

the newgate

7 Newgate Street / EC1

the
newgate

the building

new beginnings

The Newgate has been sensitively reimaged to provide 75,000 sq ft of premium and contemporary office space – with a new 7th floor pavilion and communal roof terrace – completing summer 2022.



the building | entrance CGI

new perspectives

Beyond the double-height entrance – an impressive reception greets tenants and visitors – setting the tone for the architectural detailing throughout the building.



the building | reception CGI



the building | level seven pavilion

newviews

A new pavilion and communal roof terrace on level seven, providing the perfect space to take a step back and relax – or collaborate with colleagues and clients in an inspiring environment.



summary specification

The Newgate has been designed with a specification expected from today's occupiers – including best-in-class end of journey facilities featuring a dedicated cycle ramp from street level down to the 168 space bike store and changing facilities.



BREEAM Excellent targeted



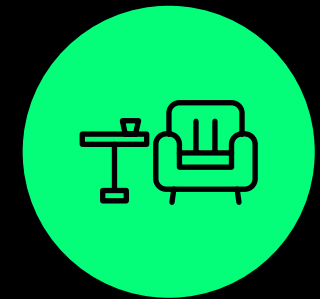
Dedicated cycle ramp from street level



168 bike spaces and 166 lockers



Changing facilities with 14 showers



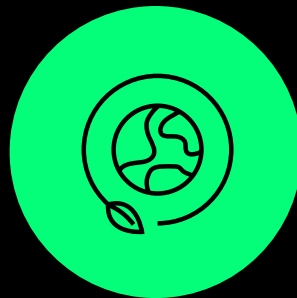
Top floor pavilion



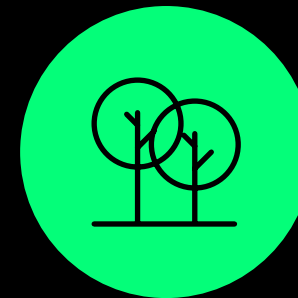
Occupancy ratio 1:10 sq m



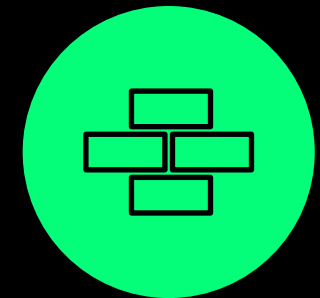
Openable windows



Net zero carbon



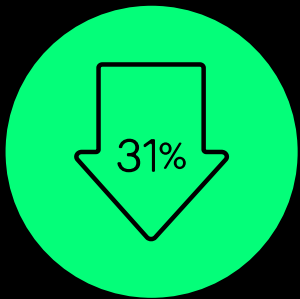
6,240 sq ft of rooftop terrace



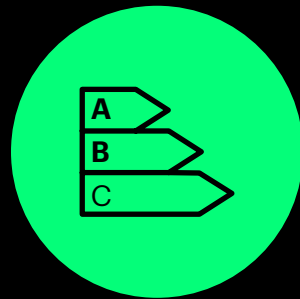
Retained structure

sustainability scoreboard

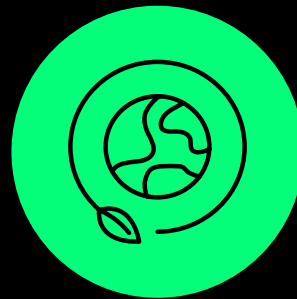
Designed with sustainability in mind, The Newgate has an economical carbon footprint – whilst promoting increased user movement and circulation through the active promotion of stairs and cycle-commute facilities. Excellent natural daylight, and terraces on upper floors provides an environment that benefits occupier wellbeing and productivity.



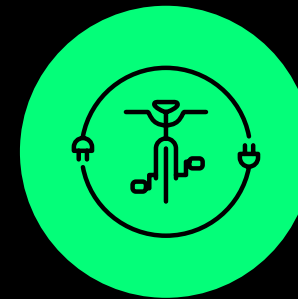
'Be Lean' Carbon reductions



EPC Rating: Extension - A
Retained element - B



Net Zero Carbon



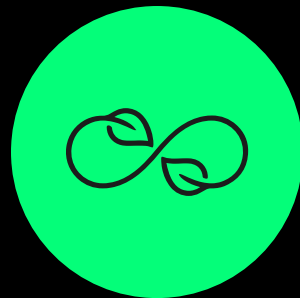
Electric bike charging lockers within cycle store



BREEAM Excellent targeted



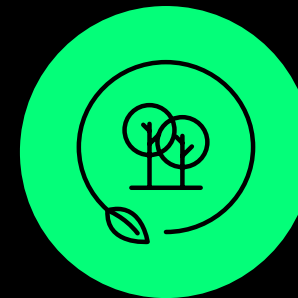
50% reduction in potable water consumption



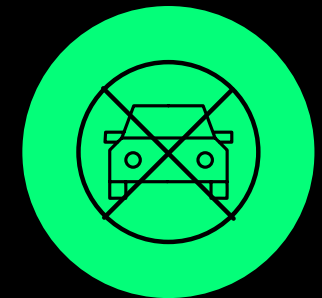
Infrastructure to achieve the top 'wellness' accreditation and WiredScore



Waste resource efficiency of <4.33 tonnes/ 100m²



>3 West End wild biodiversity features



Site is car free

location

new experiences

Perfectly positioned between the City, Farringdon and Midtown – The Newgate provides access to three distinctly different local areas – all providing a diverse amenity offering.

location

local area



Clockwise from top left:
New Street Square / Iberica / Smithfield Market /
St Paul's / The Happenstance

Whether it's coffee first thing on the way to work or a swift after-work drink on the way home, a destination restaurant or a street food favourite, a spot of retail therapy or recharging in a green space – The Newgate's surrounding areas have a lot to offer.

location

local area

Restaurants / Bars

1. Paternoster Chop House
2. Oriole
3. Uzmaki London
4. Apulia
5. Bread Street Kitchen
6. St John
7. Ivy Asia
8. Harrild & Sons
9. The Temple of Foo
10. Obicà

Retail

1. One New Change
2. Nespresso
3. Space NK
4. Ted Baker

Cafés / Coffee Shops

1. Redemption Roasters
2. Black Sheep Coffee
3. To a Tea
4. Caffè Nero
5. Dose
6. Alchemy Coffee

Leisure / Hotels

1. Urban Golf
2. Virgin Active
3. The Ned
4. PureGym
5. Leonardo Royal London



location

local amenities

Paternoster Chop House / Oriole /
Uzmaki London / PureGym /
Bread Street Kitchen / St John /
Alchemy Coffee / Ivy Asia /
Harrild & Sons / Obicà
The Temple of Foo /

location

local amenities

Paternoster Chop House

Soak up the atmosphere in the Paternoster Chop House's bustling restaurant & vibrant bar, while enjoying dishes created by our Head Chef El-Shazly El Shazly.

