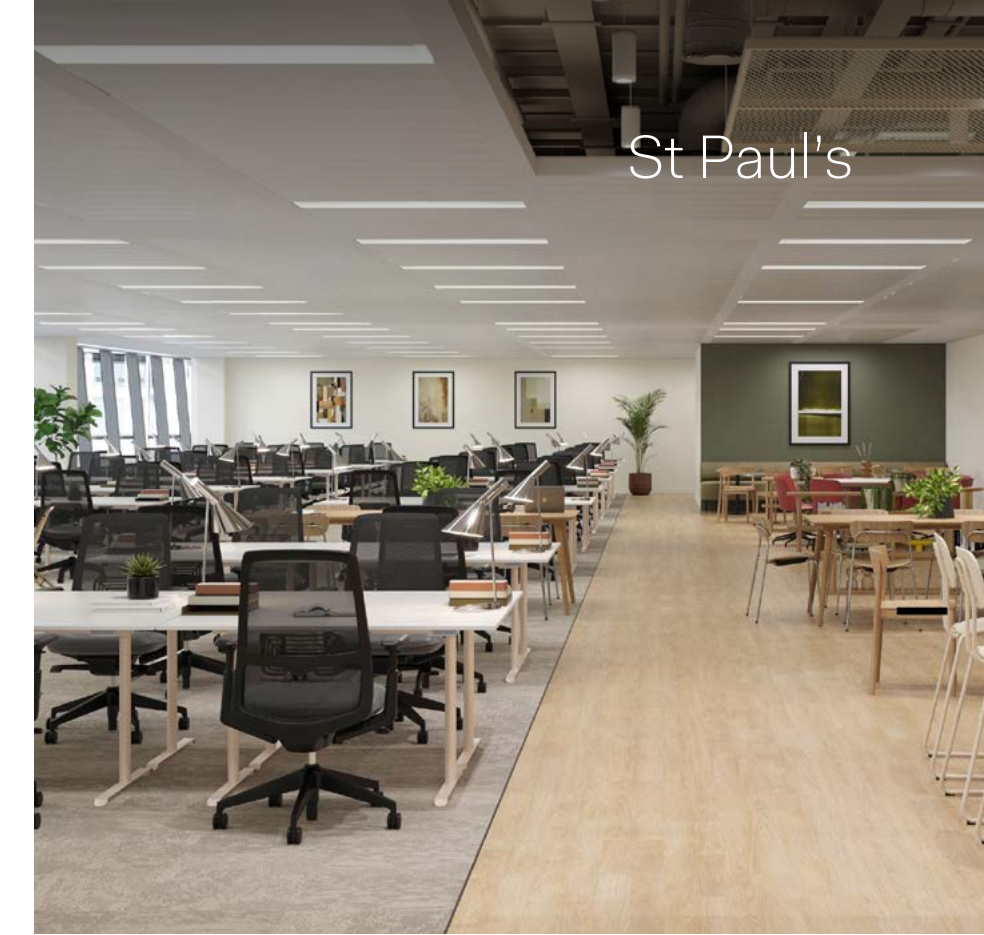
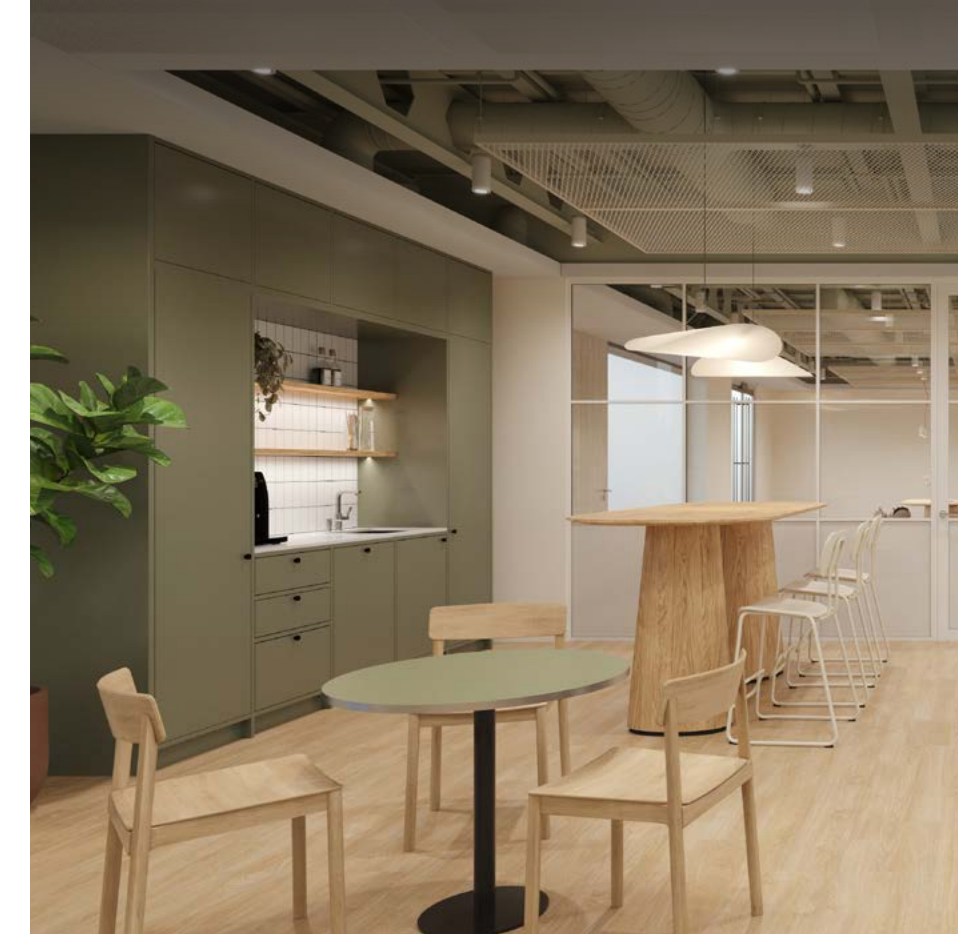
OFFICE	MAX DESKS	SQ FT
4.01	100 + 5 MR	6,372
4.02	28 + 1 MR	1,313
4.03	44 + 2 MR	1,948
4.04	24 + 1 MR	1,249
4.05	28 + 1 MR	1,367



