

**Work Ready**  
BY BRITISH LAND

LONDON, E1

# 3 NEW DRUM ST.

Move to a new beat with 19,434 sq ft of outstanding workspace in Aldgate







## A new creative address at the gateway of The City & Shoreditch

3 New Drum St. is an exciting new development in a prime location between the City of London and the East End. The scheme, designed by Allies & Morrison, will deliver new retail, restaurant and leisure space alongside 19,434 sq ft of BREEAM 'Excellent' office space, drumming up excitement in Summer 2024.

The design includes a comprehensive upgrade to the public realm with increased biodiversity and a focus on health and wellbeing. Located on the doorstep of the City of London and a stone's throw away from Spitalfields and Shoreditch, the vibrant local area offers a fantastic mix of restaurants, bars, and retail.



# 19,434 sq ft of light filled office space.

3 New Drum St. offers 19,434 sq ft of excellent office space set over six floors in prominently positioned Aldgate East. The building offers six floors of work ready space with natural light flooded throughout, making every floor feel airy and spacious.

Floor	Sq ft
6th floor	3,212
5th floor	3,238
4th floor	3,270
3rd floor	3,238
2nd floor	3,238
1st floor	3,238
<b>Total</b>	<b>19,434</b>





# Indicative spaceplan.

36 x desks  
36 x personal lockers  
4 x focus points  
3 x meeting rooms

- Office
- Core
- Meeting rooms
- Kitchen/tea points



Plans not to scale. Indicative only.



