

## Press release

**Title**            **Myo expands to Liverpool Street**  
**From**            Land Securities Group Plc  
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Myo, the flexible office brand from Landsec, first opened its doors at 123 Victoria Street in 2019. The proven concept, which provides flexible and personalised private office space for 10-100+ people on simple leases of 1-5 years, is now expanding.

Myo will launch its second location in spring 2021 in the City of London at Dashwood House, a newly refurbished tower owned by Landsec, close to Liverpool Street Station and the new Crossrail entrance.

Comprising 35,472 sq ft (NIA) set across the 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> floors, Myo Liverpool Street offers flexible private offices, meeting rooms, break-out spaces and event spaces all with stunning City views. Designed by renowned architects, Bluebottle, Myo Liverpool Street provides a sophisticated and modern feel.

With member health and wellness at the heart of the design, Myo Liverpool Street has been designed to achieve the first WELL Building Standard accreditation (on-target for Gold) for a flexible office in the City of London. WELL is a globally recognised standard and provides the leading tool for measuring health and well-being in buildings, addressing behaviour, operations and design. Design features at Myo include natural light throughout, a feature staircase, the use of natural materials and generous planting.

At Myo, insights and customer-led learnings are used to continually evolve and deliver the most productive workspaces. Myo members can enjoy a range of spaces with a mix of soft seating, secluded areas and nooks, private booths and collaborative high tables - each design led by data insight and customer feedback.

Landsec's full range of office products - Blank Canvas, Customised and Myo - are all on offer at Dashwood supported by new lounge, café and cycle/shower facilities. The product range provides a unique choice of single or blended solutions for every business from one provider.

**Oliver Knight, Head of Myo**, said, "The move towards flexible working practices has been progressing for a number of years, and now more than ever, businesses are re-evaluating the role of the workplace.

"We are delighted to launch Myo Liverpool Street, providing customers with flexible workspaces that are fit for the future. Our spaces are designed to help our customers thrive through supporting collaboration, engagement and innovation. Our focus on enabling businesses to express their brand and culture, supported by best in class customer service and design-led spaces has been a differentiator at 123 Victoria Street and we are looking forward to bringing this choice to customers in the City."



**Frans Burrows of Bluebottle architects** said: “With the blurred boundaries of working from home or the office, today's office needs to offer so much more. Rather than simply a place where we come to work, the office is a hub, a meeting place where we share ideas, spark creativity and select a place to sit dependant on the task undertaken.

At the core of the design lies the flow through the space of different working and meeting areas, capitalising on the magnificent views out over the city skyline. Integrated are the most important ingredients required in a modern workplace. Comfort, acoustics, vegetation, handpicked furniture, curated artwork and carefully selected finishes are all integrated into this unique and bespoke work environment.”

Landsec recently announced further growth plans to extend Myo across its London portfolio to meet growing customer demand.

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## **About Landsec**

At Landsec, we strive to connect communities, realise potential and deliver sustainable places.

As one of the largest real estate companies in Europe, our £11.8 billion portfolio spans 24 million sq ft (as at 30 September 2020) of well-connected retail, leisure, workspace and residential hubs. From the iconic Piccadilly Lights in the West End and the regeneration of London's Victoria, to the creation of retail destinations at Westgate Oxford and Trinity Leeds, we own and manage some of the most successful and memorable real estate in the UK.

We aim to lead our industry in critical long-term issues – from diversity and community employment, to carbon reduction and climate resilience. We deliver value for our shareholders, great experiences for our customers and positive change for our communities. Find out more at [landsec.com](https://landsec.com)

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