

6 NEW STREET SQUARE

11,666 SQ FT
OF GRADE A
OFFICE SPACE

LEVEL 9 –
AVAILABLE FROM
MARCH 2024



WELCOME TO NEW STREET SQUARE

Sitting between Midtown, Fleet Street and Farringdon, New Street Square is a sought-after commercial district and a clever choice for businesses. Striking architecture, a strategic location and tranquil environment nestled in the heart of London are some of the reasons many international outfits now call this home.



CAMPUS COMMUNITY



Surrounded by six prime office buildings, all built by Landsec, New Street Square is a large public space hosting activations through the year – from vibrant street food markets to buzzing Christmas pop-ups.

Between its central location and quality amenities, this is the natural home to a broad range of businesses.

Opening January 2024, Landsec's flexible office brand Myo provides bookable meeting rooms and event space within its first standalone building at 3 New Street Square.



ON-SITE OFFERING

From the kick-start of a great coffee to the cleanse of a healthy lunch, the wide variety of amenities on offer cement New Street Square as a campus that fully considers its occupiers needs. We also host exciting activations, such as outdoor screenings, pop-ups and markets.



A NEW HEART

A short walk from 6 New Street Square is the immediate area of Chancery Lane and Farringdon has always provided hidden gems but now the area has fully burst to life. The latest gyms, restaurant openings and music venues now sit beside some of London's most tranquil green spots. This is everything London has to offer on your doorstep.

New Street Square is also located right in the heart of the exciting new Business Improvement District, a cultural base for internationally significant brands making their mark. Fleet Street Quarter is focused on creating a thriving place to work and visit through their diverse programme of events, often centring around the hub of New Street Square.



DISCOVER THE AREA

NEW STREET SQUARE

OCCUPIERS

- Taylor Wessing
- Deloitte
- Cassava Technologies
- E A Gibson
- Alix Partners
- OC&C Strategy Consultants

