



muro . london

30,000 sq ft of brand-new
Class A office space.

BOUTIQUE FLOORPLATES
RANGING FROM
2,900-4,900 SQ FT



Start your next chapter here

Muro offers more than 30,000 sq ft of light-filled Class A office space.

Three minutes from Fenchurch Street and Aldgate Stations and spread across 12 floors in a dynamic location, this people-centric workspace is the perfect home for businesses to put down roots, nurture new ideas and grow.

Bright and beautiful

Extending to more than 2,600 sq ft, the spacious reception area welcomes you with a real sense of arrival.

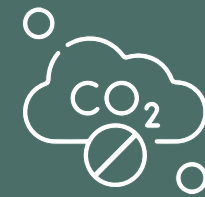
Beyond the concierge desk for your day-to-day needs, the ground-floor café opens onto an outdoor piazza.



A workplace for wellbeing



Smart / tech enabled building



Target operational net zero carbon



2,600 sq ft of bright ground floor reception space

BREEAM®

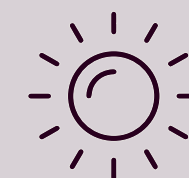
Excellent



Ground floor café and piazza



100% renewable energy



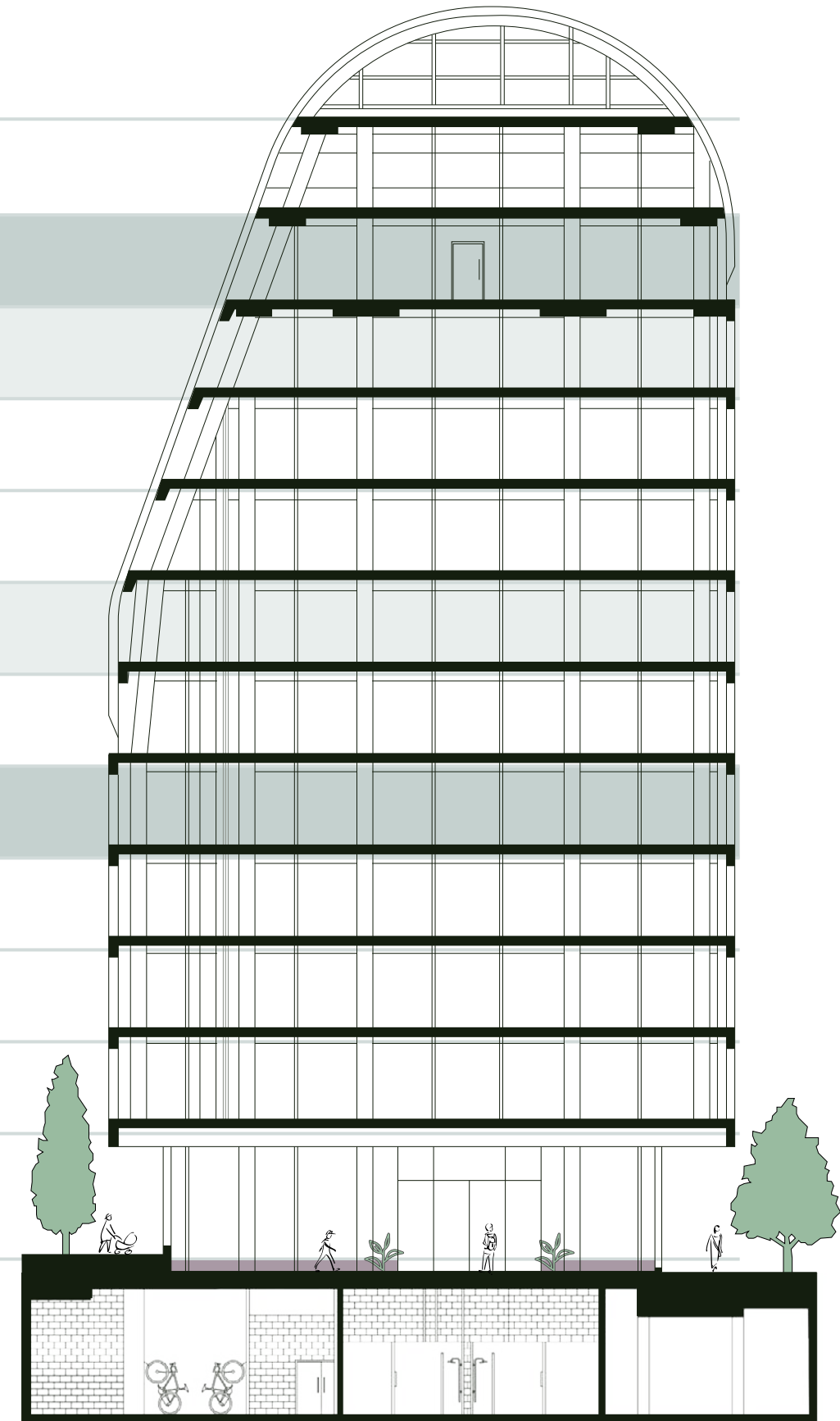
Private terrace on 10th floor



Cat A, fully fitted and turnkey options available

Floor areas

Level		Office NIA sq ft
11		2,954
10 - with private terrace	UNDER OFFER	3,236
09	LET	4,090
08		4,352
07		4,646
06	LET	4,773
05		4,779
04	UNDER OFFER	4,900
03		4,900
02		4,900
01		3,941
G - Reception / Café		2,615
Total available		30,472
LG - Original Roman Wall & End of Trip		



Muro offers complete flexibility for the way you configure your floorplates, giving you total control over the layouts on each floor.

