

Work Ready
BY BRITISH LAND

LONDON, E1

3 NEW DRUM ST.

Move to a new beat with 19,352 sq ft of outstanding workspace in Aldgate





LONDON, E1

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 19,352 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.

19,352 sq ft of light filled office space.

3 New Drum St. offers 19,352 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 (NIA)
6th floor	3,193
5th floor	3,214
4th floor	3,235
3rd floor	3,255
2nd floor	3,239
1st floor	3,216
Total	19,352



Indicative spaceplan.

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

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



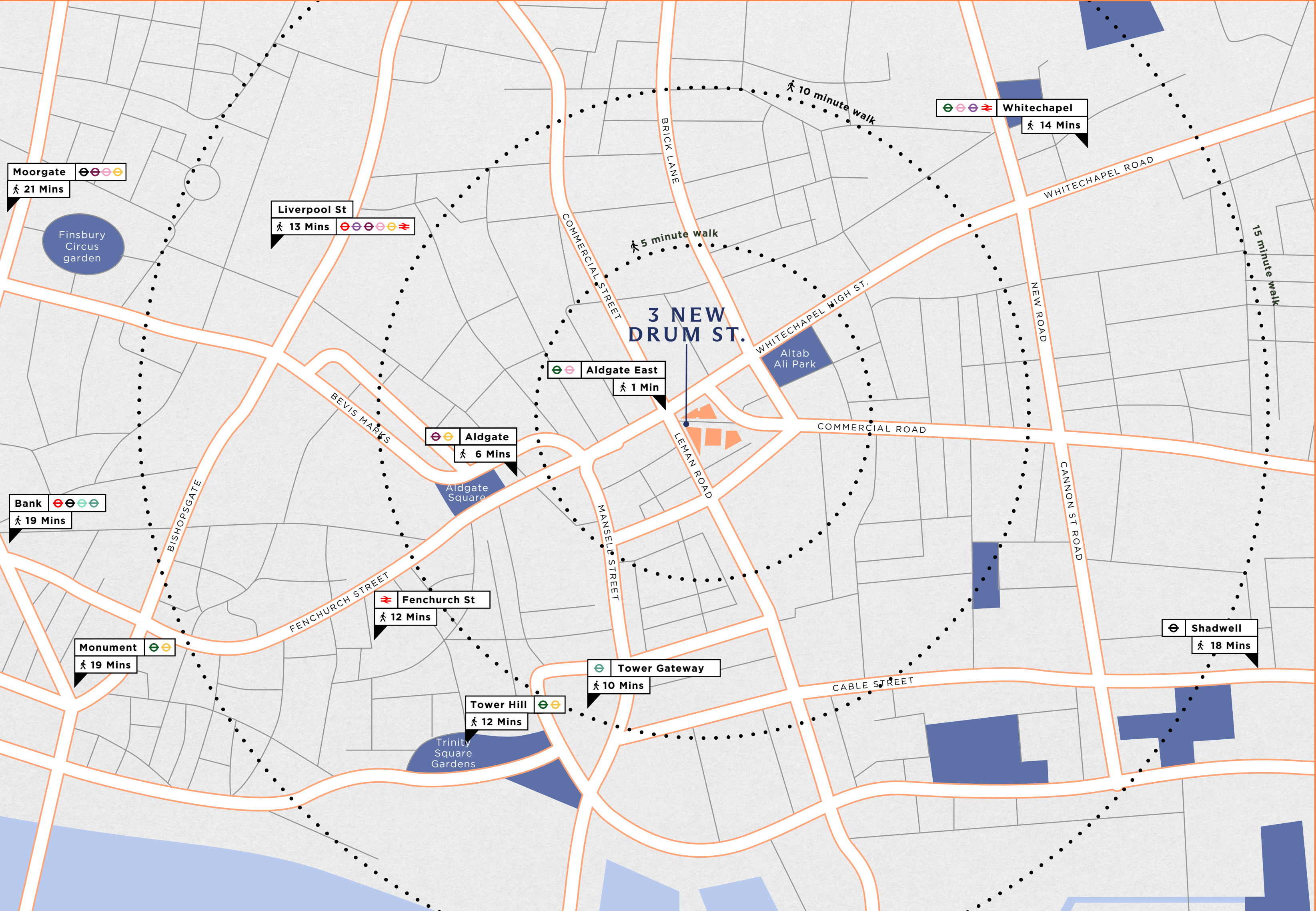
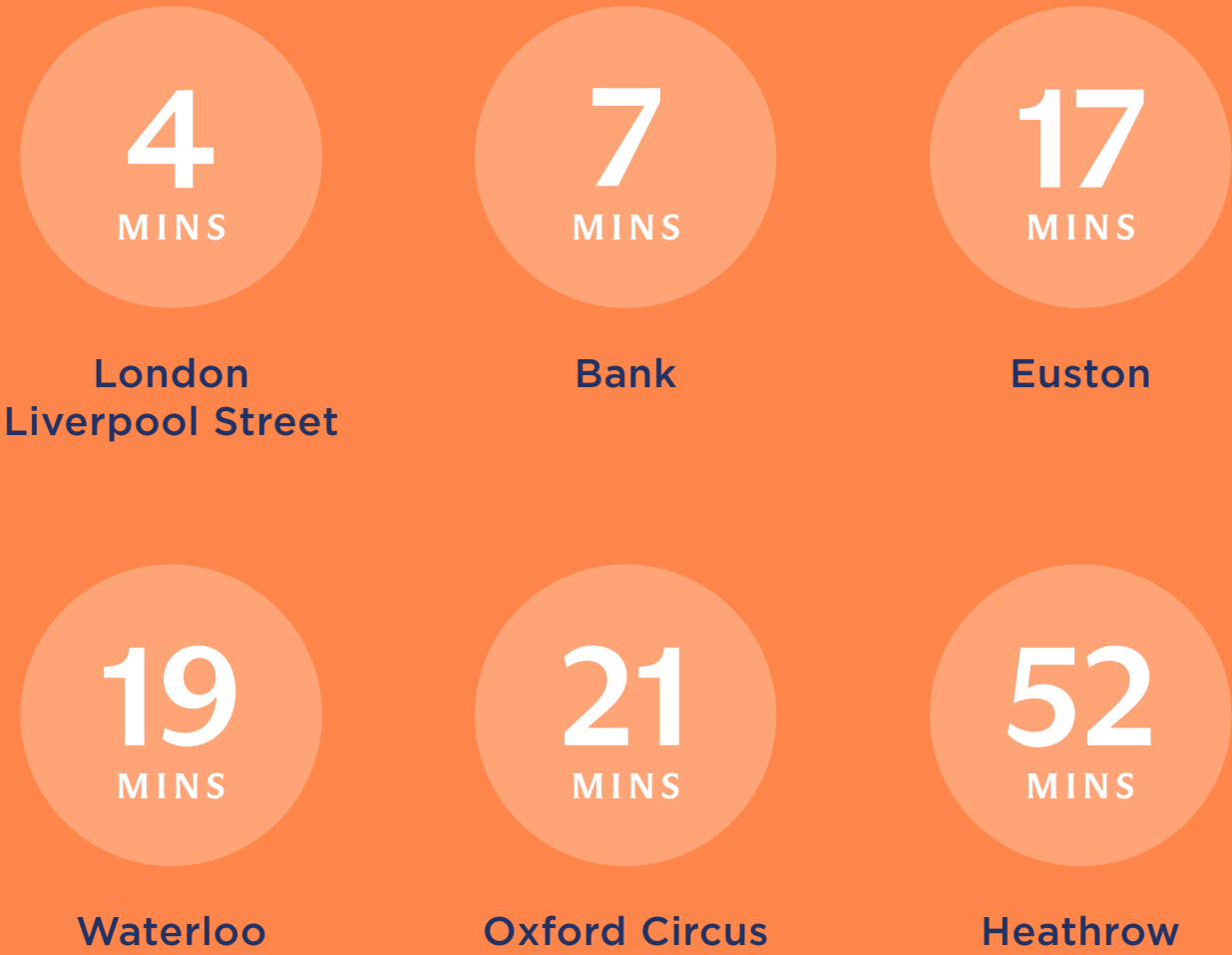
Plans not to scale. Indicative only.