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



4.01 enterprise suite, make an impression



The place to make a statement.

When you share a postcode with St Paul's Cathedral, you have to know how to make a statement. Thankfully, our stand-out event space does just that.

Taking pride in providing a seamless experience, our flagship event suite can be configured exactly how you, and up to 120 guests, need. Be it two separate rooms or one theatre-seating suite, along with accompanying lounges and four fully equipped boardrooms, there's more than enough space for your event.

[Click here](#) to find out more about our event spaces and all-inclusive food and drinks packages.



Meeting rooms.

MYO St Paul's offers a selection of high-spec, flexible meeting rooms, all complete with the latest conferencing equipment and privacy options, and a selection of refreshments.

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

	Capacity	Floor	Myo members	External rates
Lutyens	4	3	£40/ph	£50/ph
Herbert	6	3	£52/ph	£65/ph
Creighton	12	2	£76/ph	£95/ph
Fleming	12	4	£76/ph	£95/ph
Turner*	20	2	£480 half day	£600 half day
			£864 full day	£1,080 full day
			£480 evening	£600 evening
Wren*	20	2	£480 half day	£600 half day
			£864 full day	£1,080 full day
			£480 evening	£600 evening
Event Suite*	120	2	£1,600 half day	£2,000 half day
			£2,880 full day	£3,600 full day
			£1,600 evening	£2,000 evening
Lounge*	100	2	£1,200 full day	£1,500 full day
			£1,920 evening	£2,400 evening

Landsec customers receive 10% discount on external prices

*Half day, Full day or Evening hire only



Close connections to the rest of the City.

