



/ONE NEW/
/CHANGE/



A WORKPLACE

LIKE NO OTHER

/ONE NEW/
/CHANGE/

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/ONE NEW/
/CHANGE/

/OFFICE SPACE IN THE HEART OF 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, as well as a unique rooftop terrace with panoramic views over 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



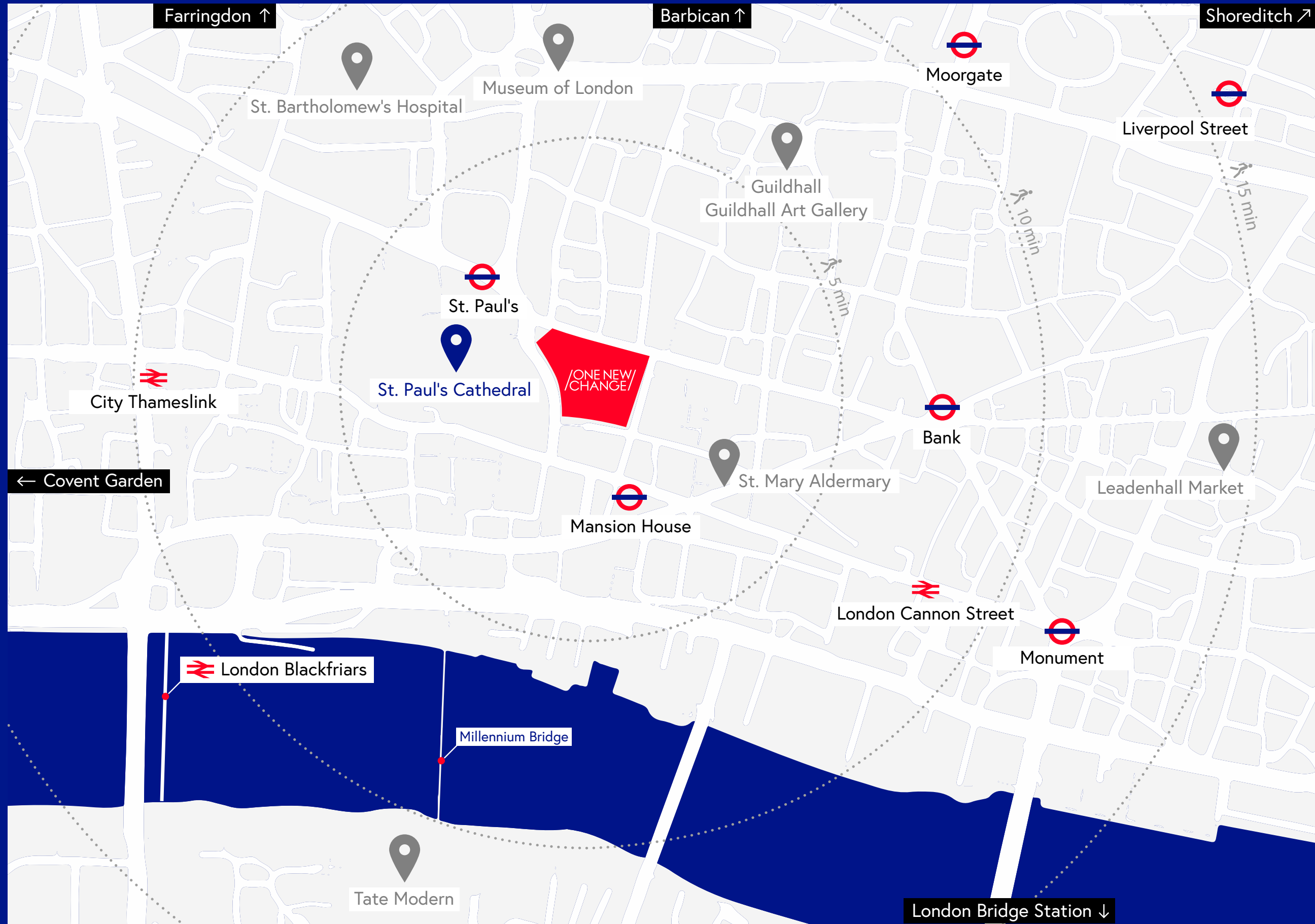
BY BIKE

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



BY TUBE

- Holborn 6 min
- Liverpool Street 7 min
- Oxford Circus 10 min
- Marble Arch 12 min
- Stratford 19 min