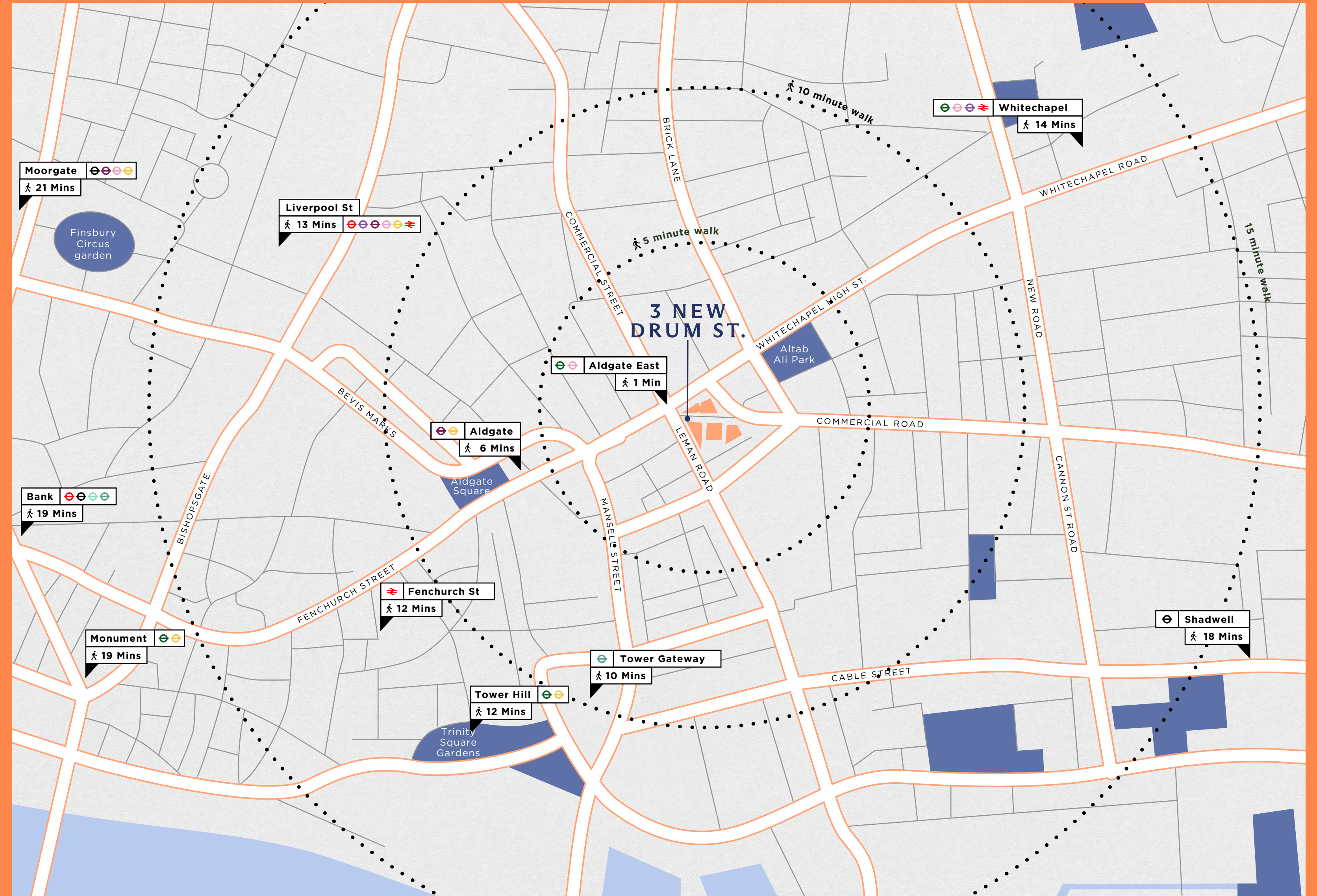
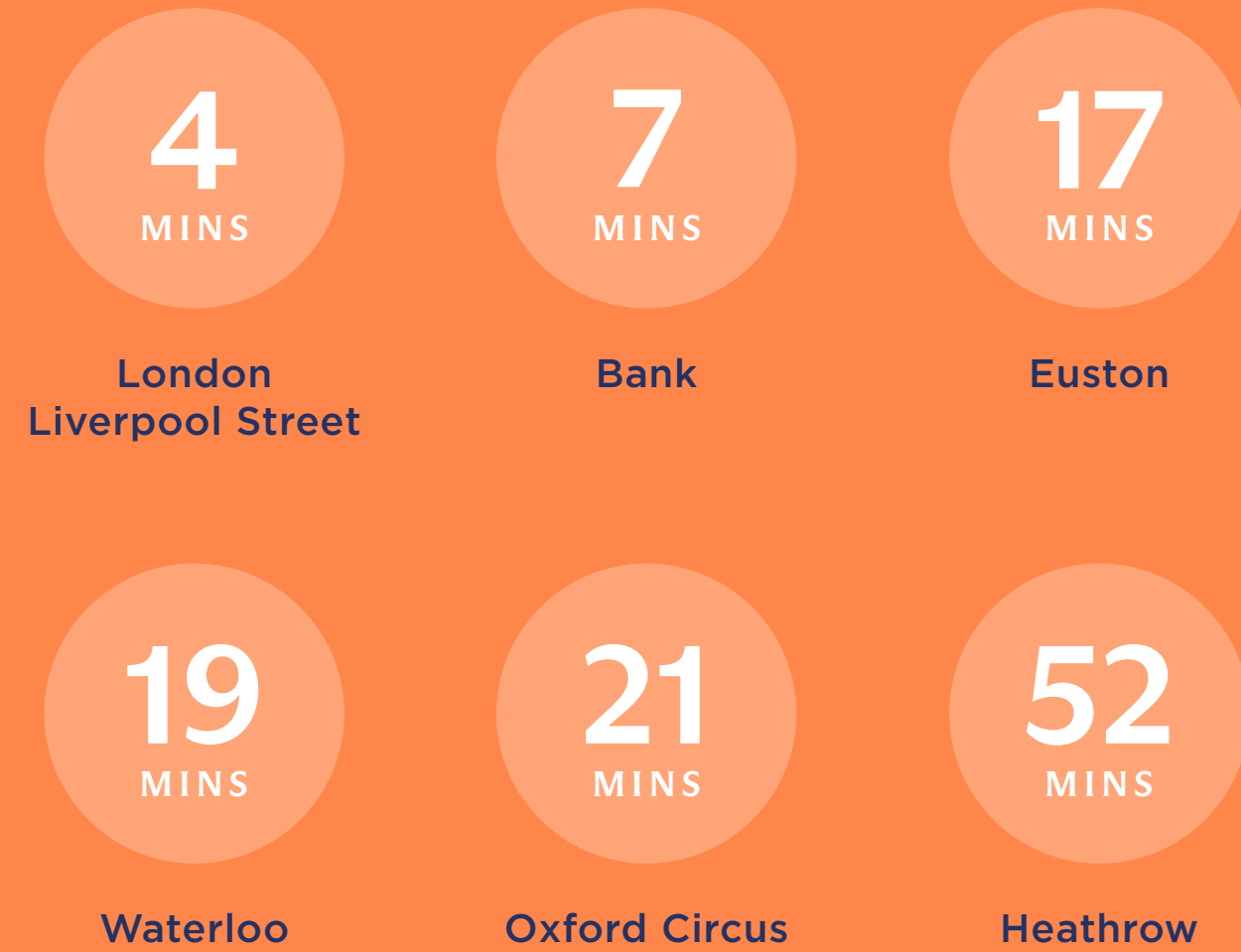