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:





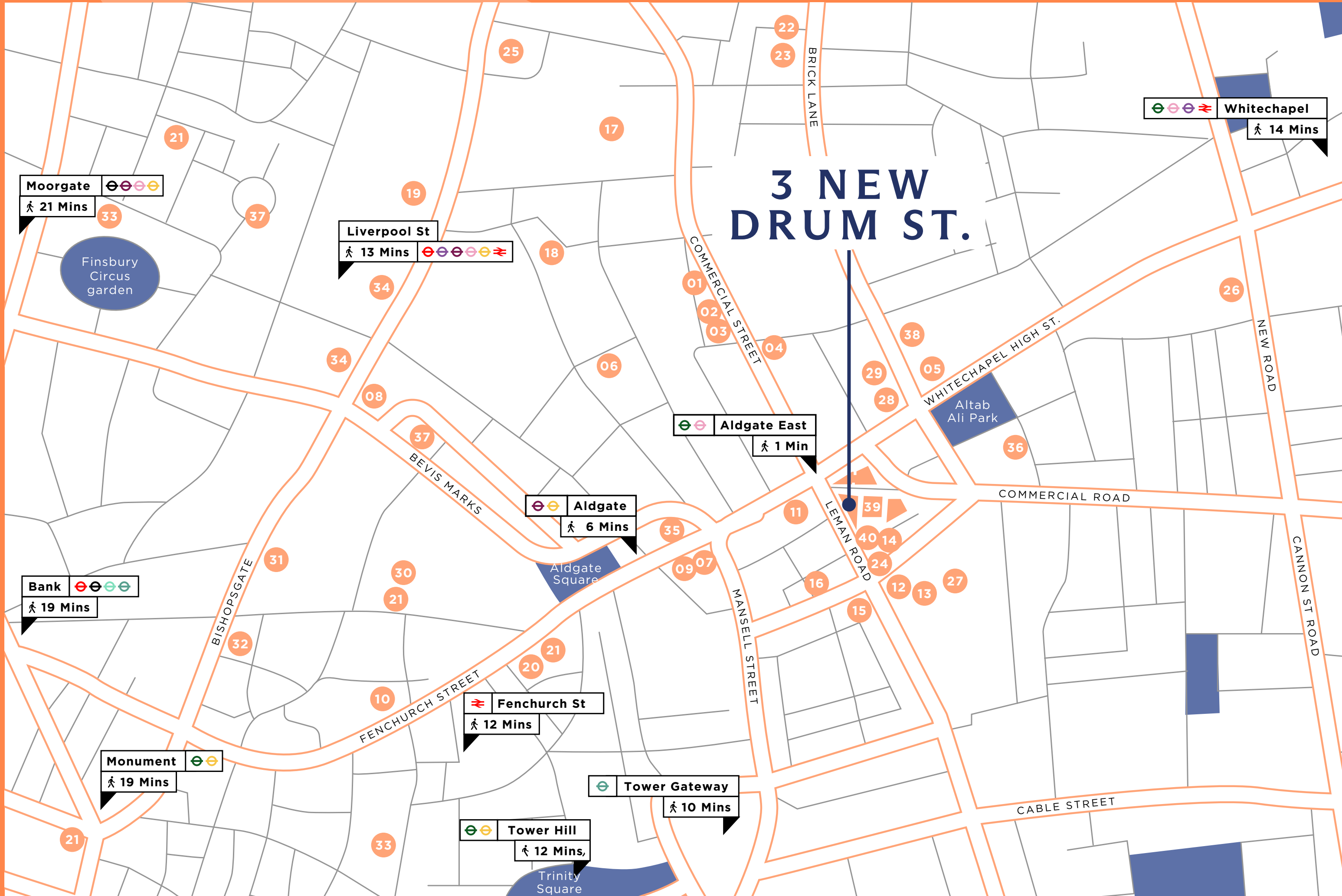
Discover new surroundings.

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. Leman 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. Leman 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 you 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.

Work Ready
BY BRITISH LAND

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 m²
Occupational density



2.7-3m
Floor to
ceiling height



1.5m
Planning grid

10.

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