/MORE THAN A WORKPLACE/

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



FOOD&DRINK



Whether you are looking for a lunch time catch up or an evening full of atmosphere, One New Change has the perfect spot for you. Overlook St. Paul's Cathedral with an evening drink at Madison, supercharge your evening at the F1 Arcade or find a table to indulge in your favourite cuisine, there is something for everyone to enjoy.

RETAIL

Right at the heart of London, One New Change is a bustling shopping destination with numerous high-quality retail brands from across the globe.

BREAD STREET KITCHEN
F1 ARCADE
HOTEL CHOCOLAT
KRISPY KREME
MADISON
M&S SIMPLY FOOD
NANDO'S
NESPRESSO
PHO
STREET BURGER
STREET PIZZA
THE IVY ASIA
ZIZZI



ACCESSORIZE
ALLSAINTS
BOSS
COS
FRASER HART
H&M
HACKETT
HAWES & CURTIS
HOBBS
MANGO
OLIVER BONAS
REISS
ZARA

WELLBEING



One New Change is perfectly placed to get outside, and with shops such as Sweaty Betty and Ellis Brigham, it's even easier to feel good while exploring the local area.

If you don't fancy heading outside, why not try one of One New Change's great fitness offers. With WIT Fitness and Pure Sports Medicine on your door step, you can get an expert offering right when you need it.

ELLIS BRIGHAM
PURE SPORTS MEDICINE
SWEATY BETTY
WIT

Find out more:
onewchange.com

/UNRIVALLED ACCESS TO OUTDOOR SPACE, IN THE HEART OF THE CITY/

ROOF TERRACE



The roof terrace provides an outside area for everyone to enjoy, whether it be for an informal lunch meeting or after-work cocktails. With a range of performances and screenings including open-air theatre, music and yoga classes also happening throughout the year – it's the perfect way to relax, all against the backdrop of the city.

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.



FINSBURY CIRCUS

Created in 1812 the 2 acre park is still the largest public open space within the City's boundaries.