35 Old Bailey | 3 mins walk

paternosterchophouse.co.uk



location

local amenities

Oriole

The Oriole's sumptuous space is an oasis of warmth, mystery and magic where for the space of an evening Londoners and visitors alike can enjoy a glorious sense of disconnection from the outside world.

East Poultry Avenue | 6 mins walk

oriolebar.com



location

local amenities

Uzmaki London

It all begun with Naruto. His love for ramen, his kindness, his courage and his ninja way of life! The first and only Anime themed Japanese Restaurant.

6 Holborn Viaduct | 2 mins walk

uzumakilondon.com



location

local amenities

PureGym

The UK's favourite gym – here to help more people in more places to lead healthier lives every day.

20 Little Britain | 5 mins walk

[puregym.com](https://www.puregym.com)



location

local amenities

Bread Street Kitchen

Our spacious, stylish Bread Street Kitchen restaurants are known for relaxed weekend brunches and family friendly dining.

10 New Change, Bread Street | 6 mins walk

gordonramsayrestaurants.com/bread-street-kitchen



location

local amenities

St John

Today we have gently spread across various places and projects, no plan, no roll out, hopefully the same rigour and philosophy and we try to remember that it started with both purpose and simplicity.

26 St John Street | 8 mins walk

stjohnrestaurant.com



location

local amenities

Alchemy Coffee

Our roasting style tends to be a light roast, designed to bring the best out of some amazing specialty coffees.

8 Ludgate Broadway | 5 mins walk

alchemycoffee.co.uk



location

local amenities

Ivy Asia

You'll find a menu as rich and varied as the diverse cultures that span the vast continent of Asia, with vegetarian and plant-based options to suit all tastes.

20 New Change | 6 mins walk

theivyasia.com



location

local amenities

Harrild and Sons

Wood-furnished bar with exposed brick and skylights, serving real ales, fine Beers, wines, spirits and an eclectic food menu.

26 Farringdon Street | 6 mins walk
harrildandsons.com



location

local amenities

Obicà

Obicà offers the freshest Mozzarella di Bufala Campana DOP, pizza and traditional Italian dishes in a friendly welcoming atmosphere.

5-7 Limeburner Lane | 4 mins walk

obicà.com



location

local amenities

The Temple of Foo

The Temple of Foo is a late night London watering hole offering a taste of the Orient in a gothic luxe ambience.

34 Old Bailey | 3 mins walk

templeoffoo.com



location

local occupiers

The area continues to attract a strong mix of occupiers – particularly from the TMT, fintech, financial and legal sectors.



London
Stock Exchange



JUST EAT



connectivity

new directions

The Newgate is connected – with easy access to London Underground and National Rail links – with City Thameslink, St Paul’s and Farringdon (Elizabeth line from 2022) – all within a ten minute walk.

connectivity

traveltimes

There are a number of stations within a short walk providing easy connections across the city and further afield. For those on bike the nearby Cycle Superhighway 6 directly links Elephant & Castle through to King's Cross, passing the key transport hubs of Blackfriars and Farringdon on its way.

Walk times (from the building)

Travel times from tfl.gov.uk

City Thameslink



St Paul's



Blackfriars



Farringdon



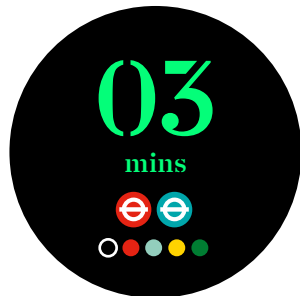
Chancery Lane



Cycle times (from the building)

Travel times from tfl.gov.uk

Bank



Moorgate



Temple



King's Cross /
St Pancras



Covent Garden



connectivity

elizabeth line

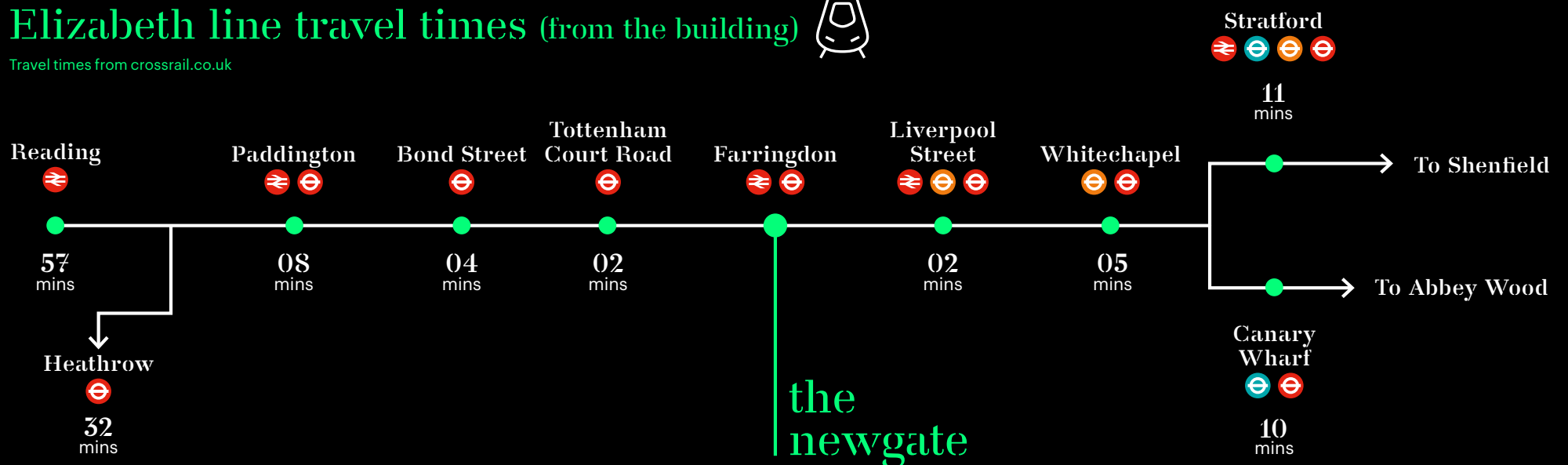
With its arrival expected in H1 2022 the Elizabeth line at Farringdon will shorten travel times from the east to the west of London and beyond – with a high frequency schedule and high capacity trains.