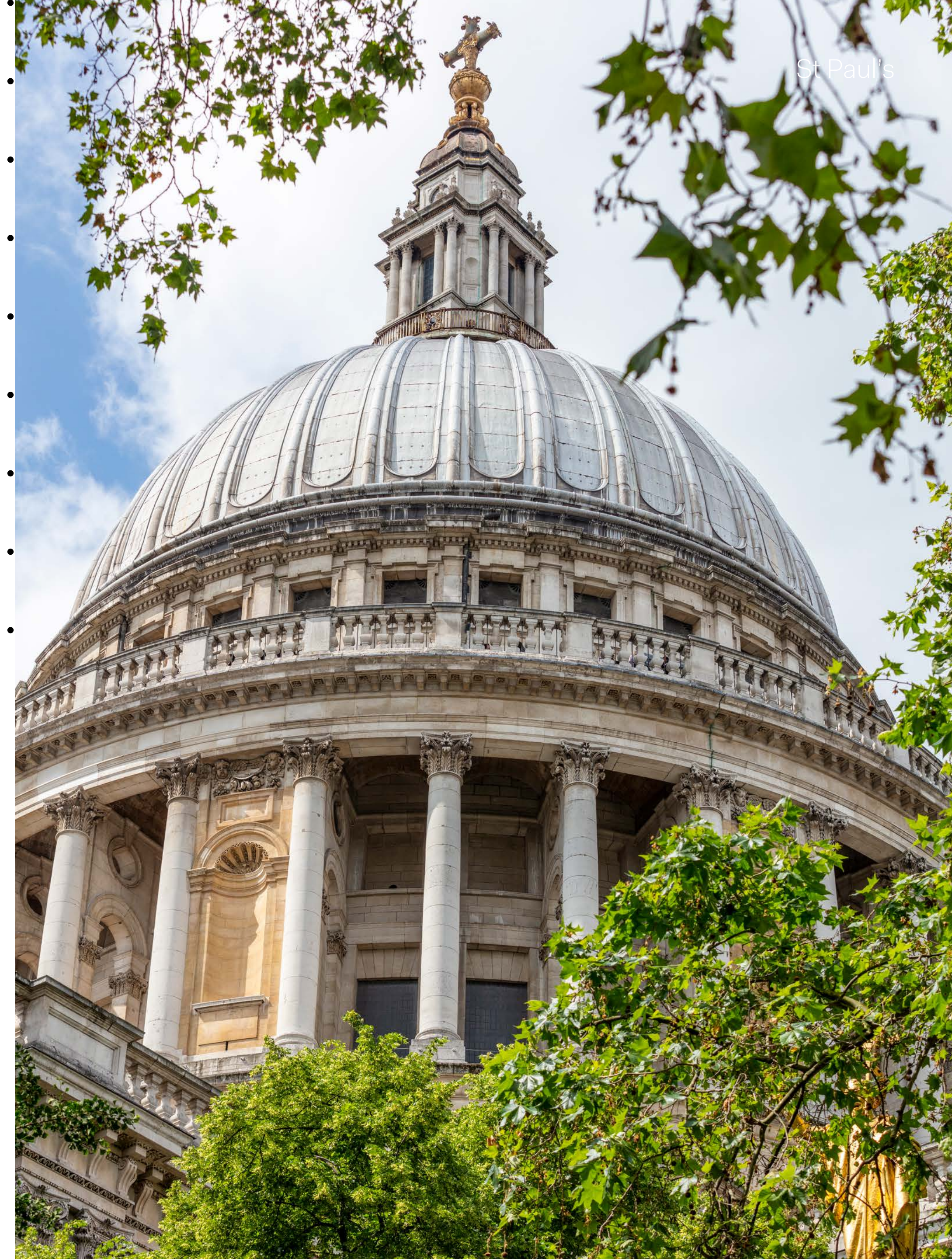


MYO

MYO St Paul's.