/THE LOUNGE CAFE/

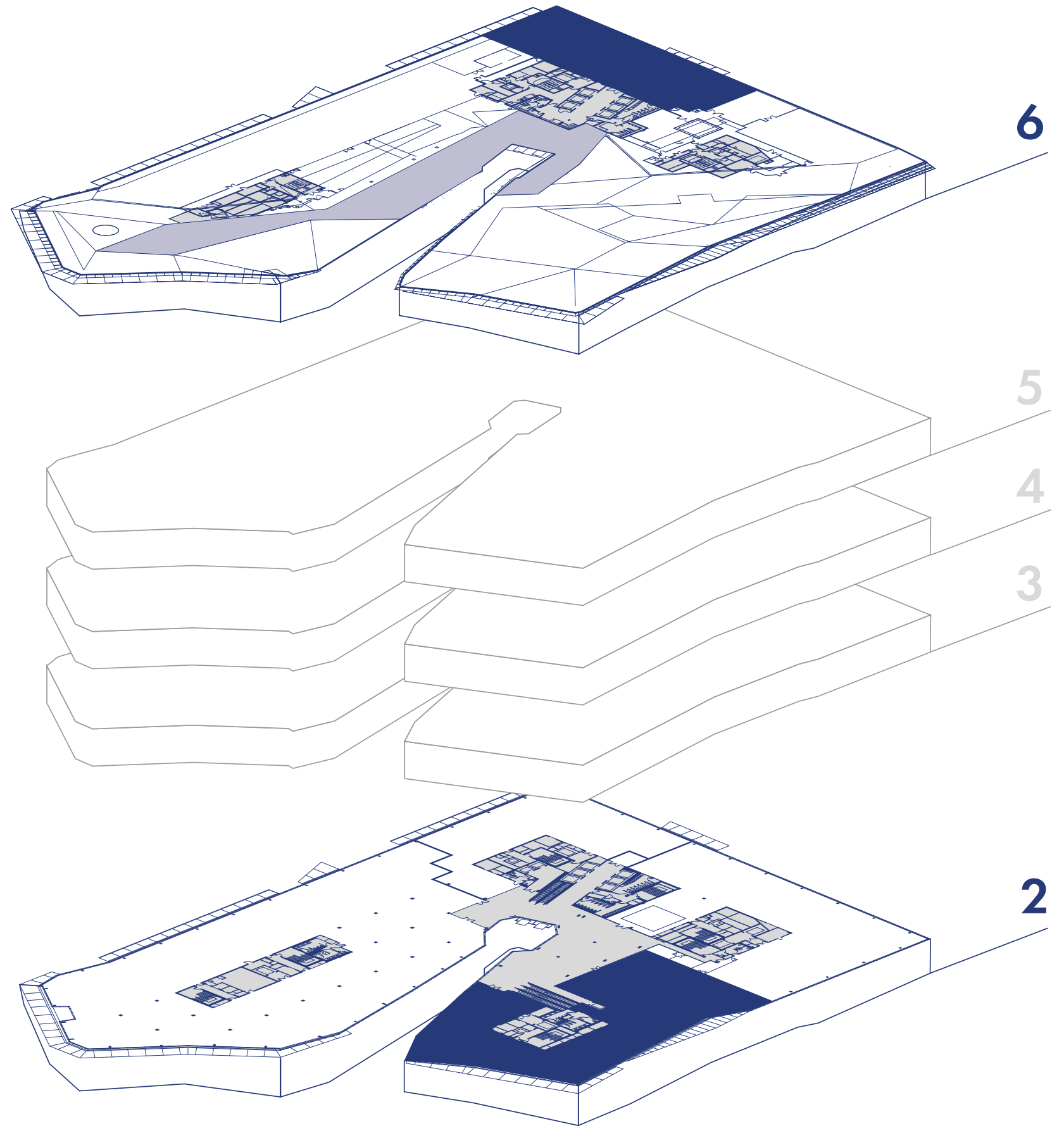
The Lounge Café is perfectly situated on the 2nd floor and provides a great place to grab a bite to eat or have a drink to refuel during the working day.

It is also a great location to extend the office, with numerous communal working spaces that are open to all.