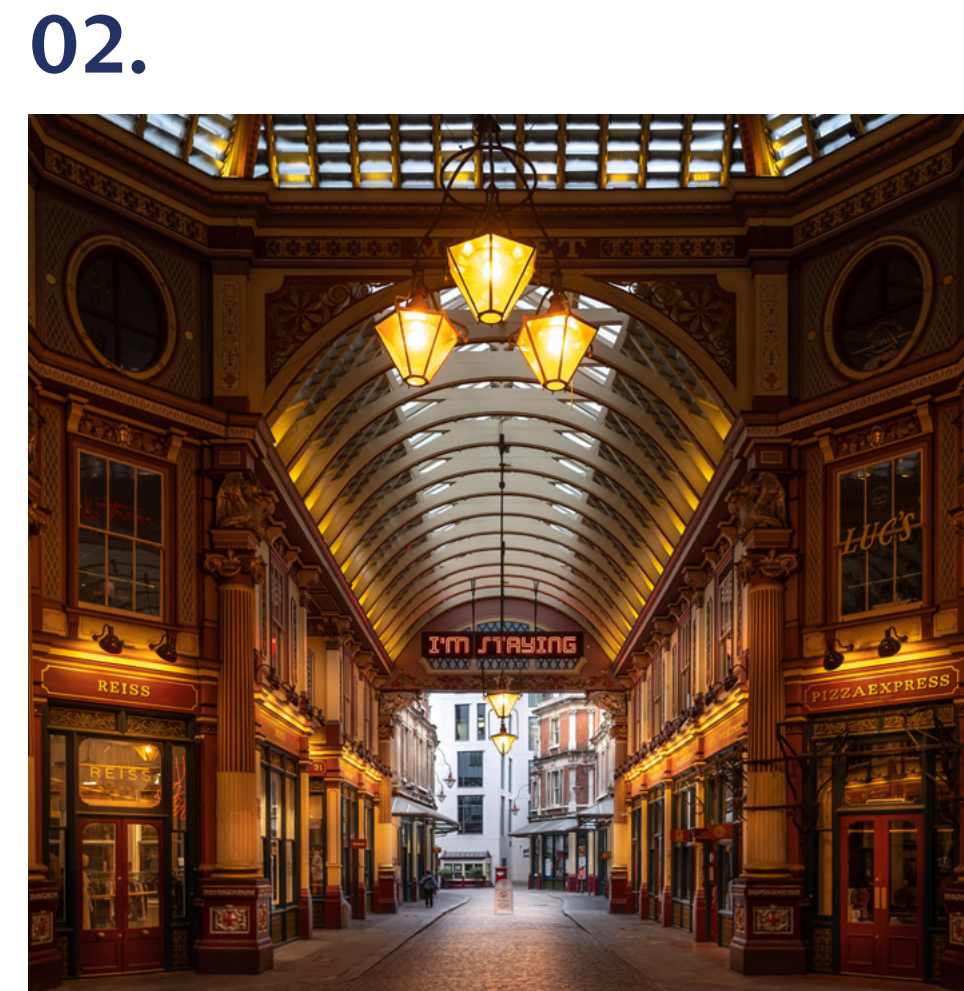
# Unbeatable connections.

Ideally located, just a one minute walk away from Aldgate East Underground Station, 3 New Drum St has excellent access to public transport links. There are 7 different tube lines (including the Elizabeth line) within walking distance, providing excellent connectivity around the City.