Image left: Elizabeth Line Cowcross Street ticket hall CGI /
Image Right: Elizabeth Line Long Lane entrance CGI

Elizabeth line travel times (from the building)

Travel times from crossrail.co.uk



the space

new attitudes

The flexible, bright and open floorplates enable occupiers to create workspaces that work for them. The building's design has integrated best-in-class provision for a COVID secure environment – giving employers, employees and visitors peace of mind.

the space

schedule of areas

Floor	Use	NIA sq ft	NIA sq m	Terraces approx. sq ft
Seventh	Office/Pavilion	1,264	117	3,500
Sixth	Office	7,505	697	2,150
Fifth	Office	10,343	961	590
Fourth	Office	11,571	1,075	
Third	Office	11,673	1,084	
Second	Office	11,653	1,083	
First	Office	10,616	986	
Ground	Office	6,374	592	
	Reception	2,636	245	
Lower Ground		1,160	108	
Total NIA		74,795	6,949	6,240



Newgate Street

*subject to final measurement upon completion of development.

the space | typical floor CGI



the space | typical floor CGI



the space | level seven terrace CGI



the space

lowerground

Tenant store / gym 1,160 sq ft / 108 sq m



 Bicycle store

 Tenant store / gym

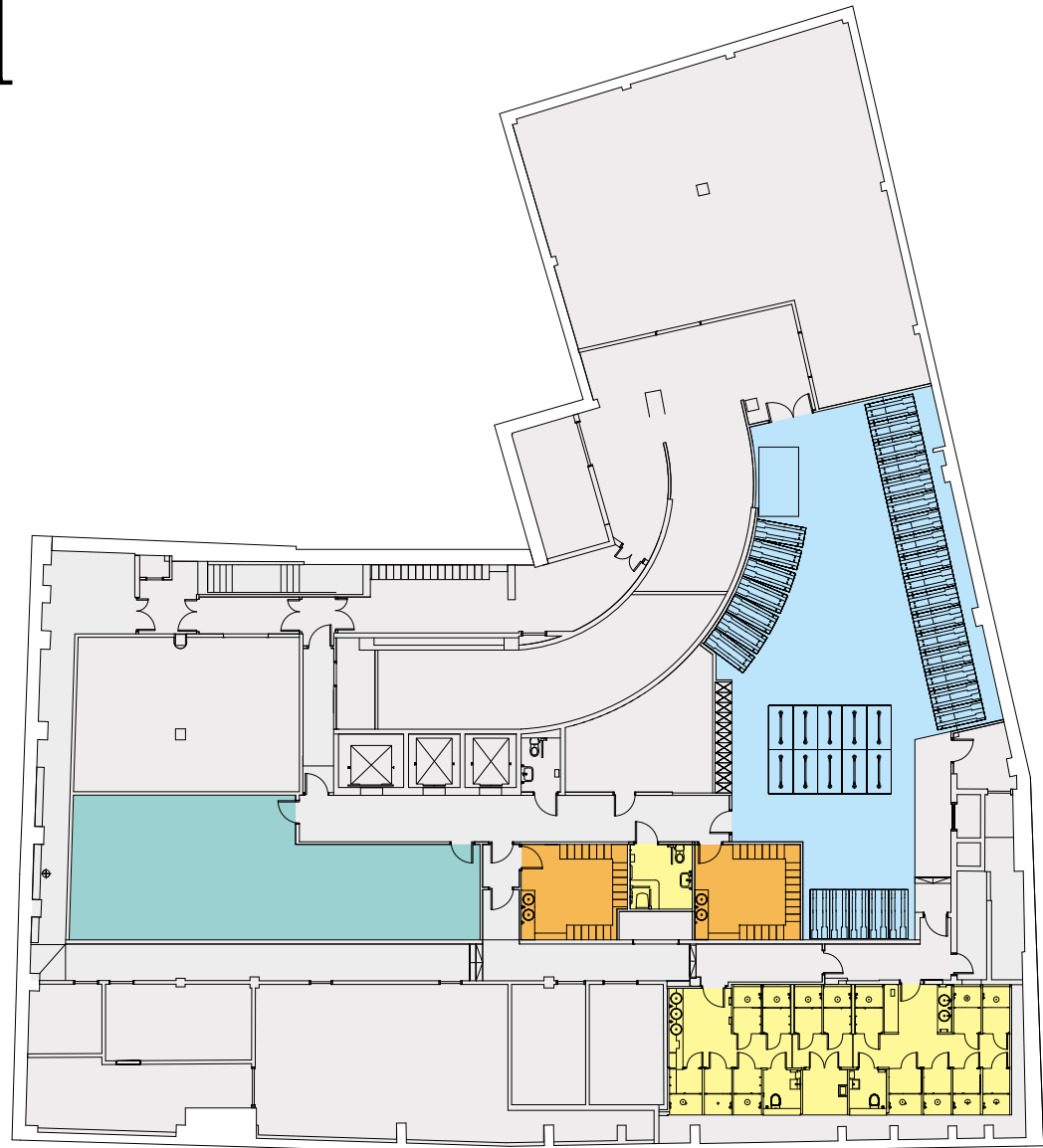
 Changing rooms

 Commuter facilities

 Core

Not to scale.
For indicative purposes only.

