



/ONE NEW/
/CHANGE/

A WORKPLACE

LIKE NO OTHER

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/OFFICE SPACE IN THE HEART OF HISTORIC LONDON/

A renowned hub surrounded by retail stores and dining destinations, One New Change is the epicentre for businesses settling in the heart of the City.

Designed by award-winning architect Jean Nouvel, the building's clean lines and glass facade offset the historic splendour of neighbouring St Paul's Cathedral.

Inside, five floors of high-spec office space are accompanied by a newly refurbished communal business lounge and coffee bar. Lifts and escalators allow access to each part of the building with ease – including the rooftop terrace with panoramic views of London. This dynamic offering makes One New Change the ideal spot for companies in search of a sophisticated, thriving work environment in the centre of London.



/DESIGNED FOR YOU. DESIGNED FOR THE PLANET/



One New Change leads the way in sustainable design, minimising energy consumption via these key features:

- Heat recovery and ground source heat pumps that contribute renewable heating and cooling throughout the building
- 100% renewable electricity
- Rainwater harvesting system reduces water consumption
- Cutting-edge energy monitoring and AI powered energy optimisation by Brainbox AI
- 100% of waste diverted from landfill
- Secure cycle storage with exciting new shower and changing facilities coming soon, promoting sustainable commuting methods.
- BREEAM excellent
- Sedum green roof areas promote biodiversity within this micro-location

/GETTING AROUND/



BY FOOT

St Paul's	3 min
Mansion House	4 min
Bank	6 min
Cannon Street	7 min
Farringdon	15 min