And it's easy to adapt them as you grow and change, in line with your evolving needs.

A creative community

Boutique and with a solid sense of place, Muro offers a warm and inviting environment.

The on-site café opens onto a pedestrianised piazza and a private tenth-floor terrace provides plenty of opportunities to collaborate with colleagues.

Designed to spark
chance encounters
and new ideas.

Our ambition was to bring an interconnectedness to the spaces, where a critical mass of talent interacts through chance encounters and the architecture provides a platform to support their distinct needs.

Nathaniel Lee
Architect, Apt



Let there be light

Muro's open-plan, interconnected spaces encourage connection and collaboration, while floor-to-ceiling windows flood the workspace with natural light, boosting productivity and enhancing wellbeing.



Natural light study

Muro boasts first-class levels of natural light penetration on all floorplates. 100% of the space is rated either primary or secondary on the KKS natural light index, which exceeds the 90% most buildings aspire to achieve.

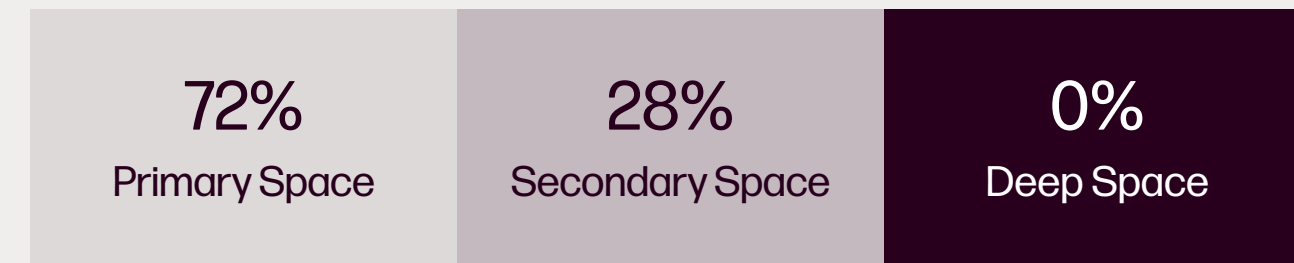
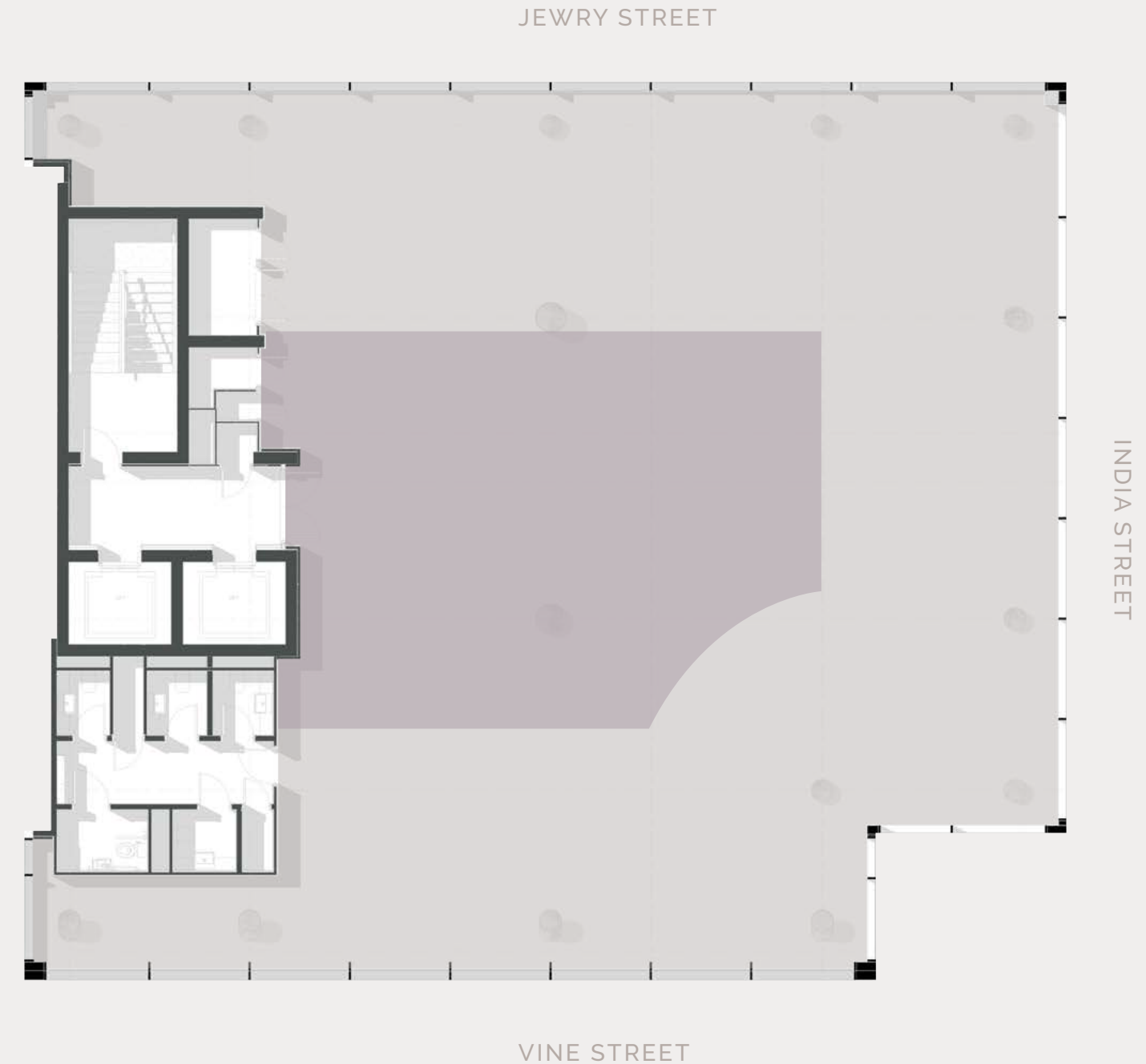
With this access to high-quality daylight from top to bottom, Muro is one of the brightest schemes in London.