Warwick Lane



Newgate Street

the space

groundfloor

Office 6,374 sq ft / 592 sq m

Reception 2,636 sq ft / 245 sq m



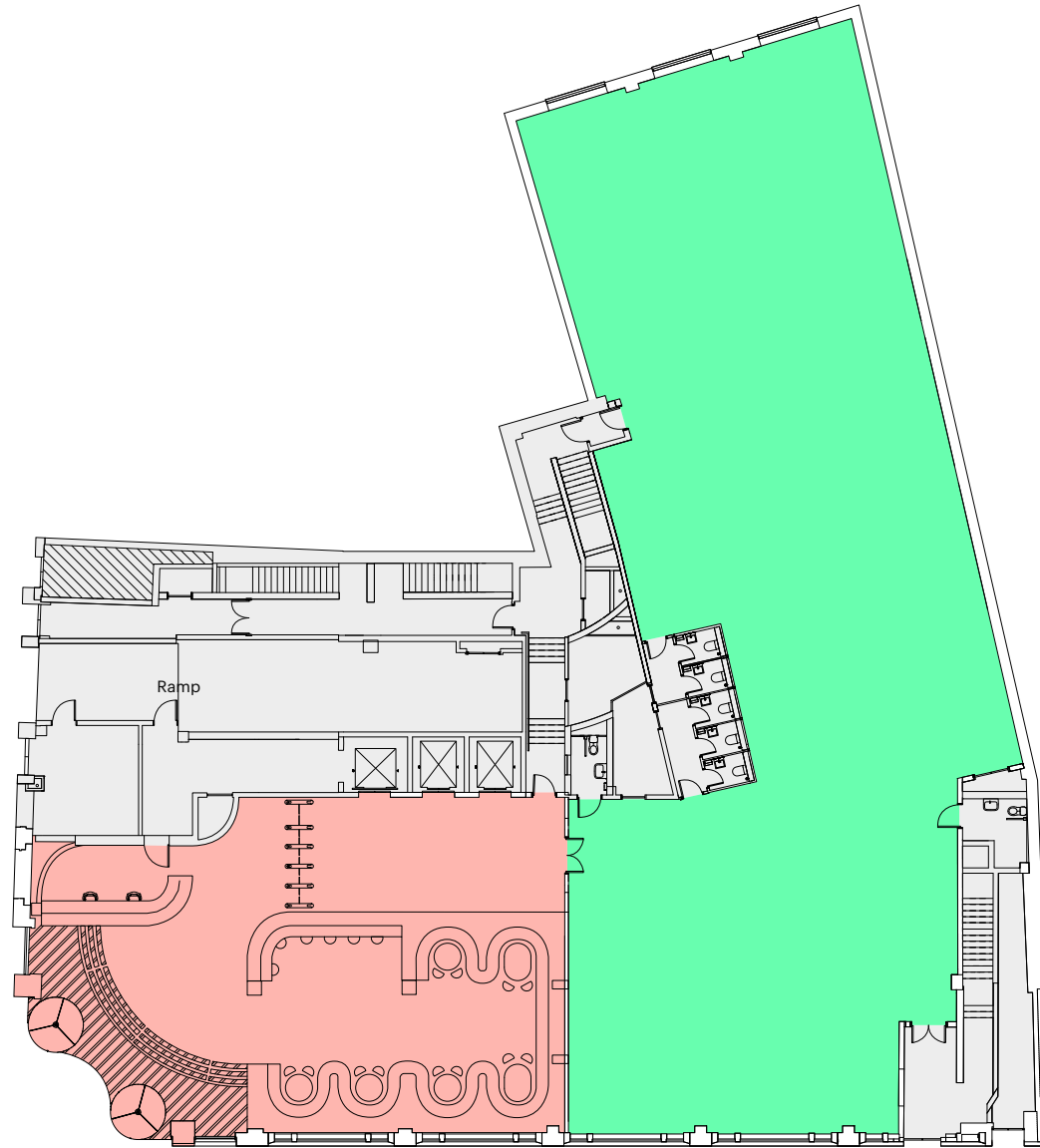
Office

Reception

Core

Not to scale.
For indicative purposes only.

Warwick Lane



Newgate Street

the space

firstfloor

Office 10,616 sq ft / 986 sq m

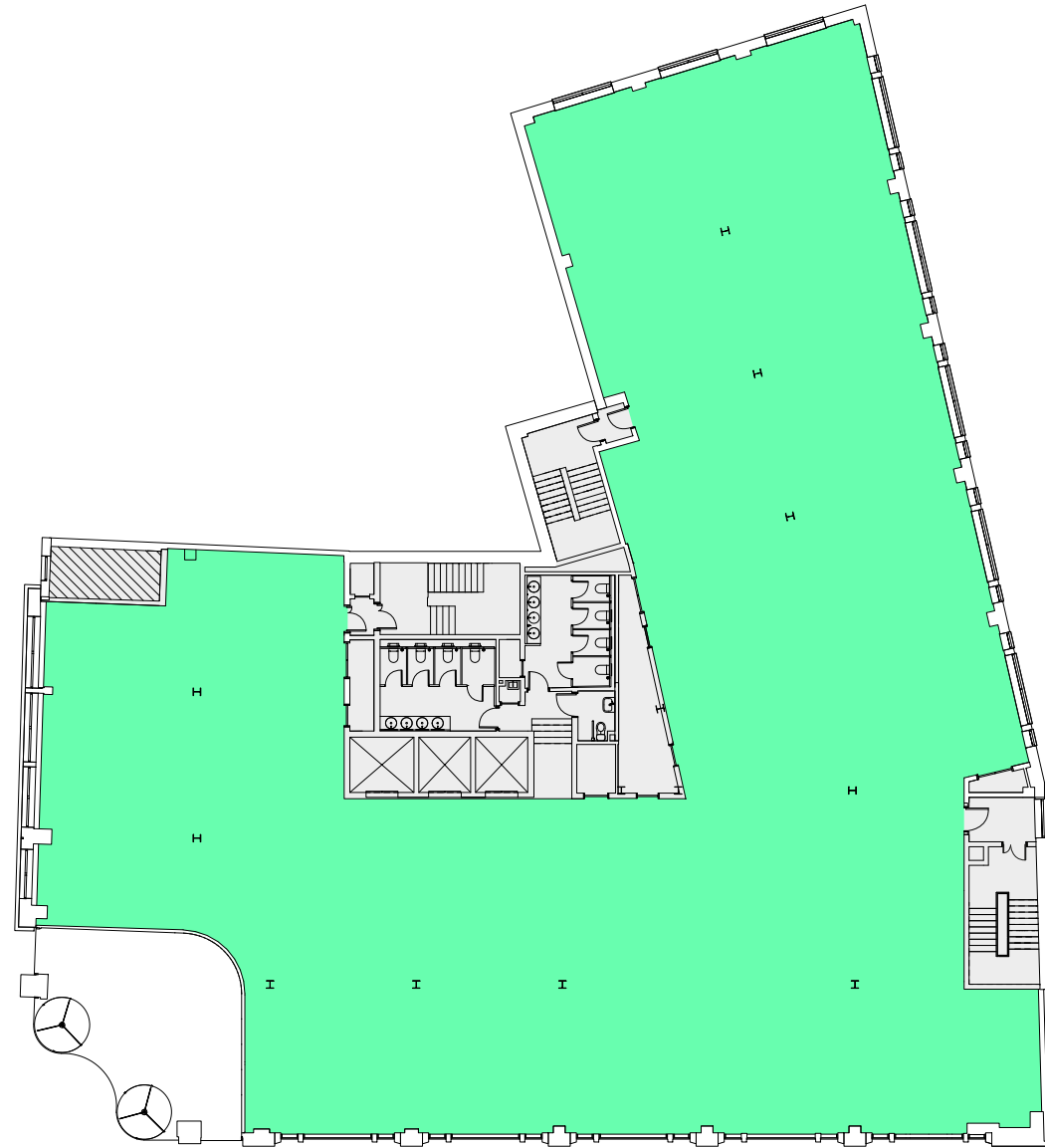


Office

Core

Not to scale.
For indicative purposes only.

