

New



Street

BE.SPOKE
TAILOR MADE WORK SPACE

New Street

A space designed to support the way modern businesses work and the people within them.

3-4 New Street is a contemporary office building in the heart of the City, located just a two-minute walk from Liverpool Street station and within easy reach of Broadgate Circle and Shoreditch.

The location puts occupiers at the centre of one of London's most connected and vibrant business districts. Liverpool Street provides direct access to the Elizabeth line, Central line, Circle line, Hammersmith and City line and National Rail services, making it one of the best-connected stations in the capital.

Beyond transport, the surrounding area offers an exceptional range of amenities. Broadgate Circle is on the doorstep, with a strong mix of restaurants, bars and coffee shops. Shoreditch, just minutes away, brings a broader offer of independent restaurants, retail and culture. From quick lunch options to client entertaining, occupiers at 3-4 New Street are well placed for all of it.

The building offers six floors of contemporary office space with the following facilities across the building:

- Gymnasium
- Wine store
- IT server room
- Grand reception
- Two meeting rooms on ground floor
- Post room and kitchenette
- Private meeting room on every office floor
- Kitchenette on every office floor
- Dedicated joinery and storage throughout
- Roof terrace
- Fourth floor bar and entertaining space
- Lift access to all floors
- WC facilities on every floor



At a glance

Basement

Below ground, the building delivers a comprehensive amenity offering that goes well beyond the standard.



Basement

A considered level offering a gym, staff room, bike and wine store and IT room, everything in one place.

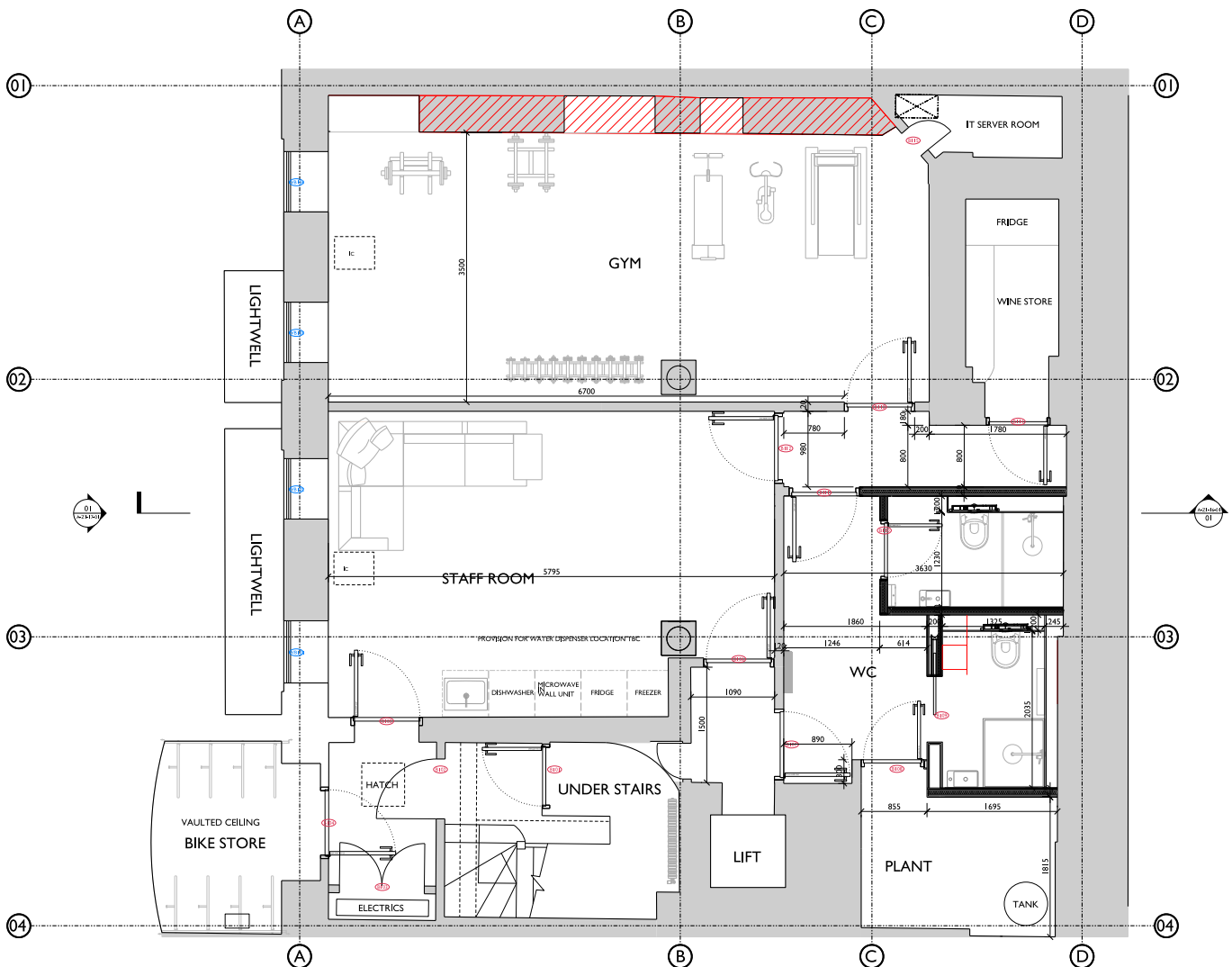
The basement level provides a fully equipped gym and dedicated staff room, giving occupiers access to fitness and breakout facilities within the building. Two shower rooms with WC are also located at this level, making the gym a practical option for occupiers who cycle or run to work.