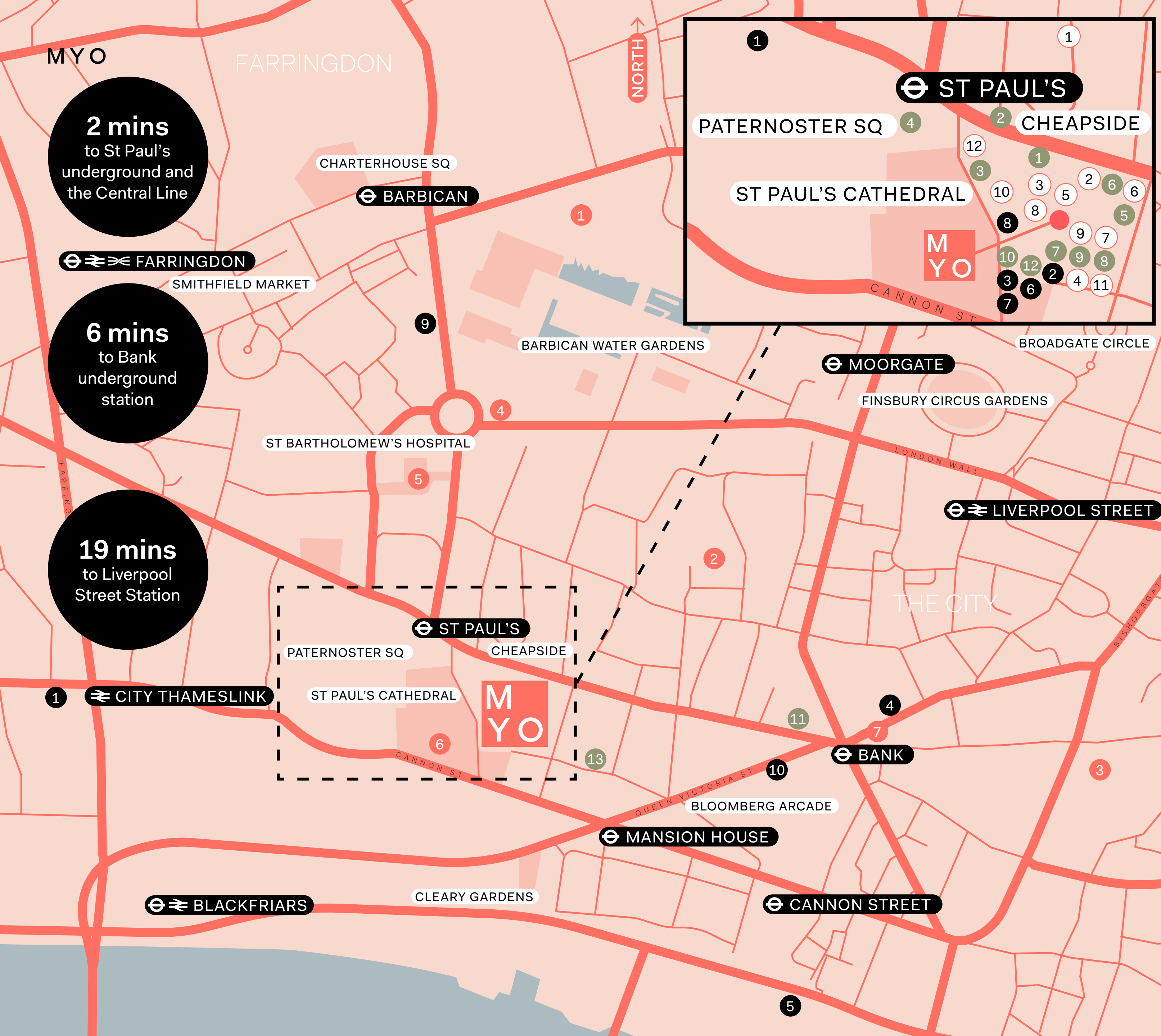
Located on Cheapside, MYO St Paul's is moments from St Paul's station and access to the Central line. Bank is a six-minute walk away – serving five underground lines and the DLR, whilst the Elizabeth line is accessible from Farringdon, a 10 minute stroll north.

Part of One New Change, MYO St Paul's members benefit from access to the bustling shopping centre, with bespoke offers and plenty of eateries, such as Ivy Asia and Madison, as well as some of the best competitive gaming bars, F1 Arcade and Fairgame. Plus, a public roof terrace offers views of the city – the perfect break away from your desk.



St Paul's

Designed for more than your 9-5.