Warwick Lane



Newgate Street

the space

second floor

Office 11,653 sq ft / 1,083 sq m

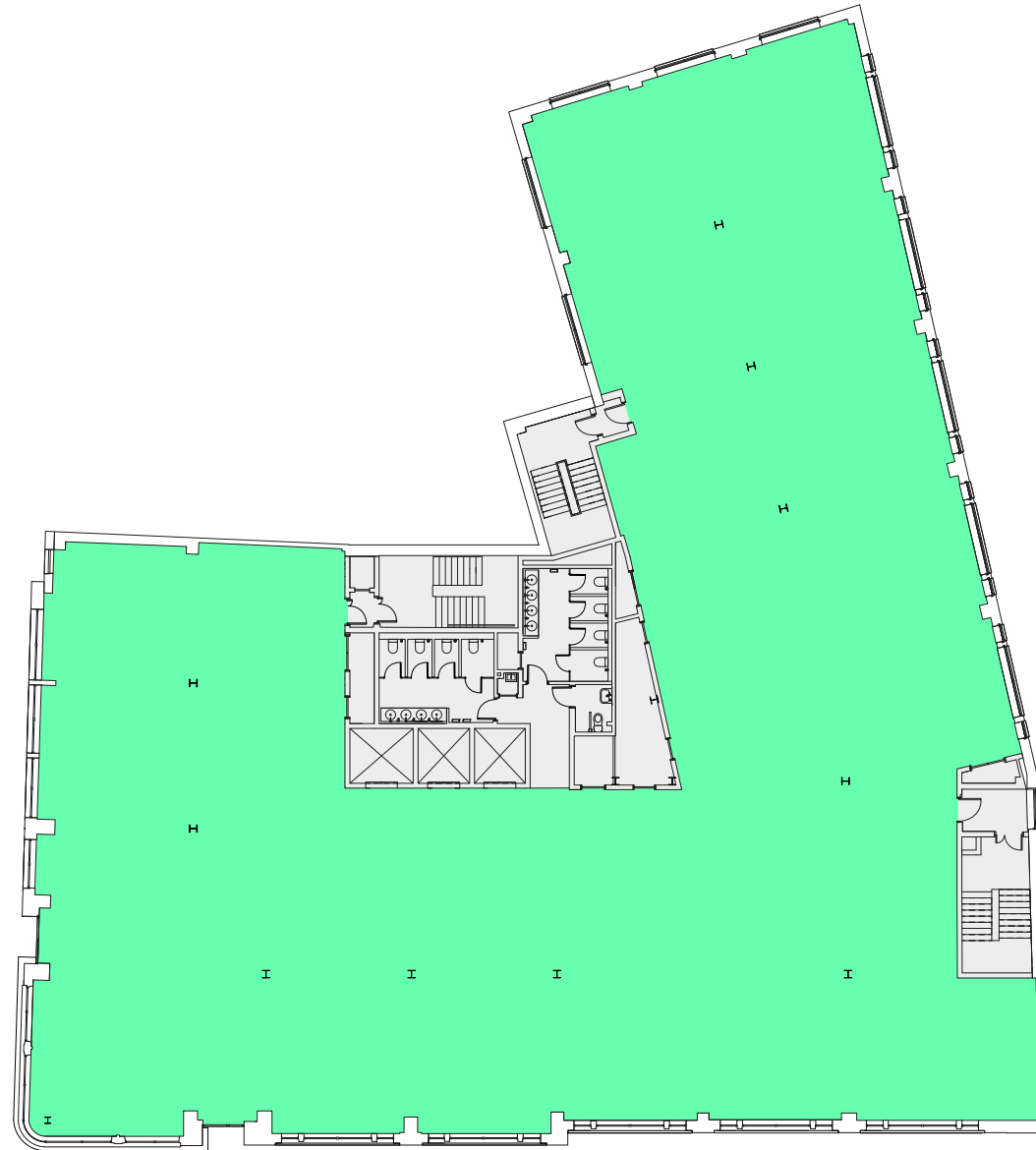


Office

Core

Not to scale.
For indicative purposes only.

Warwick Lane



Newgate Street

the space

third floor

Office 11,673 sq ft / 1,084 sq m



Office

Core

Not to scale.
For indicative purposes only.

Warwick Lane



Newgate Street

the space

fourth floor

Office 11,571 sq ft / 1,075 sq m



Office

Core

Not to scale.
For indicative purposes only.

Warwick Lane



Newgate Street

the space

fifth floor

Office 10,343 sq ft / 961 sq m

Terrace 590 sq ft / 55 sq m



Office

Terrace

Core

Not to scale.
For indicative purposes only.