The KKS Index* score is based on dividing a floorplate into 3 grades of space: Prime, Secondary and Deep, each with decreasing proximity from a natural light source.

- Prime, the most desirable, is anything within 6 m.
- Whereas Secondary is anything between 6-12 m.
- Once you pass the 12 m threshold, you enter deep space.

*KKS Index- empirical evaluation method of building efficiency, by KKS Savills.

Typical floorplate



BREEAM[®]

Excellent



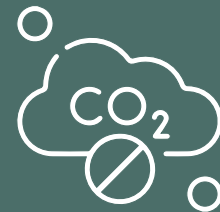
100%
Renewable Energy



Photovoltaic
roof panels



EPC A
rating



Carbon emissions
below Part L rating 2013



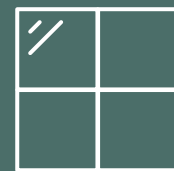
Energy-efficient air
source heat pumps



Energy-efficient LED
lighting and
daylight controls



Smart / tech
enabled building



High-performance glazing
systems with low g-values

SUSTAINABILITY AND WELLBEING

A green, clean environment is important for the planet and for employee wellbeing. Muro's sustainability credentials will include a BREEAM Excellent rating, energy-efficient lighting systems, high-performance insulation and renewable energy generated from photovoltaic roof panels.