Bike storage with a vaulted ceiling and a wine store are also housed here, alongside an IT server room and plant room containing the building's core operational infrastructure.

Lift access serves the floor throughout.

This floor includes

- Fully equipped gym
- Two shower rooms with WC
- Dedicated staff room
- Wine store
- Bike storage with vaulted ceiling
- IT server room
- Plant room
- Lift access
- Kitchenette within joinery





At a glance

Ground Floor

An arrival experience that sets the tone
from the moment you walk in.



Ground Floor

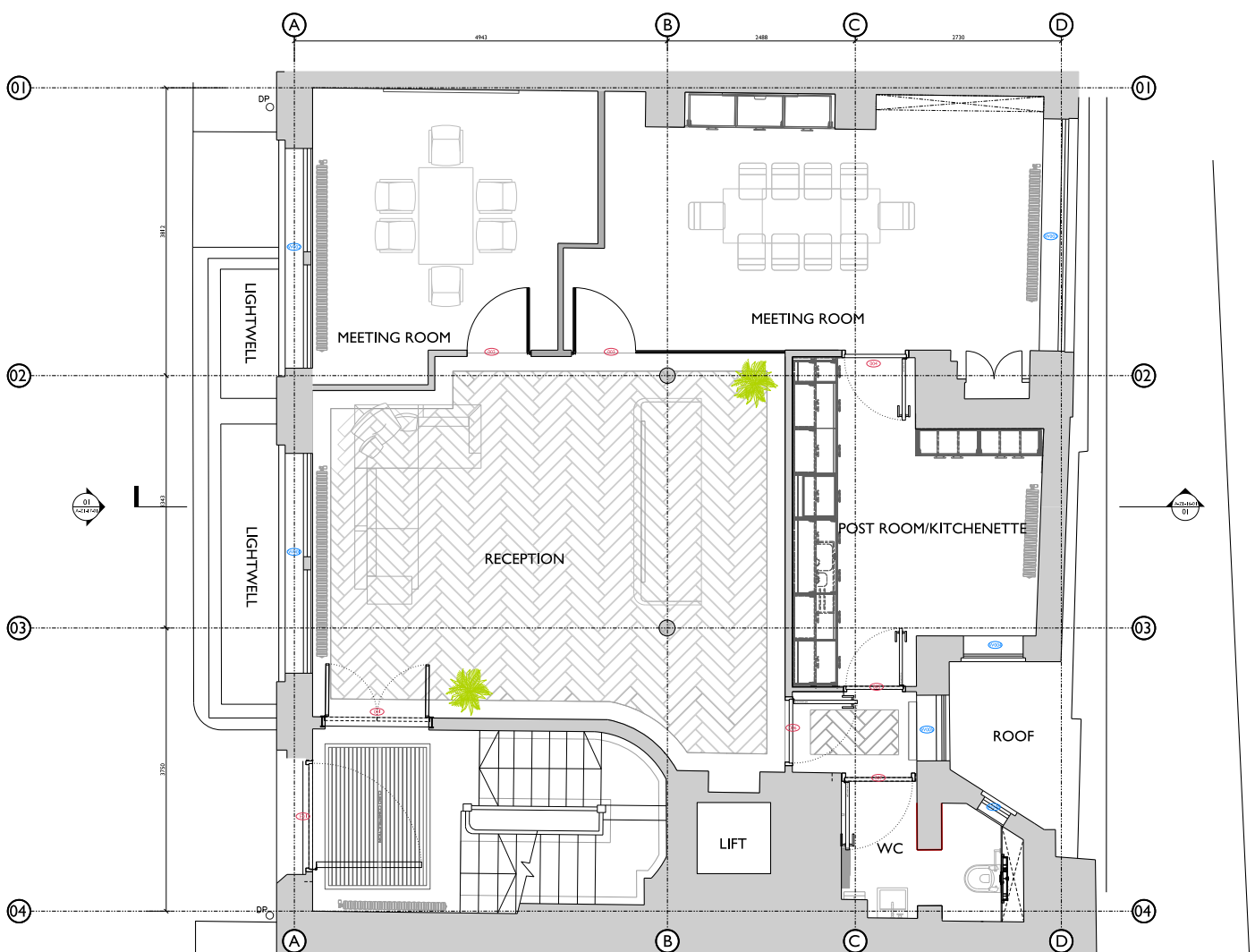
The ground floor provides a professional and well-considered arrival experience for occupiers and their visitors.