RESTAURANTS AND BARS

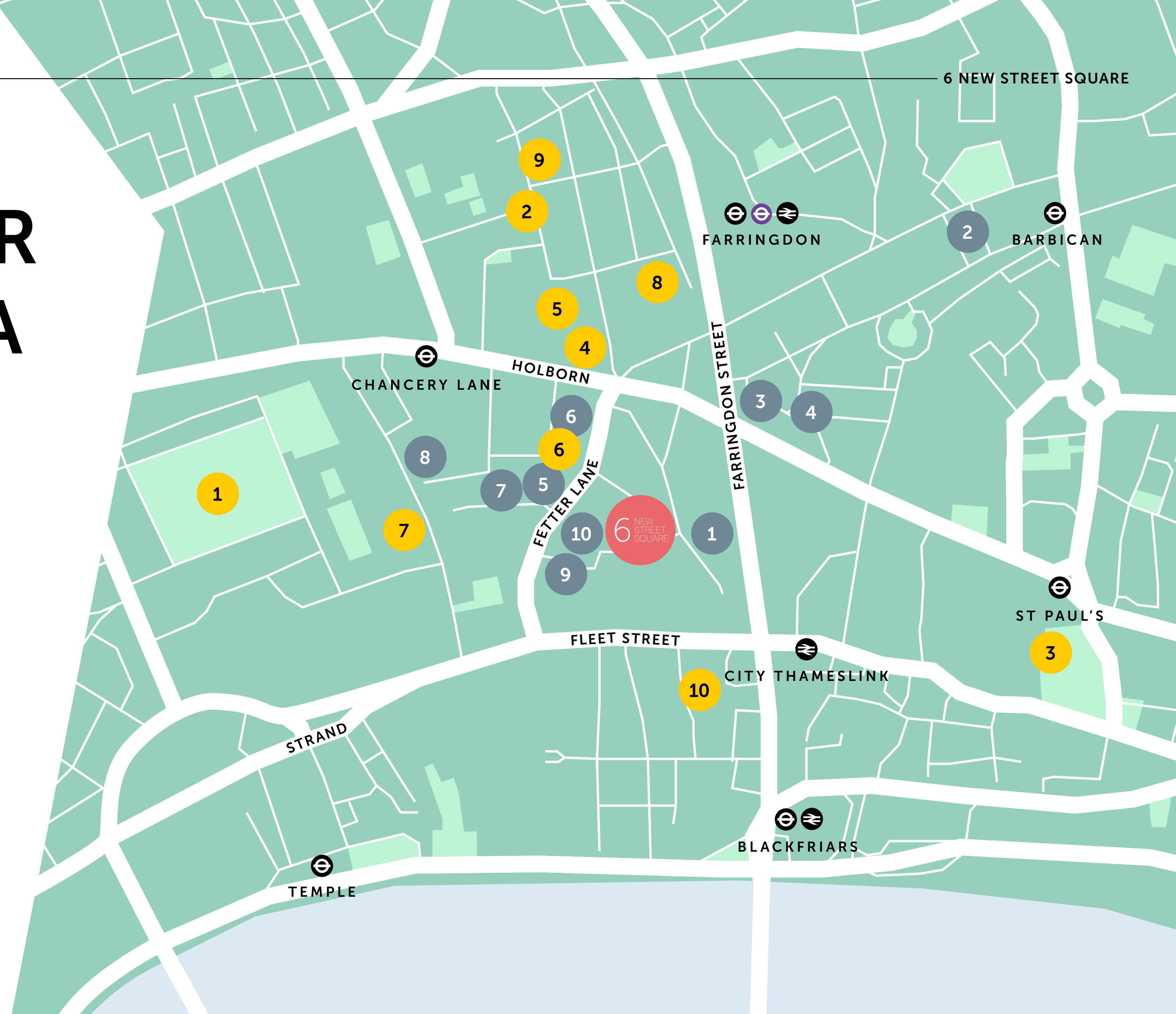
- Coco Di Mama
- Garbanzos
- Natural Kitchen
- Olive + Squash
- York
- The Refinery
- Crush
- Birley Sandwiches

OCCUPIERS

- 1 Goldman Sachs
- 2 TikTok
- 3 Amazon
- 4 Travers Smith LLP
- 5 Bird & Bird
- 6 Lego
- 7 Macfarlanes LLP
- 8 Saatchi & Saatchi
- 9 Stewarts
- 10 Burges Salmon LLP

AMENITIES

- 1 Lincoln's Inn Fields
- 2 Leather Lane Market
- 3 St. Paul's Cathedral
- 4 Bounce
- 5 Gym Box
- 6 BrewDog
- 7 Lucky Voice
- 8 Bleeding Heart
- 9 The Salad Kitchen
- 10 Cord Café