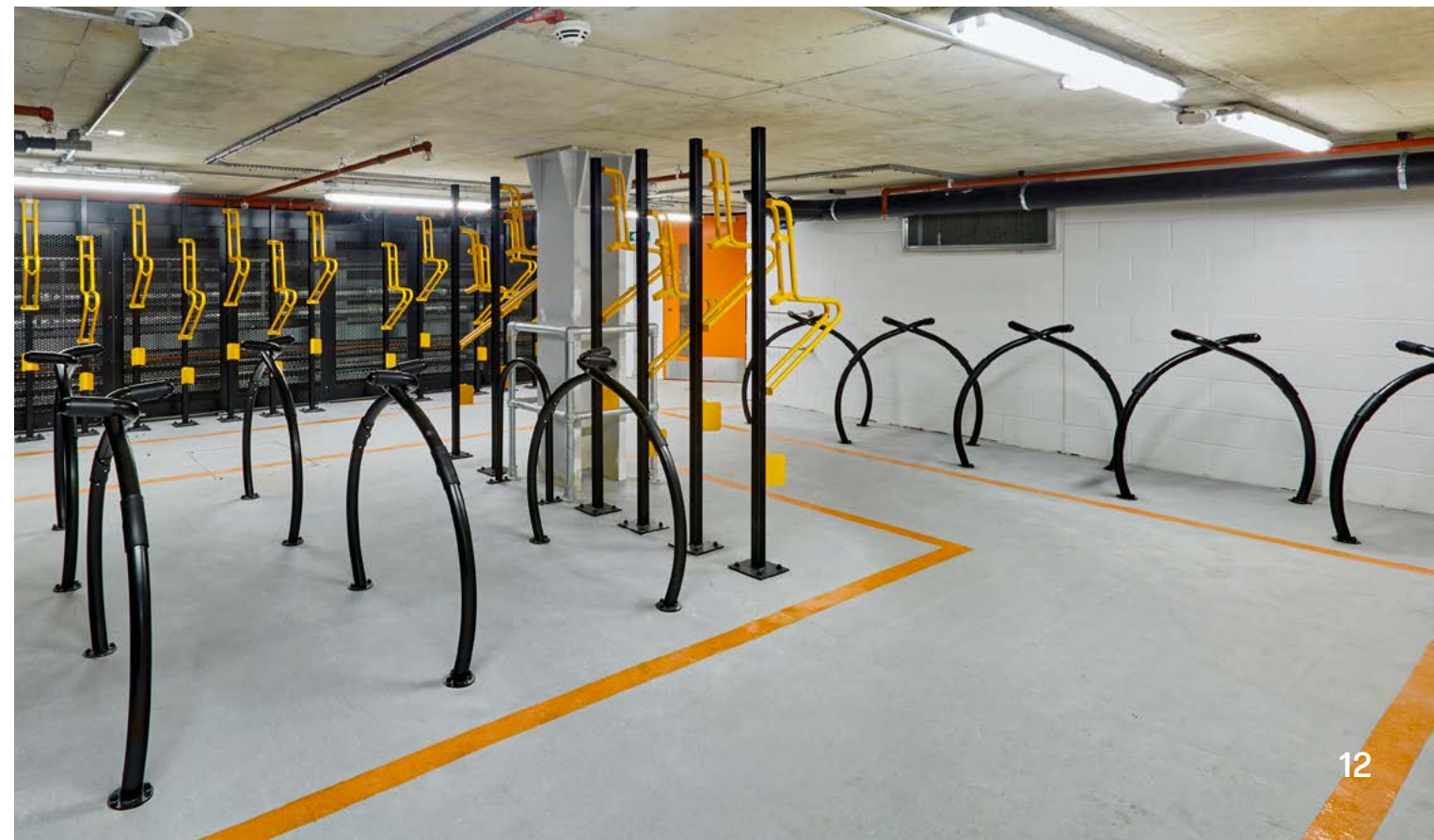


Design led end of journey facilities



Typical lift lobby

High quality cycle parking





LAY YOUR FOUNDATIONS
FOR SUCCESS

Proudly displaying a preserved section of London's original city wall, Muro embraces the Roman spirit of illustriousness and enterprise that continues to inspire us to this day.

An ideal setting for companies who want to build on past successes as they look forward to a bright and prosperous future.



>
Spitalfields
 Discover independent shops, enticing restaurants and the famous market stalls.

An exciting crossroads location

Fast-developing, well-connected and culturally diverse, this is a neighbourhood that offers endless inspiration, with the City to the west and the creative districts of Shoreditch and Clerkenwell to the north.



CGI view of Liverpool Street Crossrail Station

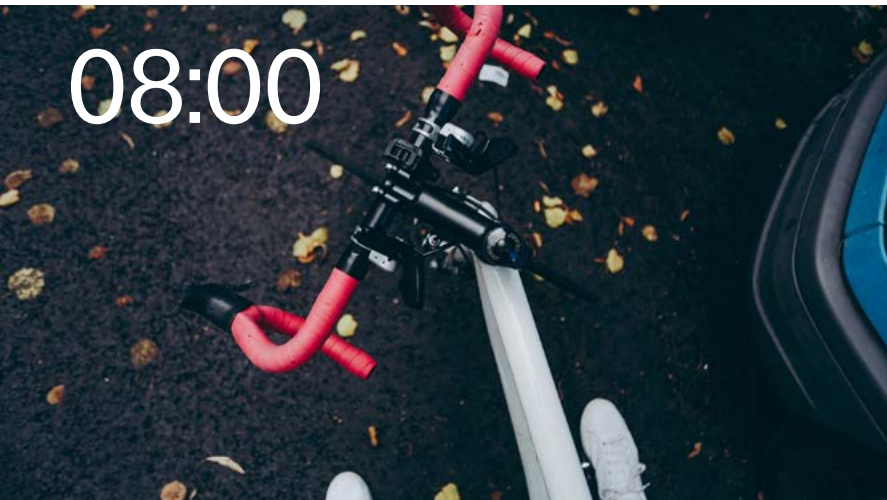
<
Liverpool Street Crossrail Station
 The new station is just 9 minutes' walk from Muro.

>
Aldgate Square
 This pedestrianised public realm is the perfect spot for a lunchtime picnic.