2 mins
to St Paul's
underground and
the Central Line

6 mins
to Bank
underground
station

19 mins
to Liverpool
Street Station

● FOOD & DRINKS

1. Bread Street Kitchen
2. Blank Street
3. F1 Arcade
4. Farmer J
5. Garbanzos
6. Hotel Chocolat
7. Madison
8. M&S Simply Food
9. Nando's
10. The Ivy Asia
11. The Ned
12. Urban Greens
13. Watling Street

● CULTURE

1. Barbican Centre
2. Guildhall Art Gallery
3. Leadenhall Market
4. Museum of London
5. Postman's Park
6. St Paul's Courtyard
7. The Royal Exchange

● OCCUPIERS

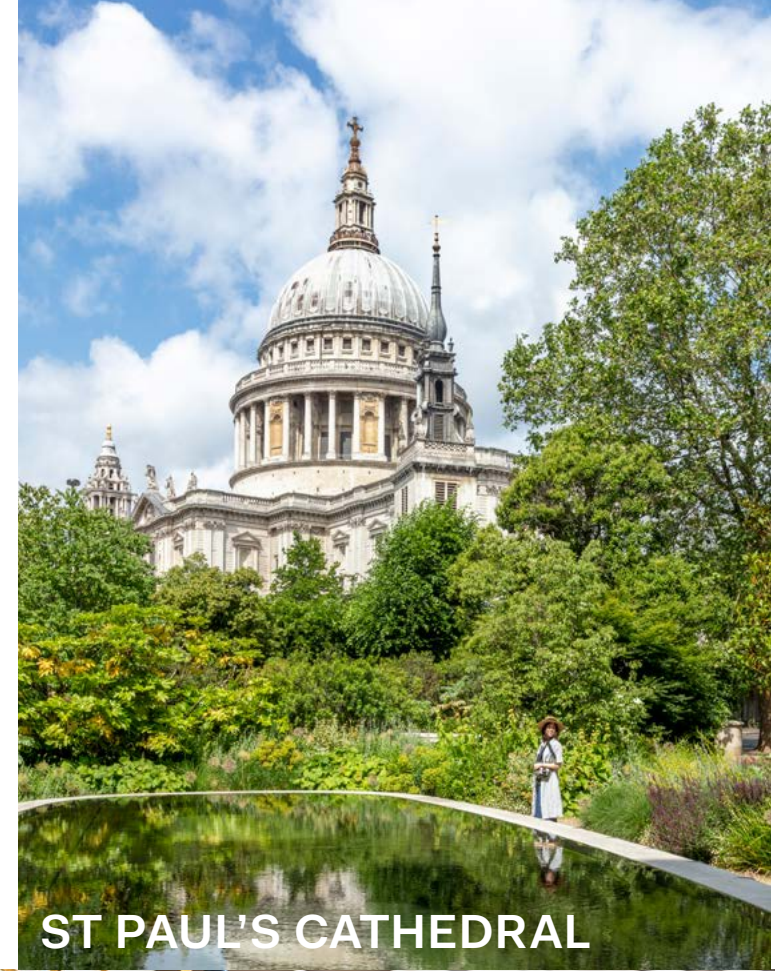
1. London Stock Exchange
2. Turner and Townsend
3. K&L Gates
4. Bank of England
5. Nomura
6. PMI Global
7. CBRE Investment Management
8. Headland Consultancy
9. DLA Piper
10. Bloomberg

○ RETAIL & WELLBEING

1. Barry's
2. Boss
3. Cos
4. Ellis Brigham
5. Fraser Hart
6. H&M
7. Hobbs
8. Mango
9. Oliver Bonas
10. Sweaty Betty
11. Townhouse Nails
12. Zara

MYO

The heart of the City.



MYO St Paul's is as close to the iconic cathedral as you can get, making its arresting architecture part of your everyday commute. With its abundant green spaces, this leafy corner of central London offers tranquil moments balanced with the buzz of nearby Bank. Close to the City's financial centre, the streets are lively with London's professionals enjoying the riches of St Paul's.

This location offers the best of both worlds: the modern convenience of a shopping centre coupled with winding lanes full of history, ancient pubs and independent shops.

MYO



Landsec

Natalia Tarson
Daniel Joseph

+44 20 3927 1409
sales@myo.co.uk

All CGIs are for indicative purposes only.

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, agent nor client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.