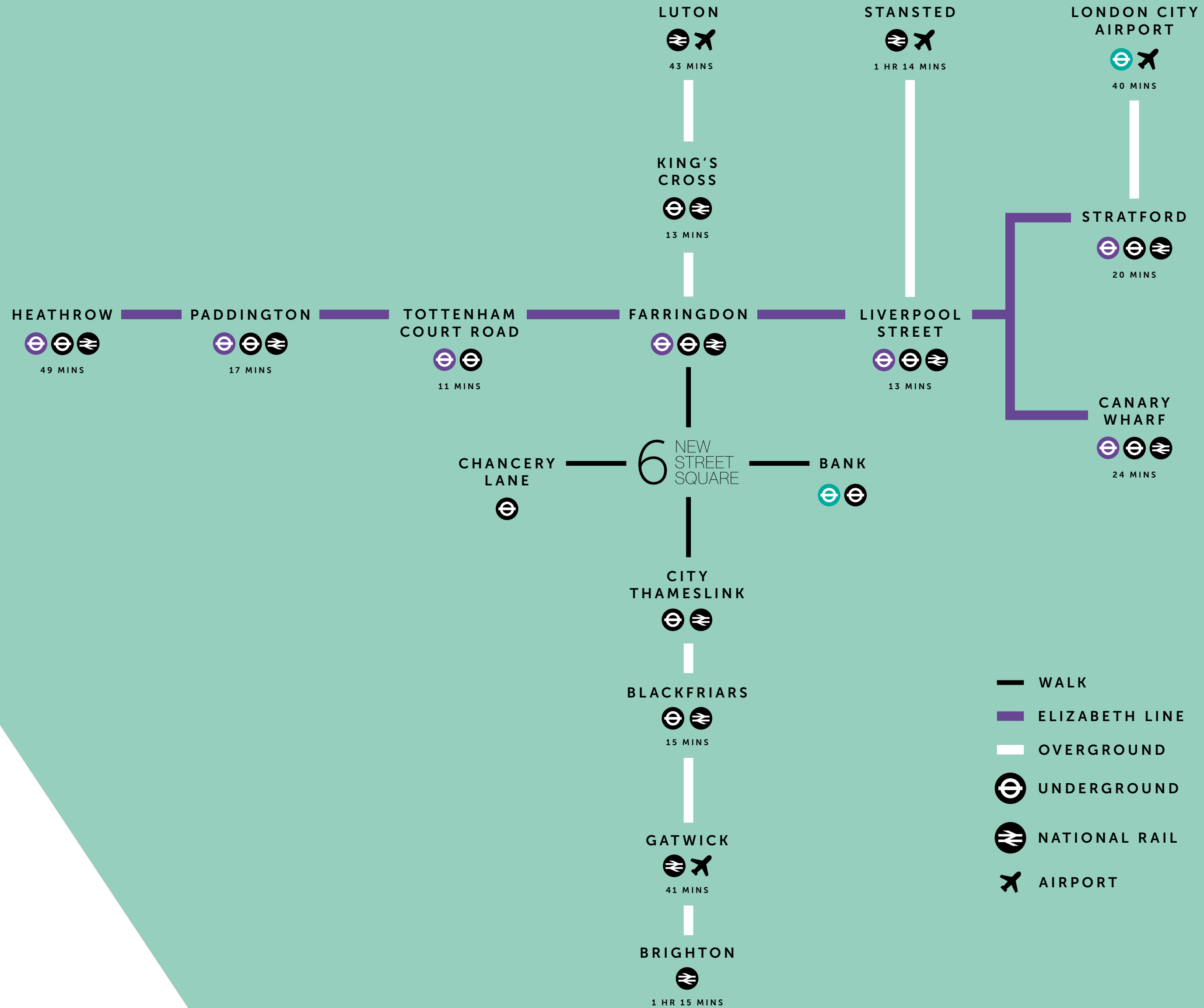


LONDON MADE EASY

A short walk to Farringdon, City Thameslink and Chancery Lane provide the quickest of routes across Central London. The Elizabeth Line has transformed this part of the city, providing access to the City of London in 3 minutes, the West End in 5 minutes or Canary Wharf in 10 minutes. There is truly no better location to place your business.

Walking times

Chancery Lane	City Thameslink	Farringdon
 5 Minutes	 6 Minutes	 8 Minutes



6 NEW STREET SQUARE

This striking address comprises circa 186,000 sq ft of beautifully-designed Grade A office space over seventeen floors. The diverse mix of occupiers underlines the strength and depth of the local business community, the benefits to corporates basing their HQs at New Street Square and the flexibility of the building to accommodate a range of businesses with ever-changing needs on a 24-hour basis.



MAKING AN ENTRANCE

A newly-refurbished reception provides the perfect introduction to this high-profile building. Contemporary furniture complemented by sleek lines and understated elegance immediately sets the tone of this impressive office. Extensive end-of-trip facilities, a Grade A specification and 24-hour access reinforce 6 New Street Square as a compelling opportunity.