Travel times from Aldgate East Underground:







# Discover new surroundings.

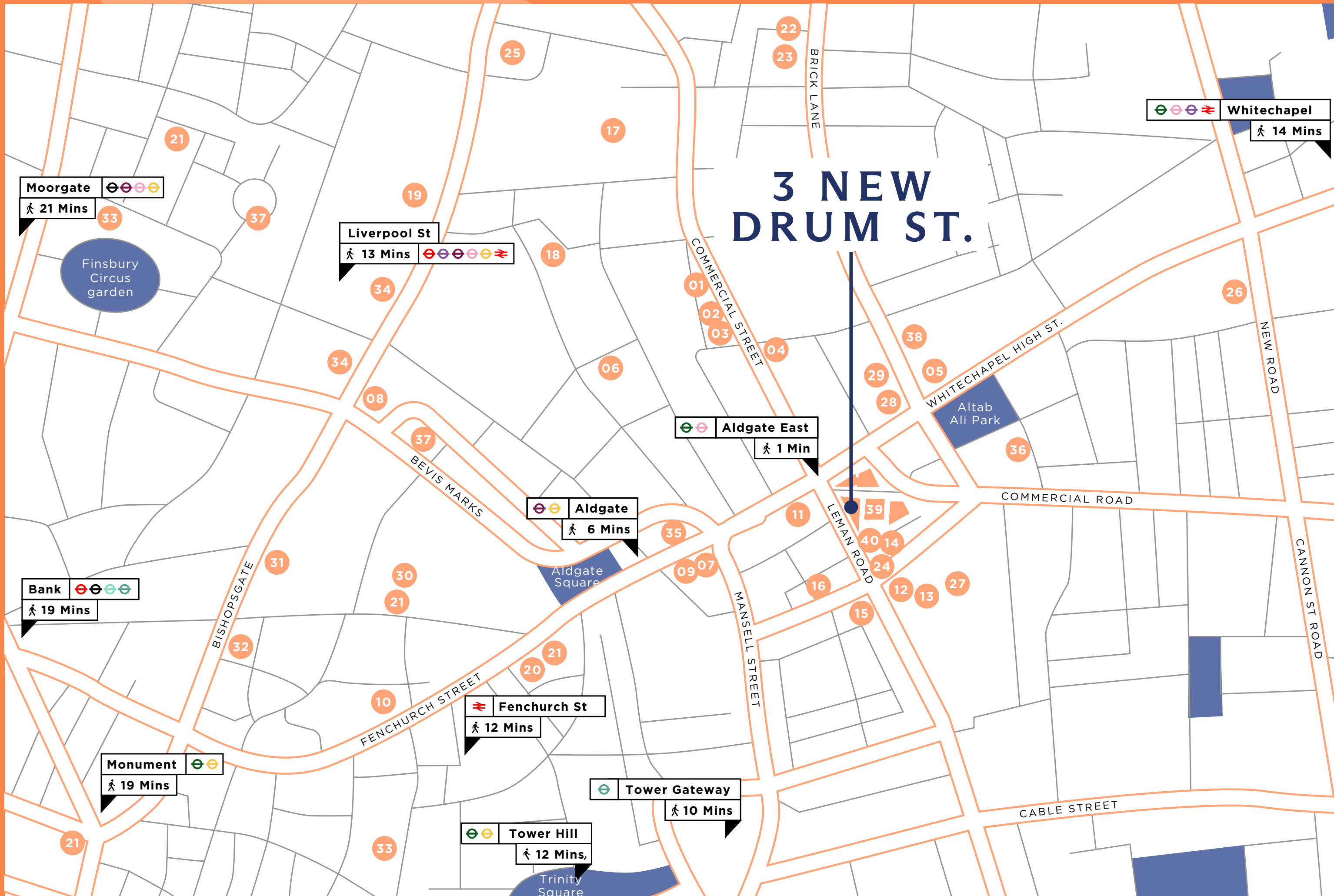
Bordering some of the capital's most dynamic neighbourhoods, the area features a wide range of bars and culinary options from Michelin starred restaurants to the local curry houses of Brick Lane.