Warwick Lane



Newgate Street

the space

sixth floor

Office 7,505 sq ft / 697 sq m

Terrace 2,150 sq ft / 200 sq m



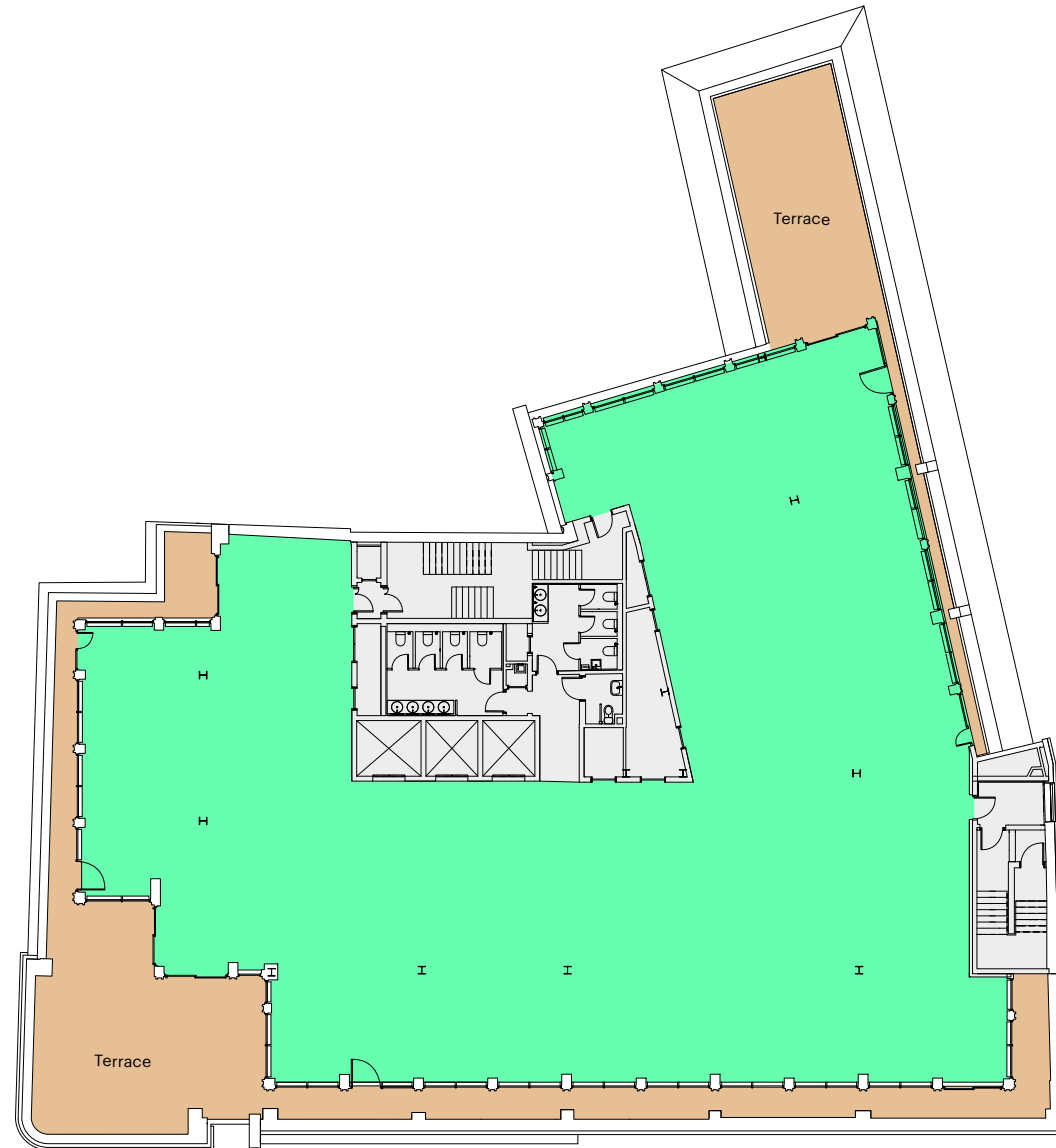
Office

Terrace

Core

Not to scale.
For indicative purposes only.

Warwick Lane



Newgate Street

the space

seventh floor

Office 1,264 sq ft / 117 sq m

Terrace 3,500 sq ft / 325 sq m



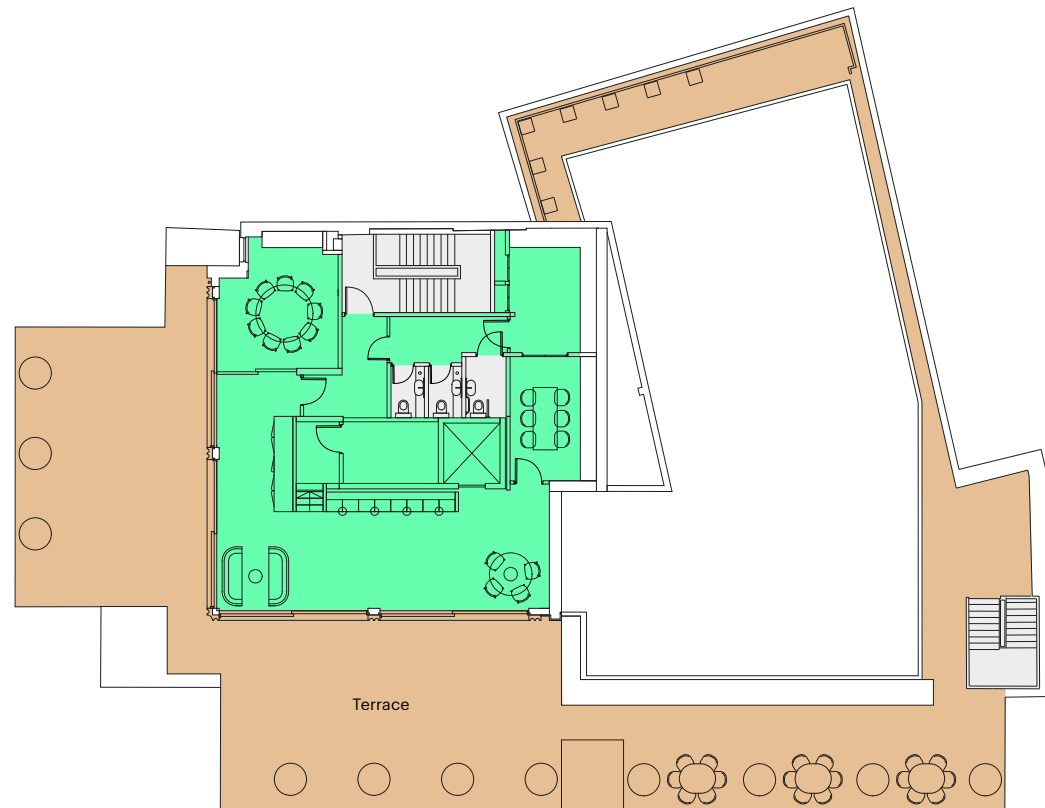
Office

Terrace

Core

Not to scale.
For indicative purposes only.

Warwick Lane



Newgate Street

the space

third floor open plan

Office 11,673 sq ft / 1,084 sq m

Area	No. of seats
Open plan desks / docking stations	104
Shared offices & focus rooms	16
Open collaboration & drop in desks	70
Internal meeting & call rooms	6
Social areas	28
Total workspace seats	224
Tea point	1
Occupancy ratio	1:10 sq m