6 NEW
STREET
SQUARE

- 17 CASSAVA TECHNOLOGIES
- 16 BLUEFIELD PARTNERS LLP
- 16 OC&C STRATEGY CONSULTANTS
- 15 OC&C STRATEGY CONSULTANTS
- 14 OC&C STRATEGY CONSULTANTS
- 13 OC&C STRATEGY CONSULTANTS
- 12 E.A. GIBSON SHIPBROKERS LTD
- 11 DMH STALLARD LLP
- 10 BURGESS SALMON LLP
- 09 AVAILABLE
- 08 RAWLINSON & HUNTER LLP
- 07 ALIXPARTNERS
- 06 ALIXPARTNERS
- 05 ALIXPARTNERS
- 04 BLAKE MORGAN LLP
- 03 ALIXPARTNERS
- 02 ALIXPARTNERS
- 01 GSS GLOBAL SCREENING SERVICES
- G RECEPTION

FLOOR PLAN

LEVEL 9

Grade A Office
11,666 sq ft / 1,084 sq m



VIEWS FROM LEVEL 9 NEW STREET SQUARE



For indicative purposes only. Not to scale.

SPACE PLAN

LEVEL 9

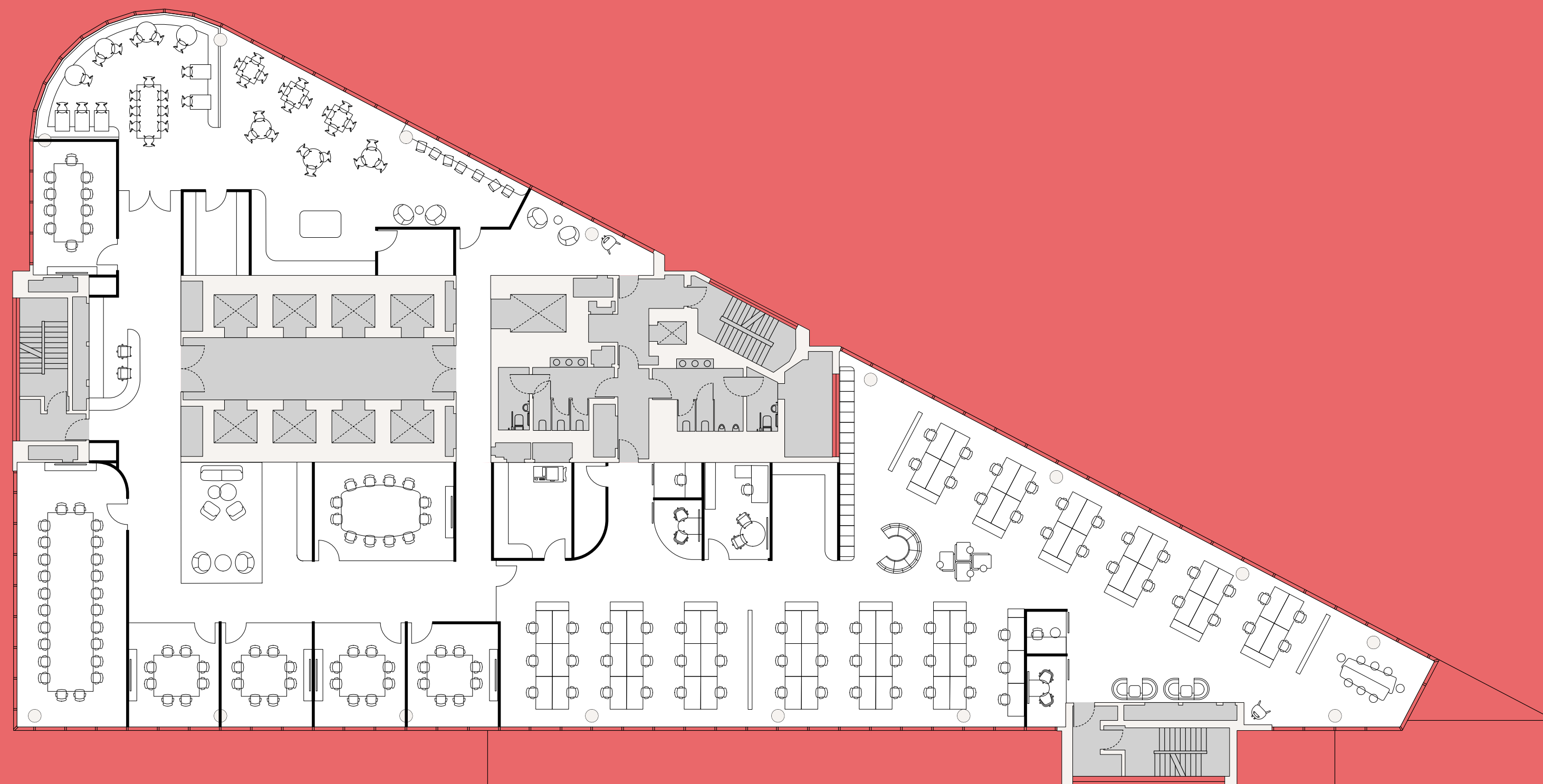
Corporate fit out

Workstations

- 63x Open Plan Desks
- 5x Offices / Quiet Rooms
- 4x Open Collaboration & Drop In Areas

Client Space

- 4x 8 Seat Meeting Room
- 1x 10 Seat Meeting Room
- 1x 12 Seat Meeting Room
- 1x 24 Seat Meeting Room