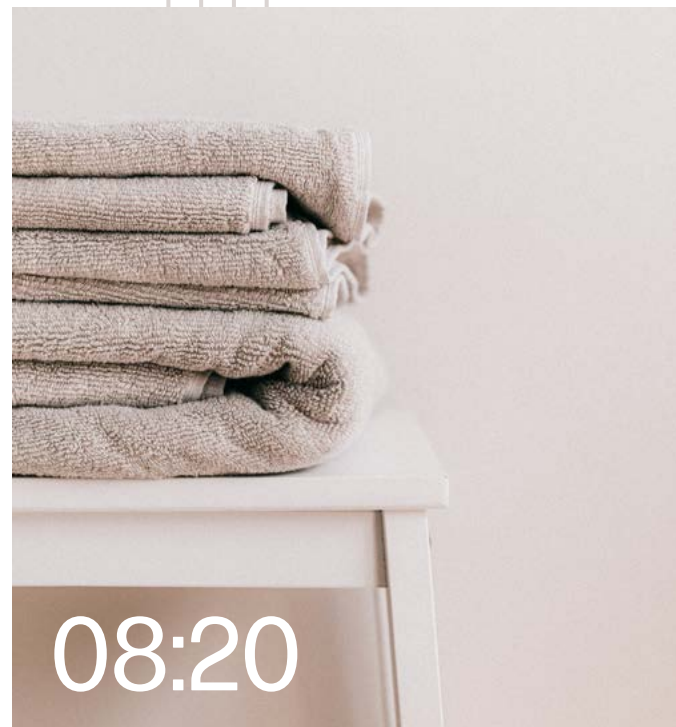
A day in the life

Arrive by bike via the cycle super-highway and park your bike safely in the basement.

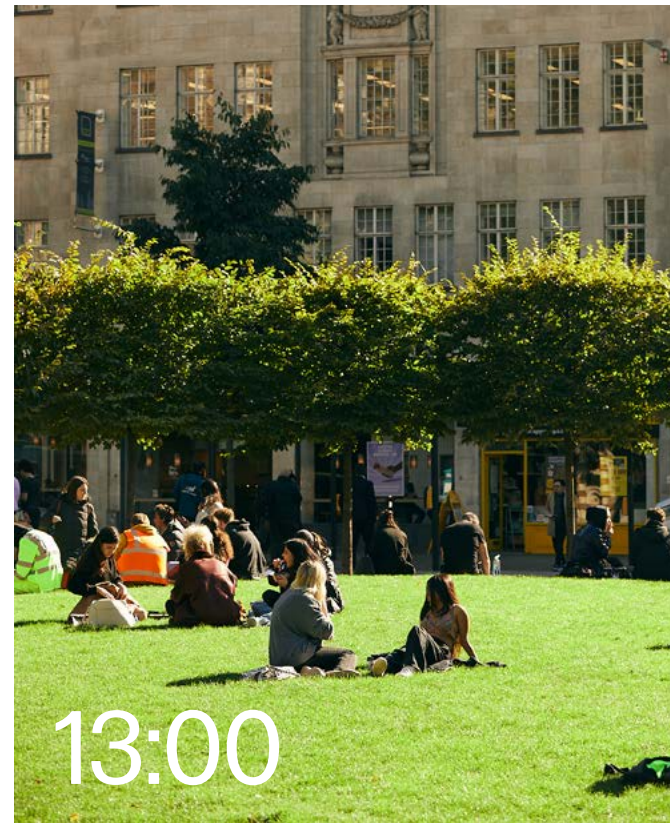


08:00

Enjoy a reviving shower and start your working day looking and feeling your best.



08:20



13:00



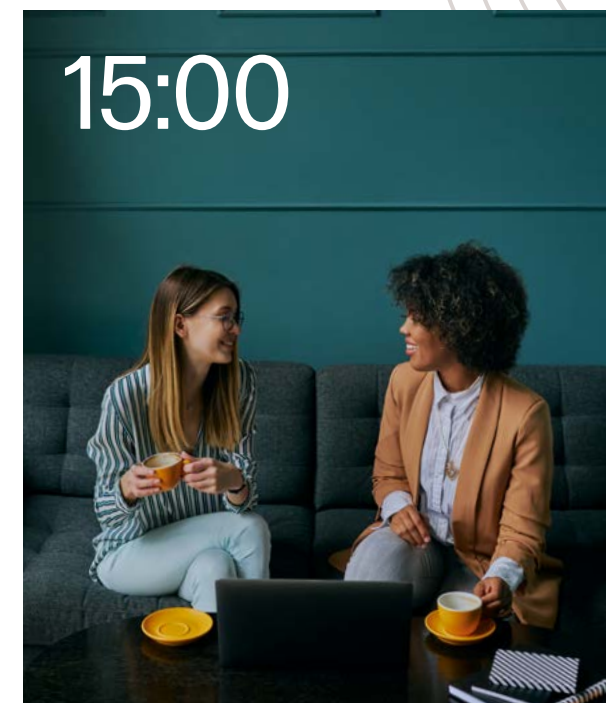
Grab a sandwich from Black Sheep Coffee and spend some downtime on the green lawn at Aldgate Square.

Back to work for breakout meetings to collaborate and come up with new ideas.



14:00

Meet with colleagues in the ground-floor café or take your discussion outside in the sunshine.



15:00



19:30



Dine with friends on delicious Middle Eastern and Mediterranean food at Ottolenghi.



8:30

ASSOCIATION
— COFFEE —



Pop out for coffee and a pastry from The Association on nearby Creechurch Street.



18:30



Close your laptop and head to 1Rebel for an intensive workout with state-of-the-art equipment.