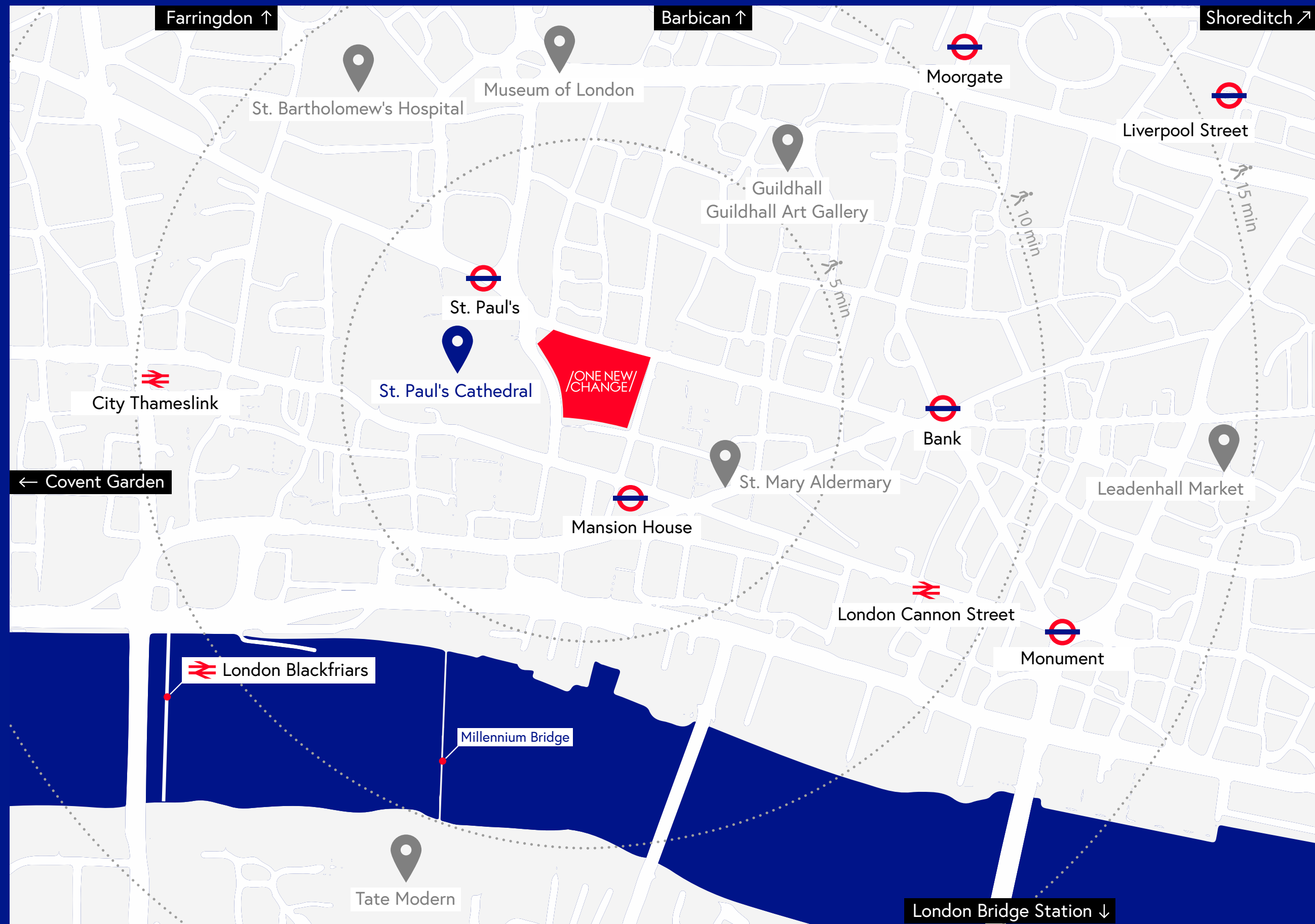
BY BIKE

Barbican	7 min
Moorgate	7 min
Farringdon	11 min
London Bridge	11 min
Shoreditch	15 min
Covent Garden	20 min



BY TUBE

Bank	7 min
Holborn	9 min
Liverpool Street	9 min
Oxford Circus	13 min
Marble Arch	17 min
Stratford	18 min



RETAIL



One New Change is home to a range of high street brands including COS and H&M, to premium fashion retailers like All Saints and BOSS. There's also a breadth of amenities and services including Boots, Ted's Grooming Groom and Pure Sports Medicine.



ZARA

Located over two floors, the store sells both men's and women's collections and has the very latest store and online integration features.

PARKS



CHURCHYARD AND FESTIVAL GARDENS

The iconic cathedral's churchyard and gardens are just across the road and are a great place to relax and have lunch during the summer.



POSTMAN'S PARK

As seen in many films, this is a beautiful little park with a must-see memorial wall. Just a stone's throw from St. Paul's, you can visit this park on your lunch break for some tranquillity.

RESTAURANTS



BREAD STREET KITCHEN

This all-day restaurant offers an impressive seasonal menu and an extensive wine and cocktail list.



IVY ASIA

Asian-inspired cuisine in a sophisticated, ambient setting, Ivy Asia is the perfect place for lunchtime or evening dining and cocktails.

WELLBEING



PURE SPORTS MEDICINE

Pure Sports Medicine offers world class sports and musculoskeletal medicine, physiotherapy and more.



WIT FITNESS

For a workout that is worthwhile, WIT Fitness provides top-of-the-range equipment and personal training sessions in a welcoming, community-focused environment.

/MORE THAN A WORKPLACE/

One New Change is the prime location to enjoy a variety of shops, cafes, restaurants and neighbouring landmarks



/ROOF TERRACE AND MADISON/



Enjoy a range of performances and screenings on our roof terrace, from live Wimbledon streams to open-air theatre, music and more — all against the backdrop of the city.