SPACE PLAN

LEVEL 9

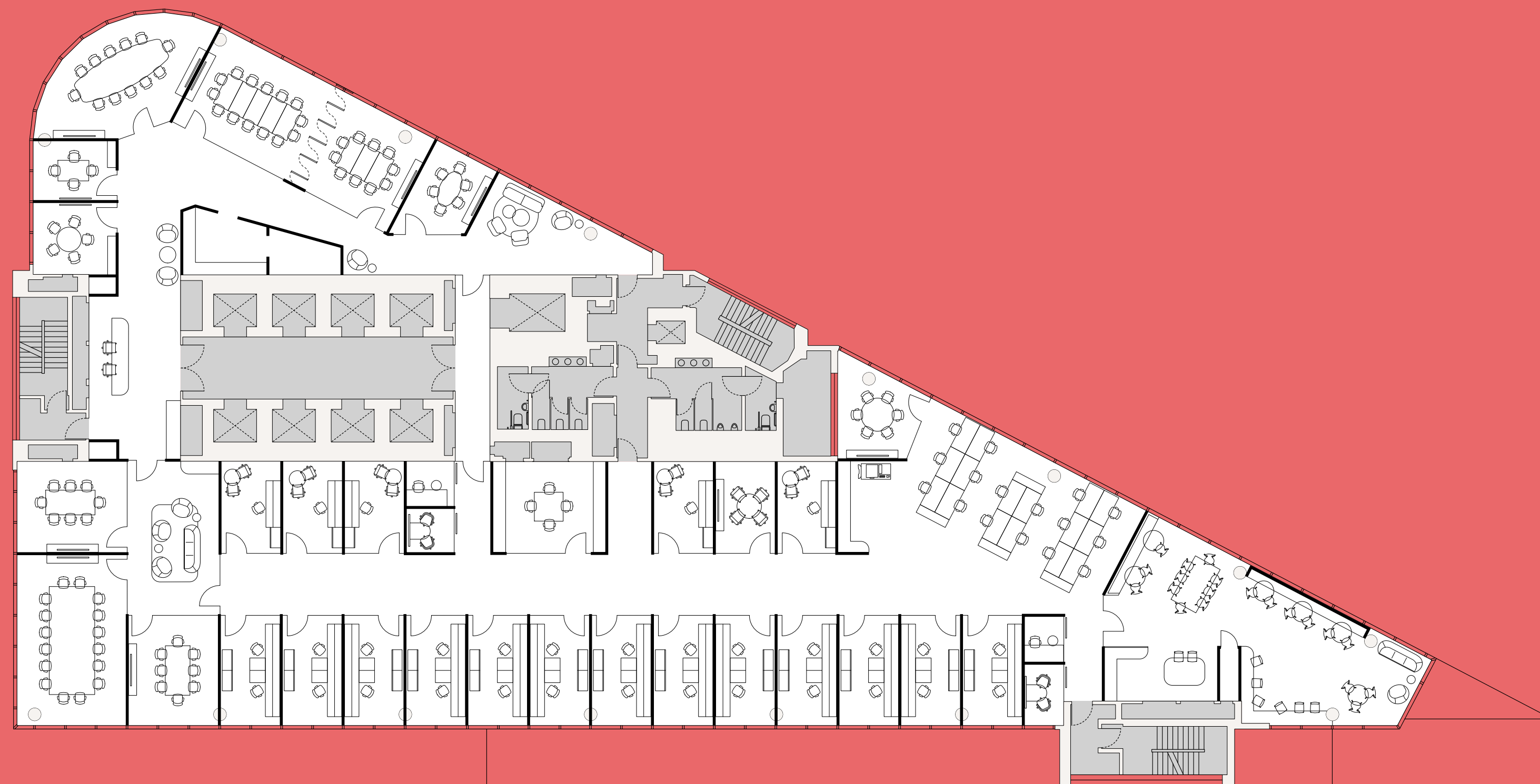
Legal fit out

Workstations

- 9x Single Offices
- 13x Double Offices
- 16x Open Plan Desks
- 4x Open Collaboration & Quiet Room Seats
- 16x Internal Meeting & Quiet Room seats
- 42x Social Area Seats

Client Space

- 1x 4 Seat Meeting Room
- 1x 5 Seat Meeting Room
- 1x 6 Seat Meeting Room
- 2x 8 Seat Meeting Room
- 1x 10 Seat Meeting Room
- 1x 12 Seat Meeting Room
- 1x 14 Seat Meeting Room
- 1x 16 Seat Meeting Room