The grand reception sets the tone on arrival, supported by two meeting rooms suitable for client meetings, interviews or team sessions.

A post room with kitchenette handles the day-to-day operational needs of the building, while WC facilities and lift access serve the floor throughout.

This floor includes:

- Grand reception
- Two meeting rooms
- Post room within joinery
- Kitchenette within joinery
- WC
- Lift access





At a glance

Office Space

Two floors of bright, flexible workspace that works for the team.



First and Second Floor

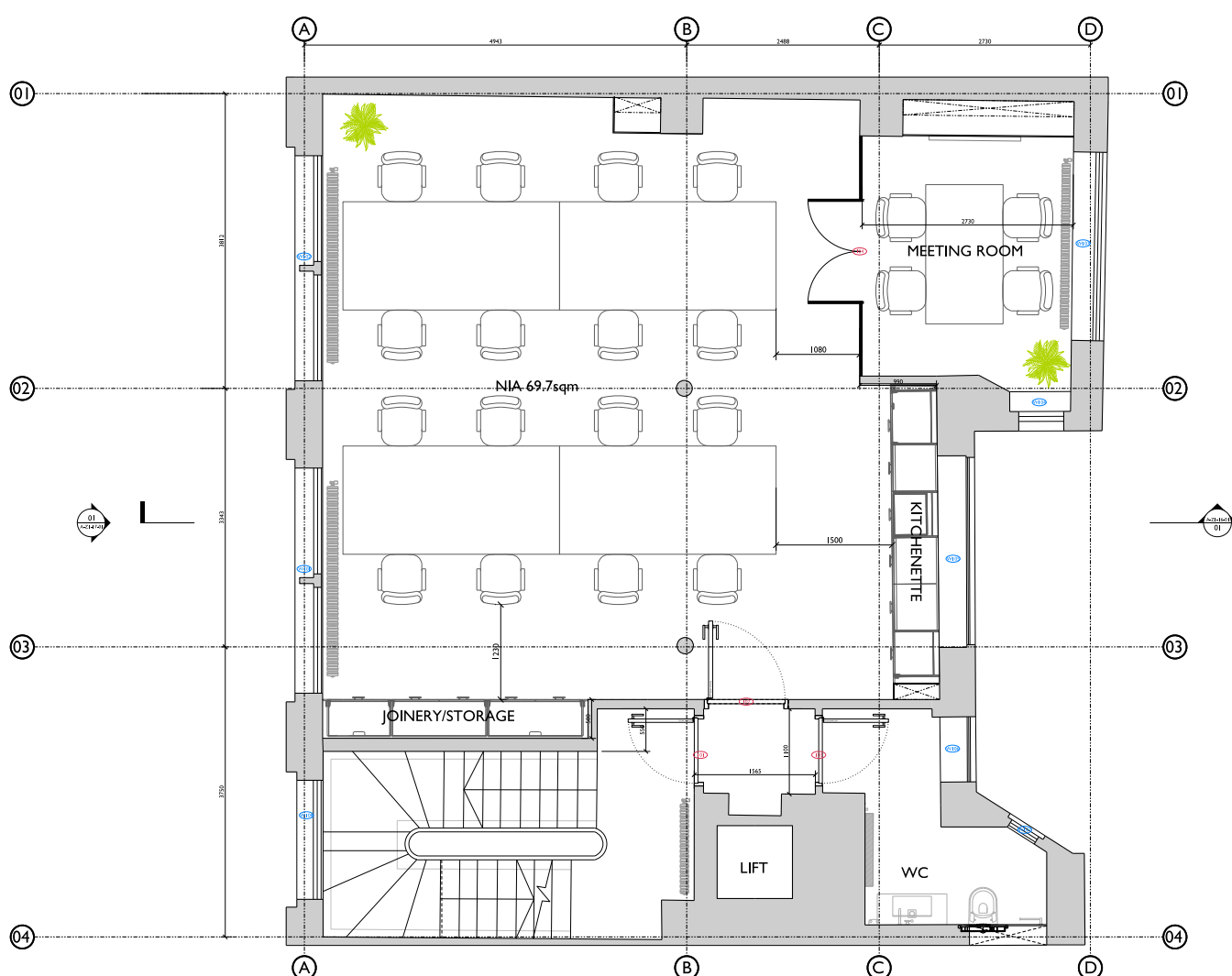
Intelligently planned and light-filled, both floors are finished to the same high standard, with everything a team needs to get straight to work.