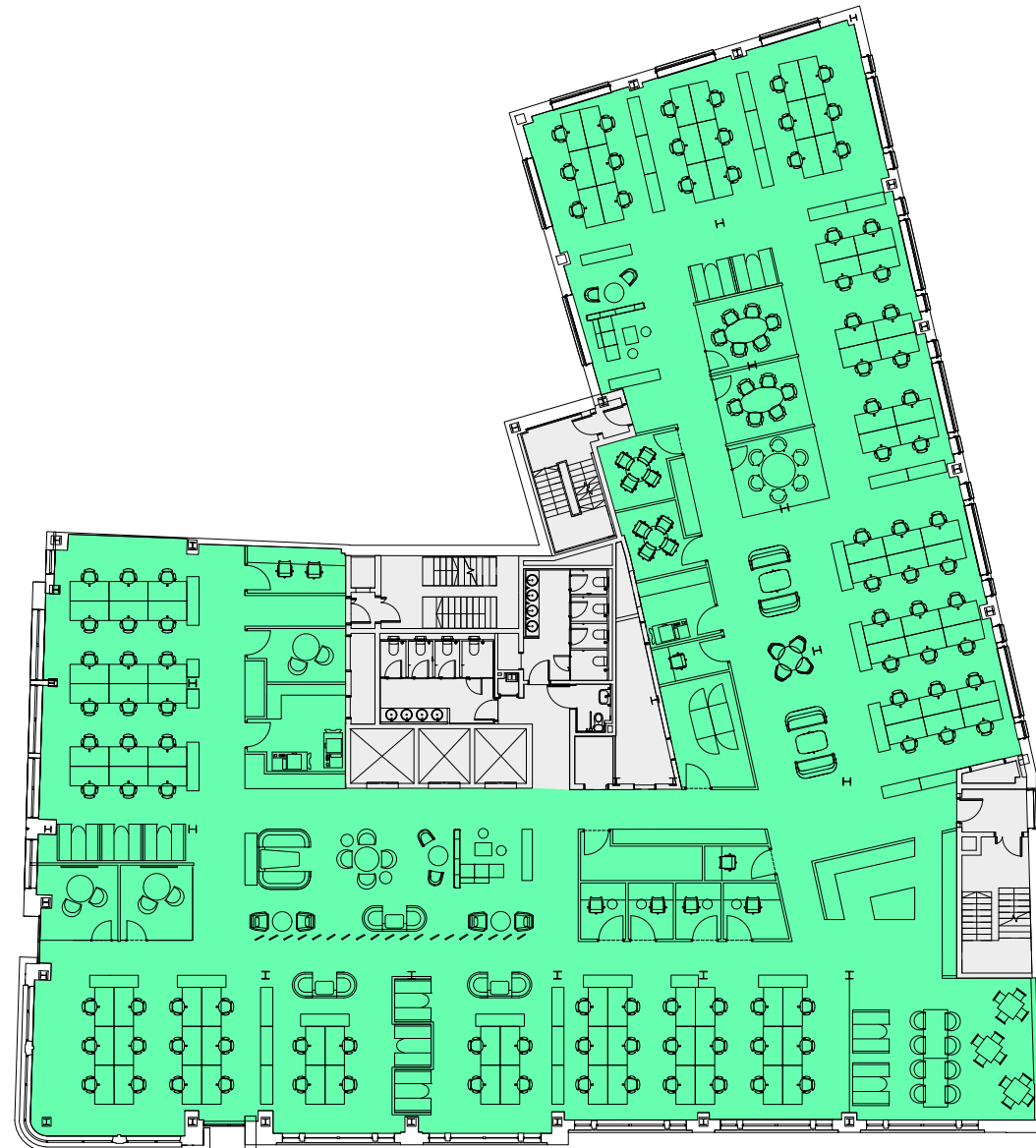


Office

Core

Not to scale.
For indicative purposes only.

Warwick Lane



Newgate Street

the space

third floor cellular

Office 11,673 sq ft / 1,084 sq m

Area	No. of seats
Open plan desks	72
16 Double offices	32
Open collaboration & shared work	21
Internal meeting & quiet rooms	16
Social areas	12
Total workspace seats	153
Occupancy ratio	1:10 sq m



Office

Core

Not to scale.
For indicative purposes only.

Warwick Lane



Newgate Street

the space

third floor agile

Office 11,673 sq ft / 1,084 sq m

Area	No. of seats
Open plan desks / docking stations	58
Shared offices & focus rooms	11
Open collaboration & drop in desks	43
Internal meeting & call rooms	12
Social areas	41
Total workspace seats	165
<hr/>	
2 x 14 person meeting room	28
1 x 12 person meeting room	12
1 x 10 person informal meeting room	10
Total client space seats	50
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Occupancy ratio	1:10 sq m