Retail

- 1 Bell Foundry
- 2 Spitalfields Market
- 3 Leadenhall Market

Food and drink

- 1 Three Tuns Aldgate
- 2 The Alchemist
- 3 Aldgate Coffee House
- 4 Arts Bar and Café (Toynbee Studios)
- 5 Association Coffee
- 6 Black Sheep Coffee
- 7 Copita del Mercado
- 8 Craft Beer Co
- 9 The Leman Street Tavern
- 10 Oi Hanoi
- 11 Ottolenghi
- 12 Savage Garden Rooftop Bar, Hilton
- 13 Shaman London Coffee
- 14 Som Saa
- 15 Steam & Rye
- 16 BrewDog

Leisure

- 1 Rebel
- 2 Aldgate Square public realm
- 3 Anytime Fitness
- 4 David Lloyd Studios
- 5 Whitechapel Art Gallery
- 6 Virgin Active
- 7 Wiltons Music Hall

Hotels

- 1 Andaz Hotel
- 2 Apex Hotel
- 3 Dorsett Hotel
- 4 Double Tree Hilton
- 5 Four Seasons
- 6 Grange Tower Bridge
- 7 Motel One
- 8 Qbic
- 9 Hyatt Place London City East Hotel

Dine, drink,
work out

Feast your senses on the sights, sounds and tastes of the area's eclectic and ever-evolving mix of architecture, culture and cuisine.

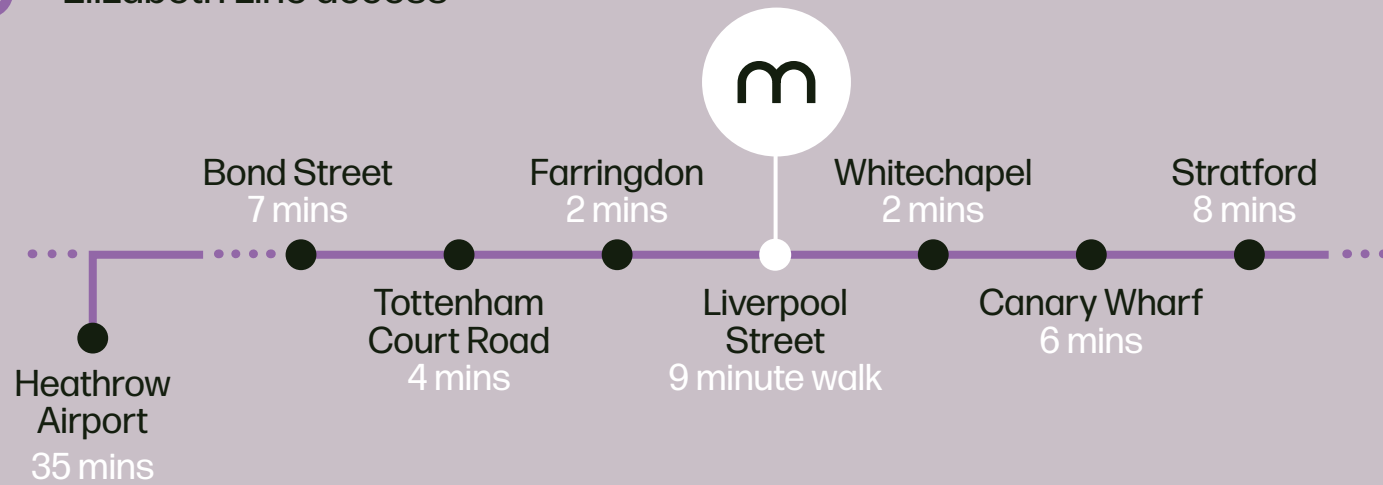
A stone's throw from Brick Lane, Commercial Road and the City, you'll find endless choices for entertaining clients, afterwork drinks or a lunchtime workout.