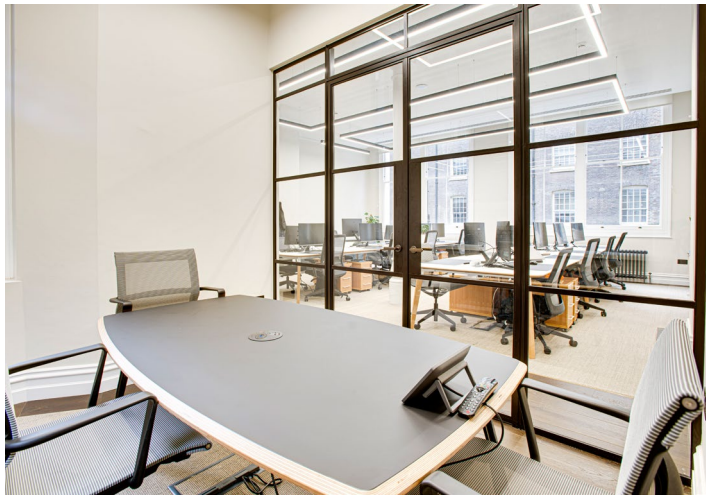
The first and second floors each provide around 70sqm NIA of open plan office space. The layout works well for a range of business sizes and can be configured to suit different ways of working. Both floors are finished to a consistent standard throughout.

Each floor is self-contained, with its own private meeting room, kitchenette, and joinery providing storage throughout. WC facilities and lift access are available on both floors.

These floors include:

- Open plan office space
- Private meeting room
- Kitchenette within joinery
- Storage within joinery
- WC
- Lift access





At a glance

Third Floor

Three distinct spaces of private office, meeting room, and open plan, all on one floor.