The nearby retail options are endless, with Spitalfields Market for fashion and lifestyle shopping just around the corner and a multitude of convenience stores and coffee shops right on your doorstep.

- 01. Spitalfields Market
- 02. Leadenhall Market
- 03. The Truman
- 04. Petticoat Lane Market
- 05. MoreYoga
- 06. Black Sheep Coffee
- 07. Curzon Cinema
- 08. Leman Street Tavern
- 09. Hoop & Grapes







# Feel the rhythm of the City from a new angle

## RETAIL & RESTAURANTS

1. Bubala
2. TRADE
3. Somsaa
4. The Culpeper
5. Grounded
6. Nora Cafe
7. The Hoop & Grapes
8. Duck & Waffle
9. Satyrio
10. 14 Hills
11. Black Sheep
12. Pizza Union
13. The Running Horse
14. Lemn Bar
15. Black Horse
16. White Swan
17. Spitalfields Market
18. Ottolenghi Spitalfields
19. Eataly
20. Old Spike
21. Farmer J
22. The Truman Brewery

23. Brick Lane Vintage Market
24. Bar + Block Steakhouse
25. Galvin La Chapelle
26. Mr White's English Chophouse
27. Curzon Cinema
28. Whitechapel Gallery
29. Stolen Space Gallery
30. Swingers Crazy Golf
31. Horizon 22
32. Leadenhall Market

## WELLNESS

33. Third Space
34. Fitness First
35. Aldgate Bouldering
36. MoreYoga
37. 1Rebel

## HOTELS

38. Hampton by Hilton
39. Clayton Hotel
40. Lemn Locke Hotel



# The fully fitted, furnished and connected offering from British Land.

Our experience means we know what businesses need — flexibility, speed and a trusted partner. We can take care of the fittings, furnishing and future-proofed connectivity so you can focus on your business and settle into your new home swiftly and smoothly.

## READY TO GO

Fitted, furnished & connected. Everything you need to start working is included.

## TERM

Short, mid or long-term leases that flex to suit you.

## Options to suit you

### FITTED

Fully furnished, sustainable workspaces plus the ability to use our 10GB fibre connection.

### FULLY MANAGED

Get all the services you need to run your workspace for one monthly price.

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# Options to suit you

	FITTED	FULLY MANAGED
 Fully furnished	•	•
 Flexible leasing options	•	•
 Access to building end of trip facilities	•	•
 Access to 10GB fibre connection	•	•
 Access to Storey Club at 100 Liverpool Street	•	•
 Fixed monthly cost		•
 Fully managed 10GB WiFi connectivity		•
 Utilities		•
 M&E maintenance		•
 Waste Removal & Recycling		•
 Cleaning incl WC consumables		•
 Health & Safety Support		•
 Workspace Support from Shared Property Manager		•





# An Exceptional Development.

New Drum Street has been re-imagined with the delivery of 15,338 sq ft of new public realm providing space to grab some fresh air and relax. The space includes extensive seasonal planting with a variety of species carefully selected to increase biodiversity and promote habitat creation.



**15,338 sq ft**  
of new green public space



**229%**  
biodiversity net gain



**B**

**EPC B**  
EPC rating



**BREEAM**  
Targeting "Excellent"



**Wiredscore**  
Gold



**10L pp**  
Fresh air per person  
per second



**142**  
Cycle spaces



**51**  
Lockers



**6**  
Showers



**1**  
Drying Room



**1:10 m<sup>2</sup>**  
Occupational density



**2.7-3m**  
Floor to  
ceiling height



**1.5m**  
Planning grid

**10.**



For more information,  
contact us:



**Hannah Poole**  
Senior leasing manager  
M +44 (0)7739 293 434  
hannah.poole@britishland.com



**Jonathan Beilin**  
M +44 (0)7976 392 016  
jb@Newtonperkins.com

**Nick Russell-Smith**  
M +44 (0)7918 588 107  
nrs@Newtonperkins.com



**Alice Logan**  
M +44 (0)7720 070 417  
alice.logan@allsop.co.uk

**James Neville**  
M +44 (0)7789 658 540  
james.neville@allsop.co.uk

**Amelia Bowder**  
M +44 (0)7917657757  
amelia.bowder@allsop.co.uk



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