Getting around

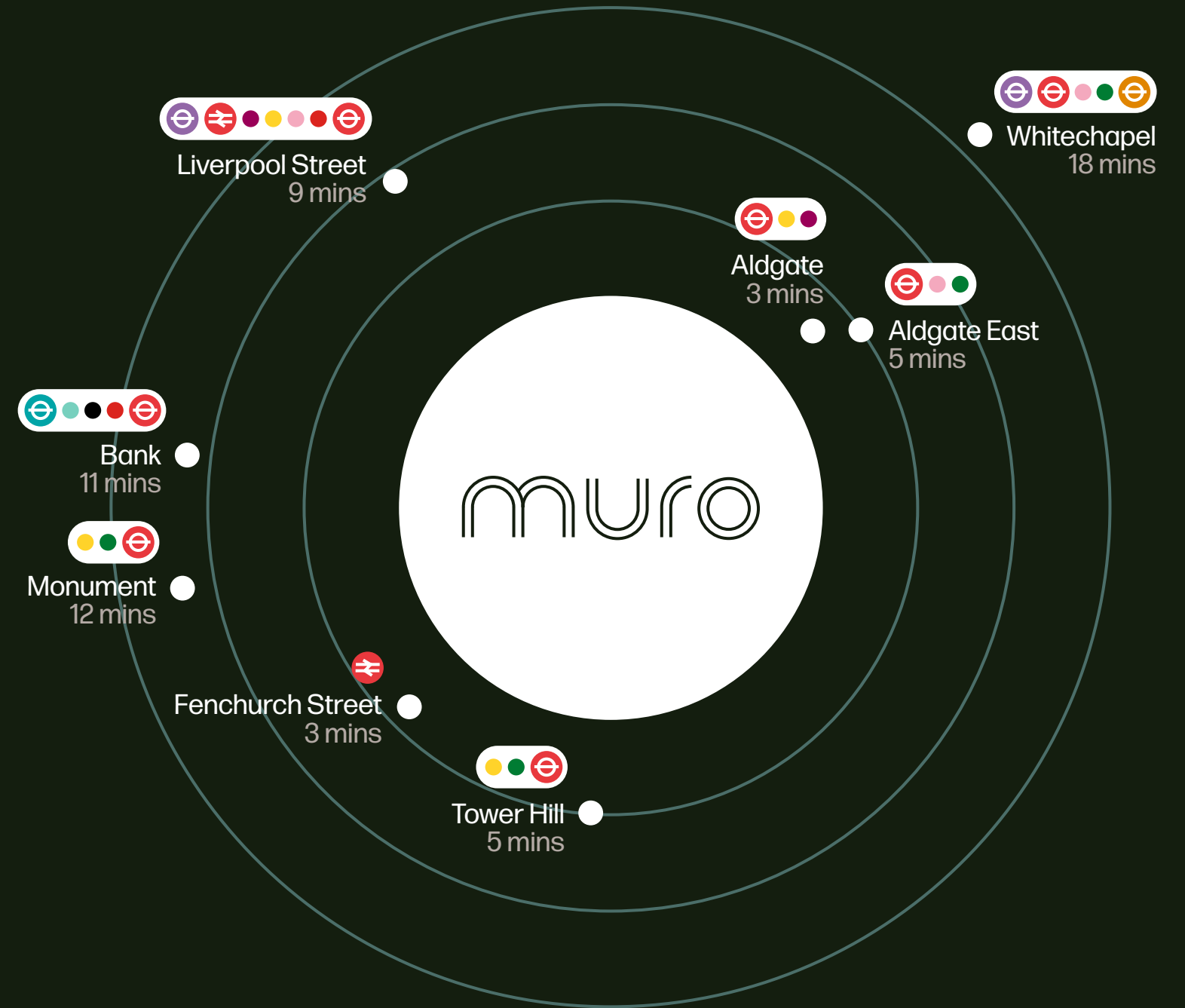
Underground and Overground lines at Aldgate, Aldgate East, Liverpool Street, Fenchurch Street and Tower Hill stations are all within ten minutes' walk.

Just a short cycle ride away, new Crossrail stops at Liverpool Street and Whitechapel station will give even greater access to the rest of the city and beyond.

Elizabeth Line access



Station walking times



This new business ecosystem will be a natural home for diverse ideas and innovation, and will cultivate interesting creative conversations.

Julie Devonshire
Director of the Entrepreneurship Institute,
King's College London

Ground



2,615 sq ft

JEWRY STREET



VINE STREET

Typical floorplate



4,900 sq ft

INDIA STREET



INDIA STREET

Have it your way

Muro's flexible floorplates come with three different options:



Cat A floors with exposed finishes



Fully fitted 'plug and play' floors, designed by White Red Architects



Full turnkey solutions - just tell us your requirements and we'll design and configure a bespoke workspace to suit your needs, delivered within 8 weeks of exchange



Level 01



3,941 sq ft



INDIA STREET

Desks	34	Kitchen	1
Break out areas	9	Zoom / Skype rooms	2
Meeting rooms	2	Collaboration booths	2

Level 06



4,773 sq ft



INDIA STREET

Desks	38	Kitchen	1
Break out areas	7	Zoom / Skype rooms	2
Meeting rooms	2	Collaboration booths	2

The Future Workplace Employee Experience Study* found 78% of employees say access to natural light and views improves their wellbeing and 70% report improved work performance.

Jeanne C. Meister

* <https://hbr.org/2018/09/the-1-office-perk-natural-light>

Specification

1. Fabric and capacity

1.1 Superstructure

Lower Ground Floor

- Consists of post tensioned concrete floor plates spanning between concrete columns, which carry vertical loads to the foundations.

1.2 Façade

- The unitised curtain wall façade comprises floor to ceiling double glazed units throughout. The upper levels of the building are also over clad with curved ribs and horizontal shading louvres.
- Concrete upstand beams are present around the perimeter of each floor plate, onto which the facade is fixed. The facades are non-load bearing and are hung on every floor level.

1.3 Floor loading

- Office areas: 1.5 kpa (SDL) and 2.5+1 kpa (live).

2. Office reception and common areas

2.1 Main building entrance and lift lobby

Reception

- Floor: screeded with insitu poured and polished terrazzo and inset matwell.
- Ceiling: drylined and painted with painted plasterboard with various LED downlights, perimeter washers and pendant lights throughout.
- Wall: high quality timber cladding and painted drylining.