Third Floor

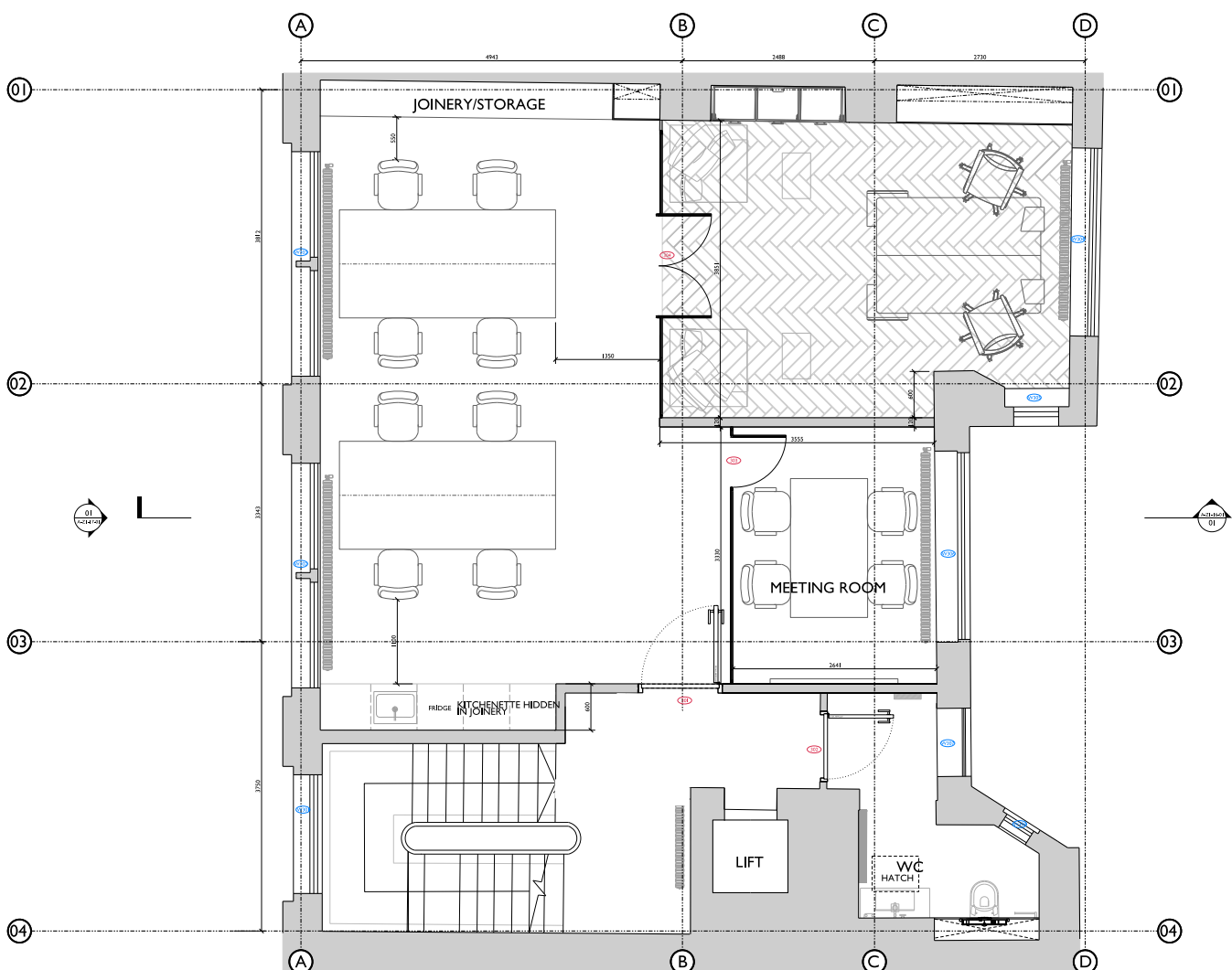
The third floor is the most versatile in the building, with a private office, a meeting room, and open plan workspace, each doing a different job.

The third floor follows the same layout principles as the first and second, with open plan workspace, a private meeting room, concealed kitchenette and fridge within the joinery, and WC and lift access.

What sets it apart is a dedicated private office – a separate, enclosed space that works well for senior leadership or anyone who needs to work away from the main floor. Storage runs along the full width of the open plan area, keeping the workspace clear and uncluttered.

This floor includes:

- Dedicated Office for Senior Leadership
- Open plan office space
- Private meeting room
- Kitchenette within joinery
- Storage within joinery
- WC and lift access





At a glance

Fourth Floor

The crowning floor, designed as much for entertaining as it is for working.



Fourth Floor

An exceptional top floor that transforms seamlessly from a productive workspace into a stunning private entertaining venue.