Reception Area

AREA, SQ FT	AREA, SQ FT
17,017	8,908
AVAILABLE FROM	AVAILABLE FROM
Jan'23	Jan'23
LOCATION:	LOCATION:
2 FLOOR	6 FLOOR



/AVAILABILITY/



AVAILABLE FROM

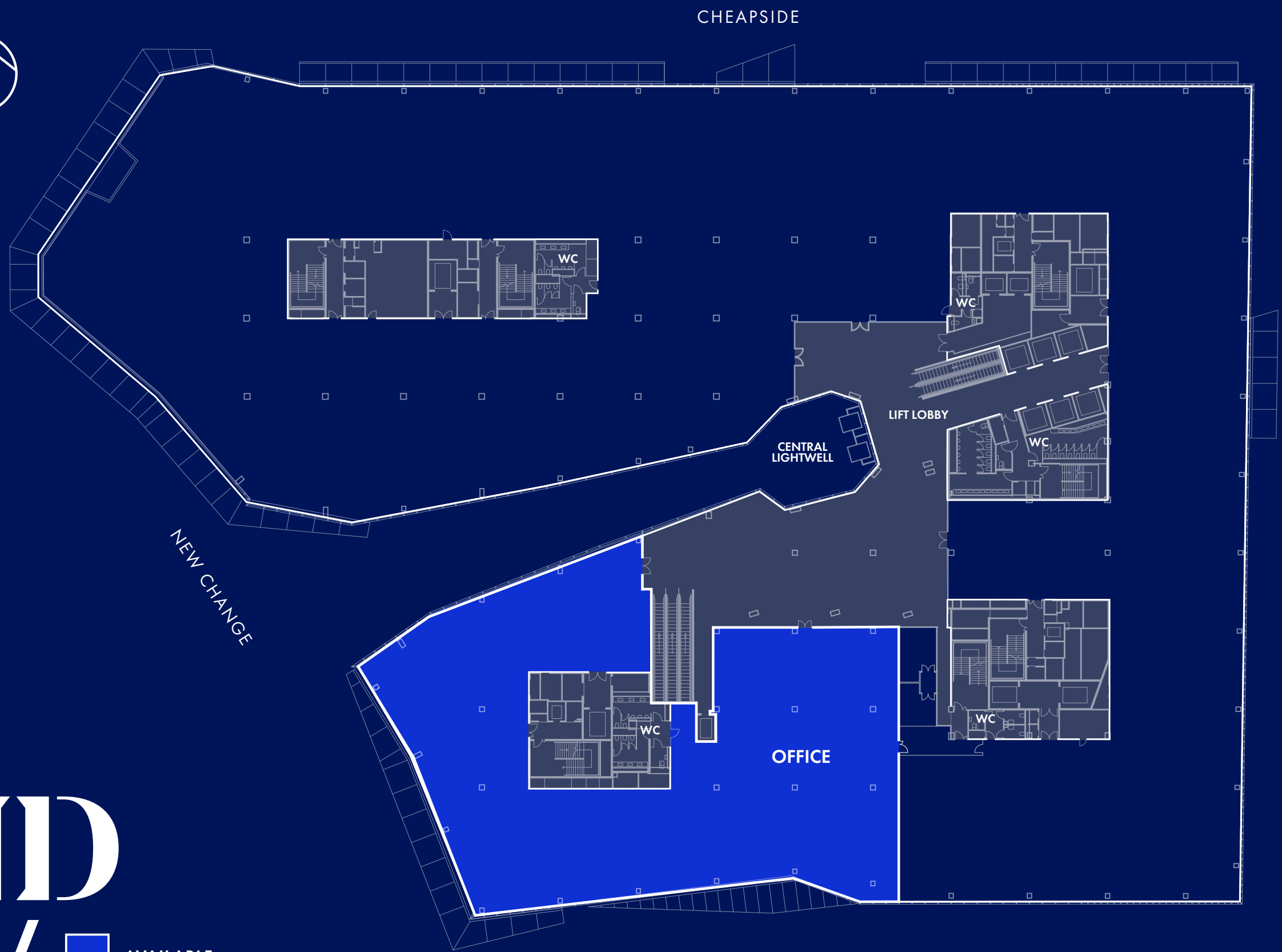
Jan'23

AREA, SQ FT

17,017