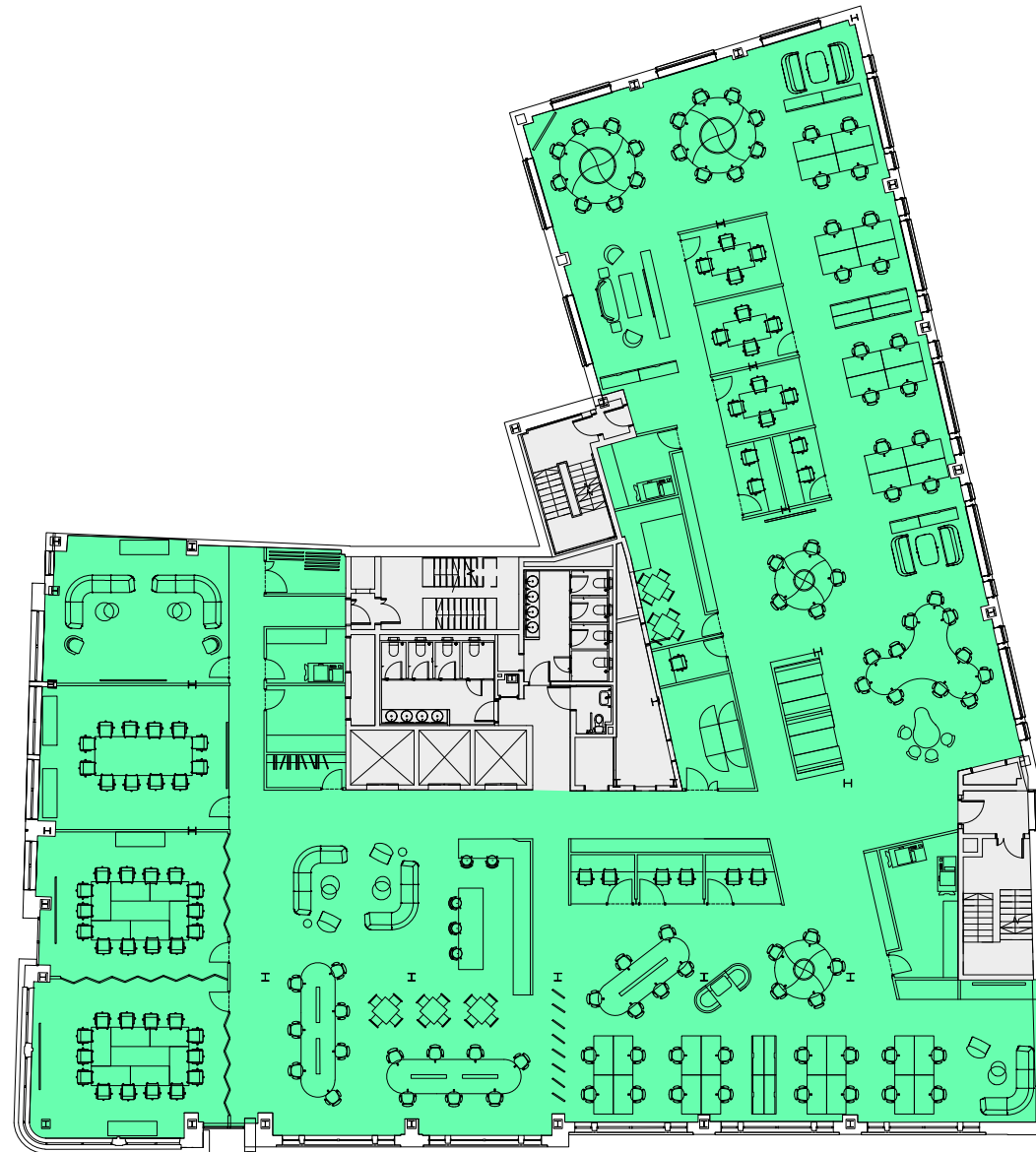


Office

Core

Not to scale.
For indicative purposes only.

Warwick Lane



Newgate Street

technical specification

OVERVIEW

7 Newgate Street presents an exceptional office building for London.

Situated on the corner of Warwick Lane & Newgate Street. The site is bordered by 'The Old Bailey' to the west and 'The Cutlers Hall' to the south.

The development comprises a comprehensive refurbishment with an additional glass pavilion on level 7 with roof terraces.

The building is fully accessible throughout via passenger lifts and generous staircase design

Planters and green walls have been designed across the roof-scape to improve biodiversity and to positively contribute to the occupants well-being.

The large double-height reception and generous floor to ceiling heights in the upper office floors provides best-in-class workspace.

Targeting BREEAM Excellent.

OCCUPATIONAL FLOORS

Office density: 1 person per 10 sq m

WC provision: 1 person per 8 sq m

Lift 01 - 800kg 10 person @1.6m/s

Lift 02 - 800kg 10 person @1.6m/s

Lift 03 - 1150kg 15 person @1.6m/s

A Variable Refrigerant Flow (VRF) system provides the comfort cooling to the office areas.

F-C HEIGHTS

Office Uppers:

Floor to Floor: 3.08m

Floor to Ceiling: 2.60m

Ground Floor Office:

Floor to Ceiling: 2.50m

Reception:

Floor to Ceiling: 5.70m

Reception Seating Area:

Floor to Ceiling: 2.50–2.80m

Reception Waiting Area:

Floor to Ceiling: 2.50m

RAISED FLOORS

New raised access floors and suspended ceilings is provided with linear light fittings and perimeter, plastered-in spotlights to provide a clean, attractive office space.

Raised Access Floor Depth (including floor build-up): 110mm–140mm.

AIR CONDITIONING

Cooled air is delivered to the space via ceiling mounted fan coil units and swirl diffusers concealed above a perforated ceiling tile arrangement. Perimeter areas are provided with a continuous slot diffuser arrangement.

Fresh air is provided to the occupied areas from a new air handling unit (AHU) mounted on the roof.

The fresh air is supplied via a vertical riser with branches off to serve each demise. The outdoor air is tempered to 12 degrees Celsius and further treated by the ceiling concealed fan coil units as required.

Vitiated air is removed from each demise via a ceiling concealed bell mouth arrangement utilising the ceiling void as a return air plenum.

LIFTS

There are 3 no. lifts in total, consisting of one central core with 3 no. passenger lifts.

Passenger Lift 03 is a dual-purpose goods and passenger lift at ground floor. The lift shall be provided with dual entrance to facilitate access into the loading bay.

STRUCTURE

The current structure is a seven-storey purpose-built office building, including a single storey basement.

The building occupies the entire footprint of the site from Basement up to 5th floor level and then the façade steps back to form external roof terraces and mansards.

The existing building has a structural grid of approximately 3.2m x 7.8m with a single row of columns through the centre of the building.

The typical office structure is designed for imposed loads of 2.5 kN/m² plus 1.0 kN/m².

EXTERNAL FINISHES

Existing Building

The building frame is faced externally with Bath / Portland Stone with a selection of glazed façade configurations set within.

Extension

The extension combines slender masonry piers with a light weight metal and glass construction.

The primary piers sit directly above the 3m façade grid setup by the host building at level 5.

Deep reveals to the piers allow the glazing to be recessed from the façade line giving the building the appearance depth and visual weight.

Level 4–5

The level 5 façade on Warwick Lane is a facsimile of the existing level 4 façade. It's a shear extension of the existing Portland stone façade below and reads as part of the original building massing.

The window frames and glazing will also replicate the existing at level 4.

Level 6–7

The stepped façades at level 6 and level 7 are read as single storey glazed façades with deep framing in anodised aluminium.

The stepped façades provide generous external terraces, the balustrade are designed to support planting grown from in-built planters forming part of the parapet detail.

WC PROVISION

Male/Female and accessible WCs are provided on every floor.

High-quality, durable materials such as porcelain tiling and timber effect, high-pressure laminate will ensure a long lasting design that can withstand increased maintenance regimes and protect against accidental damage and scratching.

INTERNAL AREAS

Reception

The reception area is accessed from the corner of Newgate Street and Warwick Lane.

It consists of a double height reception space, seating area, and main lift lobby.

At first floor level, the increased double-height, curved opening that wraps into the entrance hall provides a softer, and much improved sense of height on arrival, and continues the idea of the outside being brought in.

The Core spaces are finished in a pared-back manner to match the staircase finishes. Walls and ceilings are redecorated/ painted to compliment new carpet/vinyl floor finish.

CYCLING FACILITIES

The showers, bike store and changing rooms are contained in the lower ground floor. Accessed via an entrance on Warwick Lane – a dedicated ramp allows bicycles

to be taken up and down the from the lower ground floor to street level.

The quantity of cycle spaces is 168, but the storage provision has been upgraded to:

– 27 vertical cycle racks (27 spaces)

– 15 wishbone cycle racks (30 spaces)

– 48 double stacker stands (96 spaces)

– 5 bike locker stands (15 spaces)

14 shower units with wash hand basins and changing benches are provided with 166 lockers provided in separate locker rooms split between male and female.

LIGHTING

The lighting system shall comprise of high efficiency LED luminaires, controlled via an intelligent DALI lighting control system comprising a network of ACUs, LCMs and presence detectors throughout the building.

contacts

new conversations



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A development by



Misrepresentations Act 1967 – Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. April 2022.

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