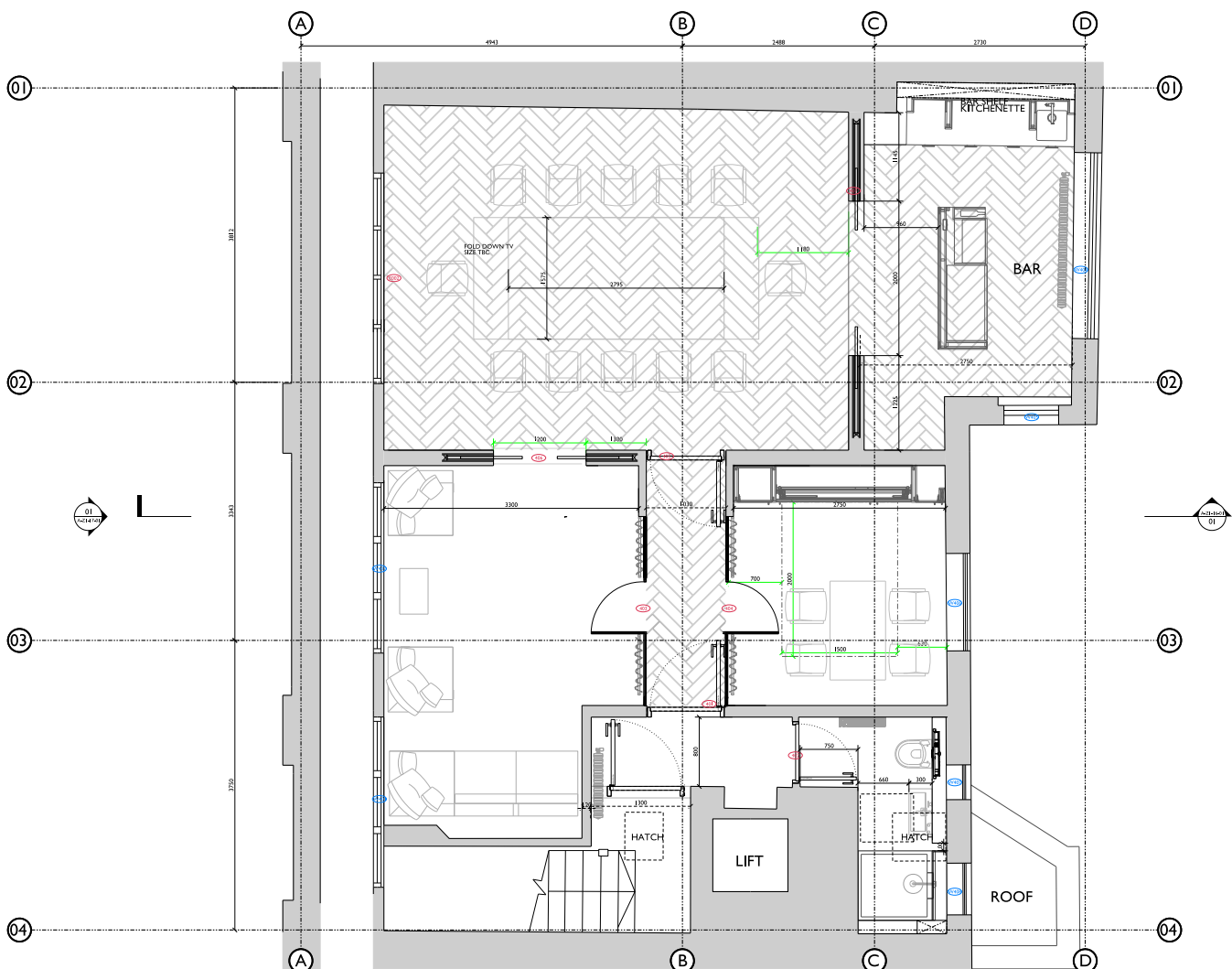
The top floor is the most distinctive in the building. The main space is anchored by a board table that converts to a pool table, a fold-down TV, and a bar and kitchenette – as well suited to client entertaining as it is to a working day. Off this is a reception room with concealed sliding doors, allowing the space to be opened up or closed off as needed.

Staying late? A separate room houses a concealed pull-down bed, with a dedicated shower room and WC alongside it.

Roof terrace access and a lift complete a floor that goes well beyond a typical office.

This floor includes:

- Entertaining space with bar
- Reception room
- Convertible board table and pool table
- Fold-down TV
- Separate bedroom with concealed pull-down bed
- Shower room and WC
- Roof terrace access
- Lift access









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