/SECOND FLOOR/

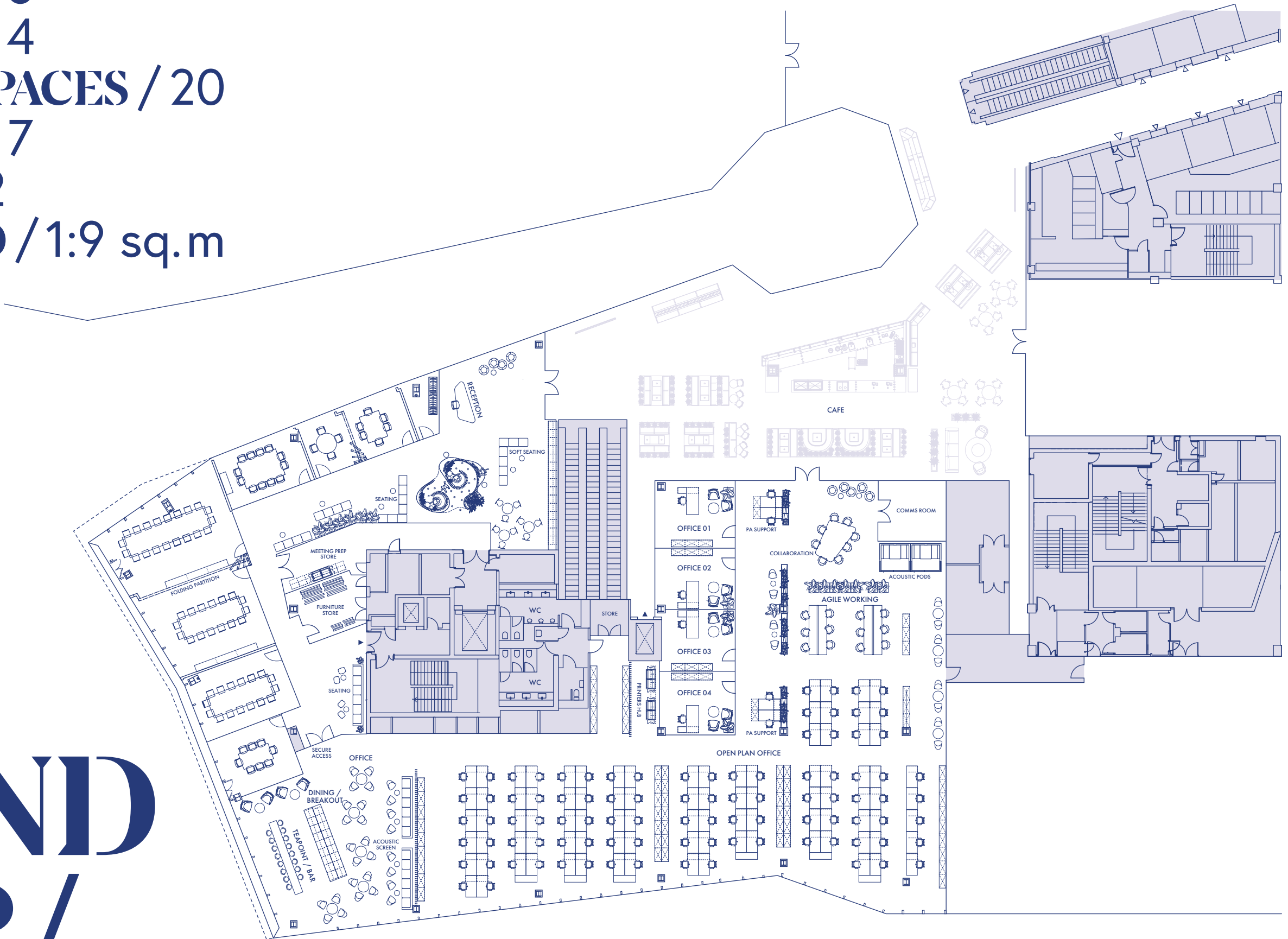
-  AVAILABLE
-  OCCUPIED



WATLING STREET

BREAD STREET

WORKSTATIONS / 95
PRIVATE OFFICES / 4
AGILE WORKING SPACES / 20
MEETING ROOMS / 7
ACOUSTIC PODS / 2
OCCUPANCY RATIO / 1:9 sq.m