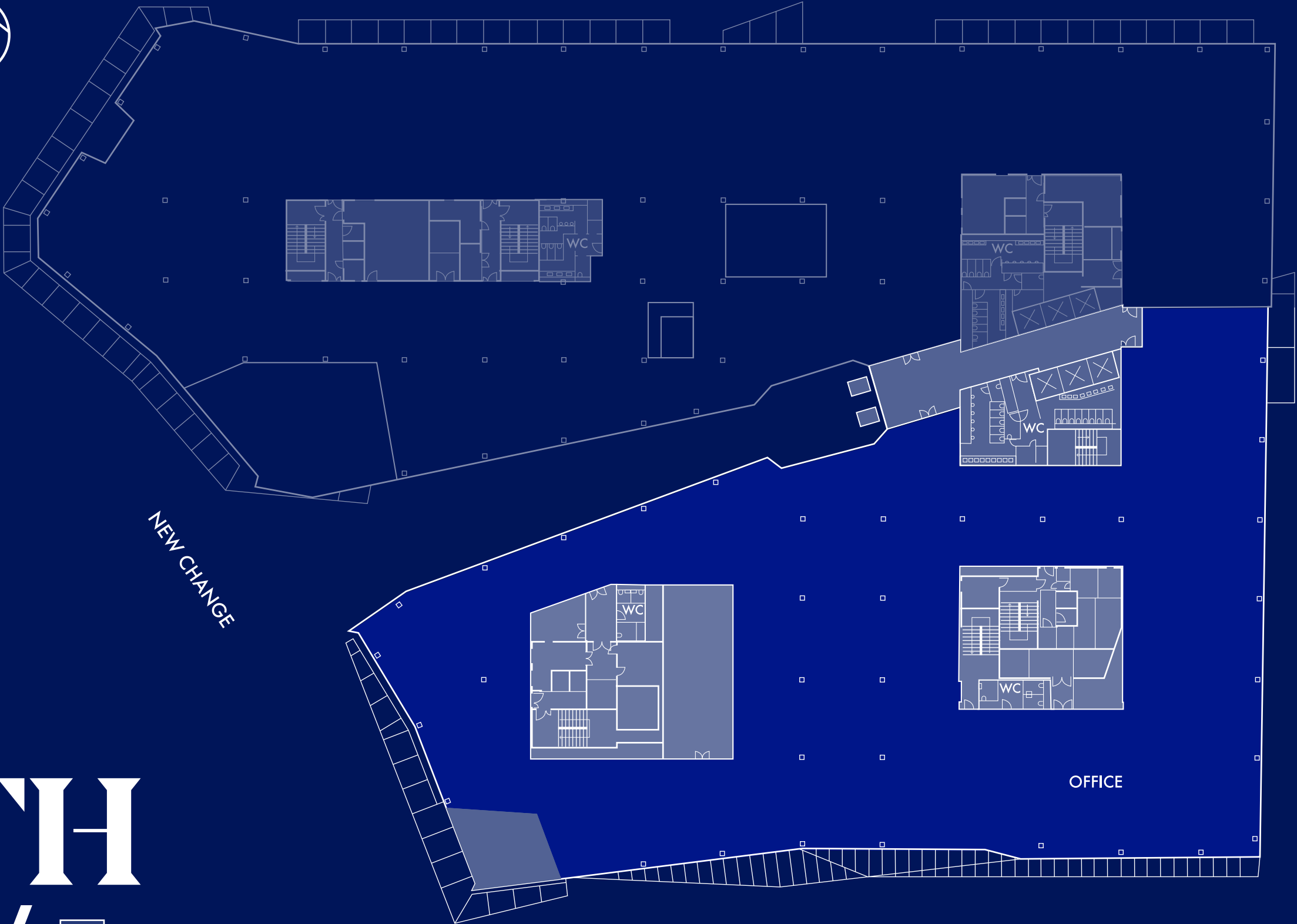
MADISON

Overlooking St Paul's, Madison brings bundles of style, fun and a slice of modern Manhattan to London, all complemented by the views of the City skyline.

Perched on the penthouse spot of One New Change, Madison comprises a glamorous cocktail bar and restaurant, with a rooftop terrace making it one of London's sought after social settings.



CHEAPSIDE



Available Now

AREA, SQ FT

38,005

/FOURTH
FLOOR/

- AVAILABLE
- OCCUPIED

BREAD STREET

WATLING STREET



Communal lobby on the 4th floor facing St. Paul's
(not demise of 4th floor.)



View facing the core



View facing Bread Street

/SPEC/

OCCUPATIONAL DENSITY



Base build:
1 person / 10 sqm, but with
the ability to enhance.

FLOOR TO SOFFIT HEIGHT FLOOR TO CEILING



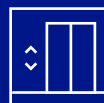
3.63M
2.75M

VENTILATION



The office's air conditioning system uses a high-tech digitally controlled low energy 4 pipe fan coil system. Fresh air supplied at **2.0L/s/sqm**, and additional service capacity to add WCs.

LIFTS



- 6 x 26 person passenger lifts
- 2 x goods lifts

SUSTAINABILITY



- BREEAM Excellent
- Triple façade
- Heat rejection piles and bore holes
- High efficiency plant
- Rainwater harvesting

RESILIENCE



The building provides best in class resilience – 2 x 2 MVA 11 kV generators – 3 incoming 11kV feeds in N+1 arrangement.

ROOF TERRACE



Roof terrace with panoramic views of the London skyline.

END OF TRIP FACILITIES



Exciting upgrade to changing room and cycle facilities **coming soon!**

EXCITING UPGRADE TO INCLUDE
CHANGING ROOMS CYCLING
FACILITIES AND TOILETS COMING
SOON

Indicative CGI's



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