SPACE PLAN

LEVEL 9

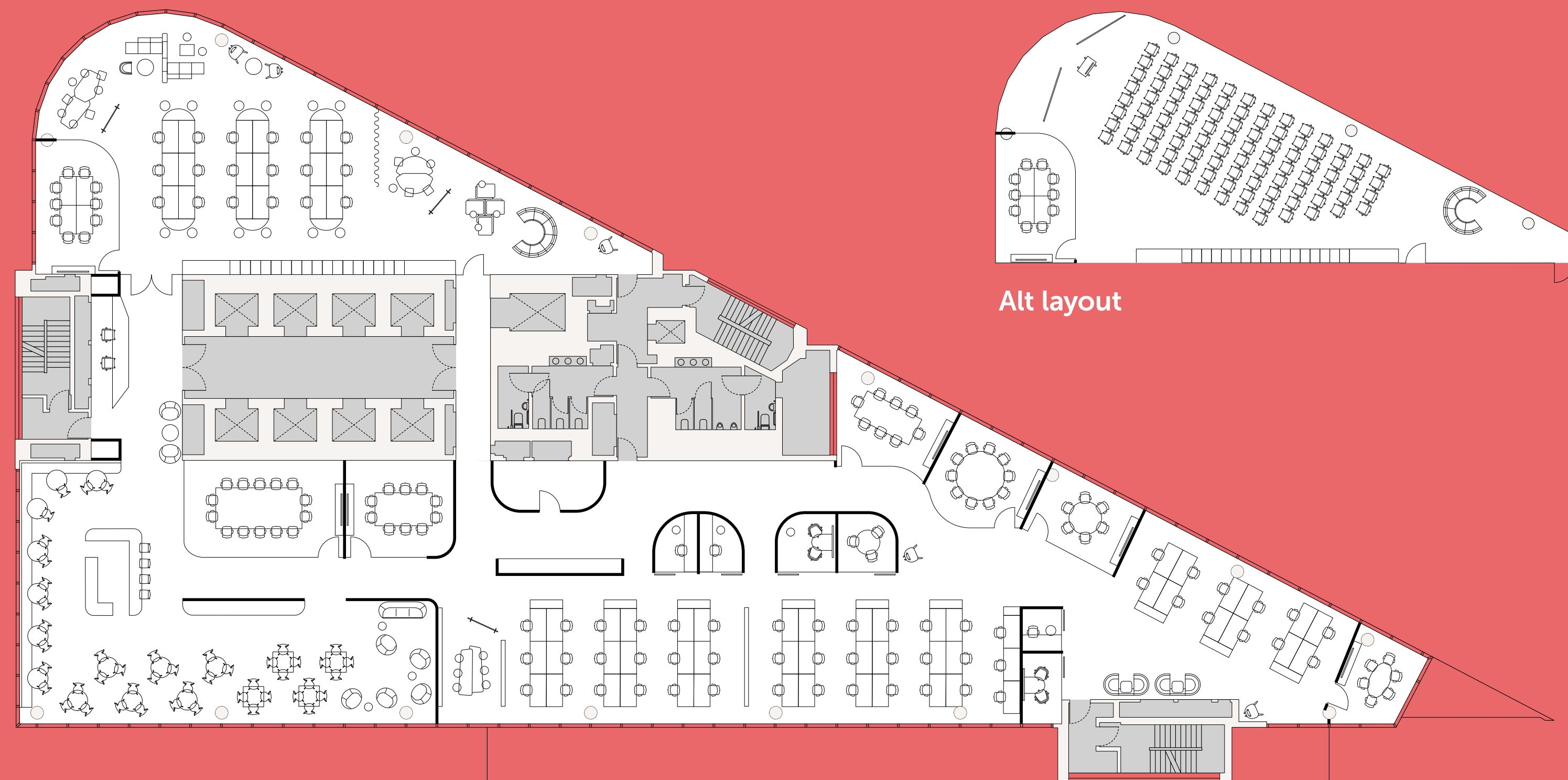
Creative fit out

Workstations

- 51x Open Plan Desks
- 6x Offices / Quiet Rooms
- 4x Open Collaboration & Drop In Areas

Client Space

- 2x 6 Seat Meeting Room
- 1x 8 Seat Meeting Room
- 3x 10 Seat Meeting Room
- 1x 14 Seat Meeting Room



Alt layout





SPECIFICATION

11

Lifts

17

Showers

128

Lockers

477

Bike storage units

- 4 pipe fan coil air conditioning
- Floor-to-ceiling height of 2.7m
- Mezzanine lounge
- Excellent natural light
- Metal raised floor tiles with 200mm void
- Metal plank suspended ceiling
- LED lighting
- Male and female WC accommodation with separate fully accessible WC

- Direct access to the goods lift
- Shower and changing facilities available at basement level
- M&E design occupancy based on 1 person/10m² with 20L/person/s fresh air
- Backup generator provision available
- Secure estate environment
- BREEAM Excellent
- 100% renewable energy



SUSTAINABLE LANDLORD

At Landsec, we're strong believers in creating sustainable places that benefit both people and planet. Among our ambitious net-zero goals, we're reducing carbon emissions in our portfolio and procuring 100% renewable electricity.

Landsec has recently committed £135m to a net zero transition fund to help achieve its 2030 science-based targets and drive the transition to net zero. The fund will be used to finance a series of initiatives including replacing all gas-fired boilers with Air Source Heat Pumps across Landsec's portfolio, including 6 New Street Square.



At Landsec, we build and invest in buildings, spaces and partnerships to create sustainable places, connect communities and realise potential.

We are one of the largest real estate companies in Europe, with an £10bn portfolio (Mar-2023) of retail, leisure, workspace and residential hubs.

We're shaping a better future by leading our industry on environmental and social sustainability while delivering value for our shareholders, great experiences for our guests and positive change for our communities.



For further information contact:

Sam Boreham

BH2

SamB@bh2.co.uk

+44 (0) 7917 635465

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