/SECOND FLOOR/

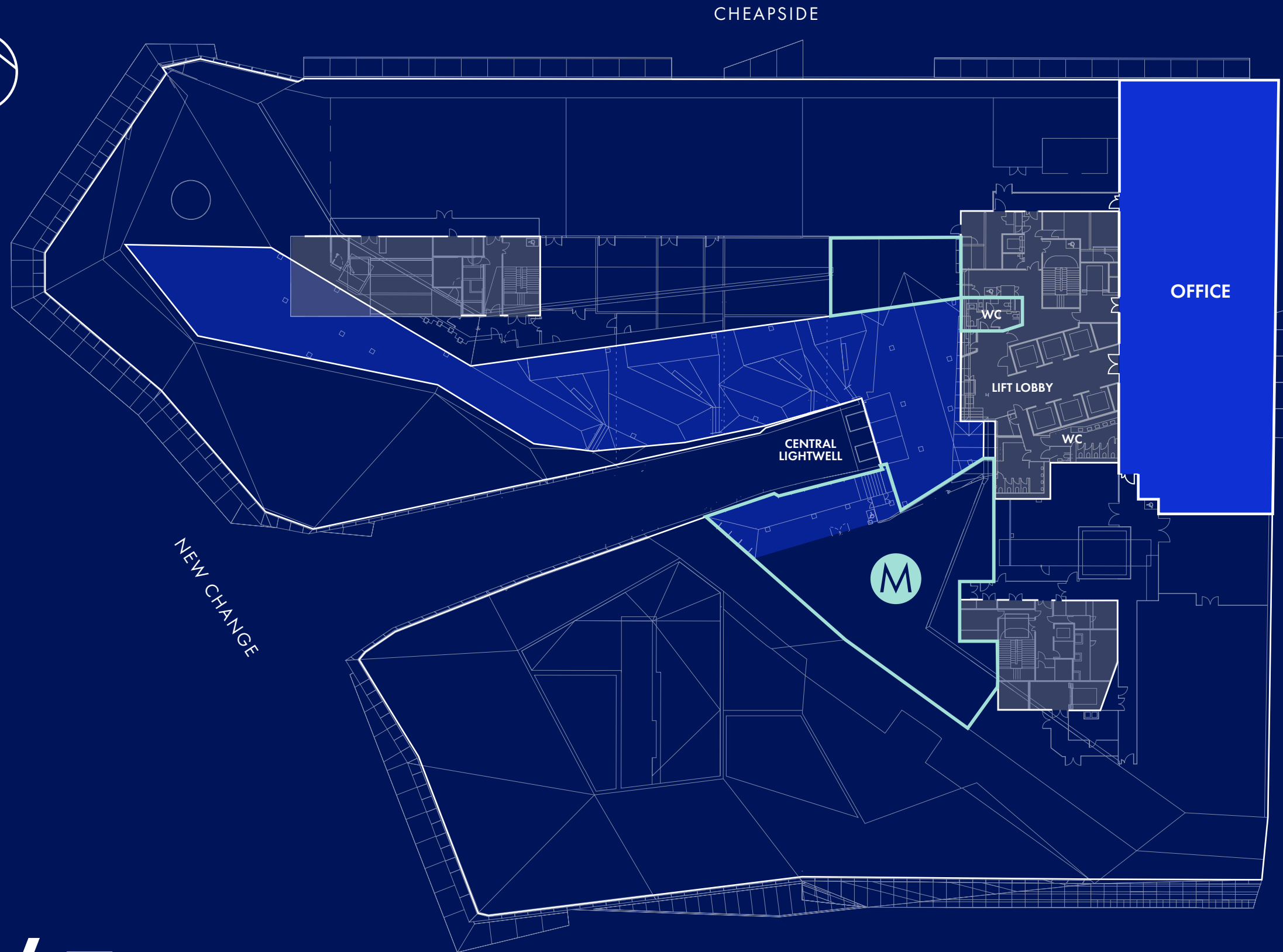


Indicative CGI of Part 2nd Floor

/REFURBISHMENT WORKS DUE TO COMPLETE JAN '23



Indicative CGI of Part 2nd Floor



AVAILABLE FROM

Jan'23

AREA, SQ FT

8,908

/SIXTH FLOOR/



AVAILABLE



ROOF TERRACE



MADISON

WATLING STREET

NEW CHANGE

CHEAPSIDE

BREAD STREET

CENTRAL LIGHTWELL

WC

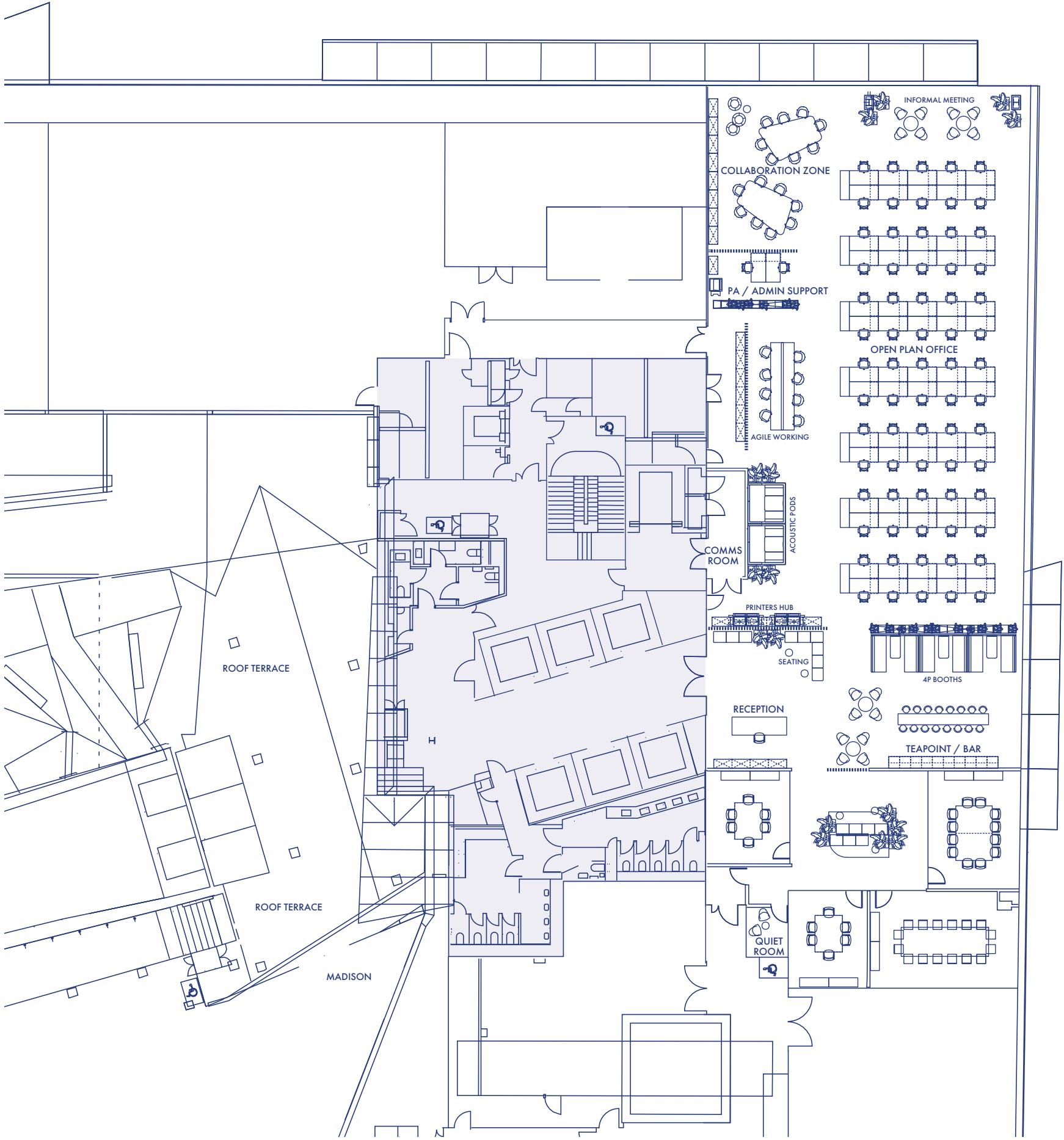
LIFT LOBBY

WC

OFFICE

WORKSTATIONS / 70
AGILE WORKING SPACES / 24
MEETING ROOMS / 4
OCCUPANCY RATIO / 1:9 sq.m

/SIXTH FLOOR/



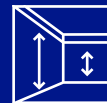
/SPEC/

OCCUPATIONAL DENSITY



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

FLOOR TO SOFFIT HEIGHT FLOOR TO CEILING



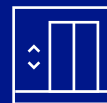
3.63M
2.75M

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.

LIFTS



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

SUSTAINABILITY



- BREEAM Excellent
- Triple façade
- Heat rejection piles and bore holes
- Highly efficient 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.

END OF TRIP FACILITIES



Exciting upgrade to changing room and cycle facilities completing Q3 '23.

**EXCITING UPGRADE TO CHANGING
ROOM AND CYCLE FACILITIES
COMING Q3 2023**

Indicative CGI's





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