Reception desk and furniture

- Bespoke reception desk.
- Bespoke benching for guest seating.

External walls

- The Ground Level facade has full height glazing to its perimeter, with vision glass to three sides and opaque panels to the back wall.

2.2 Core

- Floor: exposed concrete.
- Ceiling: exposed concrete.
- Wall: drylined and painted.
- Doors: painted timber doors and frames.

2.3 Lift lobbies

- Lift lobbies: to tenant fit-out open into lobby area.
- Floor: precast terrazzo pieces.
- Ceiling: drylined and painted.
- Wall: high quality terrazzo wall tiles, timber and painted drylining.

2.4 Lifts

(Lower Ground 2 to Eleventh Floor)

- Capacity: 2no. 17 person.
- Speed: 3 m/s.
- Includes use for all goods
- Lift finished with back painted glass walls, natural stone tiling and powder coated ceiling, with a brushed stainless steel handrail.

2.5 Cyclists' facilities and showers

- 91no. cycle places and 92no. lockers provided in dedicated cycle storage in basement.

Changing/shower provision

- Separate male and female changing, locker and shower area provided for office tenants and visitors.
- 9no. in total (4 male, 4 female & 1 DDA) with separate WCs.
- Direct passenger access from cycle stores and facilities to all office floors.

Sanitaryware and accessories

- Wall-hung WC pans with concealed cisterns.
- Single toilet roll holders.
- Coat hooks.

2.6 Loading Bay

- Loading bay sized to permit access by a typical refuse vehicle.

3. Office floors

3.1 Occupancy Level

- Means of escape: 1 person per 8m².
- Internal climate: 1 person per 8m².
- Lift provision: 1 person per 10m².
- Sanitary provision: 1 person per 8m².
- Toilet ratio: unisex provision to BS6465-1.

3.2 Class A offices

- Floor: 600mm x 600mm access flooring medium duty 150mm raised floor zone (top of slab-to-floor finish) together with a raised floor-to-ceiling height of generally 2,600 mm – 2,750 mm (to notional ceiling with exposed services).
- Ceiling: no ceiling.
- Wall: drylined and painted except where the columns are fairfaced.

3.3 Core toilets/showers

- Typical office floor provides 5no. unisex WCs and 1no. disabled WC.
- Floor: screeded with precast terrazzo tile.
- Ceiling: drylined and painted.
- Sanitaryware and accessories:
- Wall-hung WC pans with concealed cisterns, wall-hung basin.
- Single toilet roll holders.
- Coat hooks.
- DDA: approved Document M compliant WC suite on each office floor.

4. Mechanical services

- Mechanical installations design parameters
- Outside air temperature
 - Summer 29°C db 20°C wb.
 - Winter -4°C (sat).

Office

- Design Average Operative Temperature in summer (for cooling) - 24°C (+/-2°C) db.
- Design Average Operative Temperature in winter (for heating) - 20°C (+/-2.0°C) db.

Stairs

- No control.

WC areas

- Heated only.
- 18°C (+/-2.0°C) [+/-] db minimum.

Office Lift Lobby

- Design average operative temperature in summer (for cooling) - 25°C (+/-2.0°C) db.
- Design average operative temperature in winter (for heating) - 18°C (+/-2.0°C) db.

Ventilation

- Outdoor air supply rates 12l/s per person
- Exhausted Air Quantities 10 air changes/hour
- Toilets Exhausted Air Quantities: 12 air changes/hour

Internal air quality

- Main supply and extract ductwork will be distributed from roof plant area via the core risers.

Cooling/heating

- The offices will be provided with supplies to suit comfort cooling and space heating via an air source heat pump system with fan coil units located within each floor.

4.1 Acoustic performance

- The maximum internal noise criteria for building services are as follows:
 - Office: NR 38
 - Toilets: NR 40
 - Staircases: NR 40
 - Reception area: NR 45

4.2 Security systems

- Access control, intruder detection and alarm and video door entry systems
- An electronic access control system at ground floor entrances and landlord door locations.

Closed Circuit Television Systems (CCTV)

- Site CCTV system installed externally to all entrance and egress points, within the ground floor reception. Relevant access right connect to the feed provided by the Tenant, subject to GDPR requirements. CCTV will link back to management suites.

4.3 Lighting

- Main reception: average 150-200 Lux.
- Stair cores: average 100-150 Lux.
- Cyclist facilities: average 100-150 Lux.
- WCs: average 150-200 Lux.
- Common corridors: average 150-200 Lux.
- Offices: average 450 Lux at 750mm above finished floor level.

5. Sustainability

5.1 Targets

- BREEAM: Excellent.

6. Additional facilities

6.1 Roof terrace

- Tenant Terrace at Tenth Floor level.

6.2 OUTSIDE SPACE

- Formal entrance landscaping.

7. Certification

7.1 Targets

- WiredScore: Platinum.

Project team & contacts

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**WHITE
RED
ARCHITECTS**

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