

# Welcome to *SIX*

A brand new Fully  
Managed workplace  
where your people are  
our priority.

Coming October 2024.

| FARRINGDON, EC4

**GPE.**  
Greater together



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# Take a tour of SIX





# A distinctive, *elegant* workplace

Contents

SIX



Standing proudly at the heart of historic Farringdon, SIX - situated at 6 St Andrew Street - welcomes the bold and the creative.

This statement building has been meticulously refurbished and remodelled to the highest specification. The result is a series of exceptional, fully managed workspaces where your team will thrive, in an area renowned for unique architecture and superb connectivity.



OVERVIEW



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48,000 sq ft

---

9 Floors

---

Workspaces ranging from  
**1,200-5,800 sq ft.**  
Multiple floors available.

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Office spaces tailored for **14 to 91 desks**, each with  
exclusive on-floor amenities  
and thoughtfully designed  
shared areas.



[Take the virtual tour](#)

## KEY FEATURES



Spacious shared lounge



Self-serve coffee bar



Wellness studio



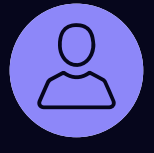
Rooftop kitchen and dining



Shared flexible boardroom



Outdoor rooftop terrace



Customer experience team



Private terraces on selected floors



Bike storage



Showers



Phone booths



Lockers & changing rooms



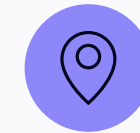
# SIX. A workplace that's more than just a number

We know how much work-life balance matters. At 6 St Andrew Street, you really have the best of both worlds; exceptional amenities and services inside, and everything London has to offer outside your door.



## An impressive welcome

First impressions count, and our front of house team ensure a great reception.



## Prime location

Close to Farringdon, Chancery Lane, and Thameslink stations, SIX is perfect for commuters.



## Exceptional amenities

From our gym and wellness studio to coffee bar and private terraces, SIX is special.



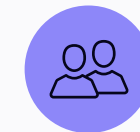
## High quality on-floor fit out

A seamless blend of aesthetics and functionality create an inspiring workspace.



## Communal roof terrace and kitchen space

A tranquil escape where your team can socialise, relax and enjoy the lush greenery.



## Workspace delivered by experts

We know how to create and manage beautifully furnished, sustainable spaces you'll love.

# It's all included in one bill, no hidden extras



## 6 reasons to choose GPE Fully Managed



### 1 – Fully managed and fully yours

Say hello to a furnished workspace that's exclusively yours. Our Fully Managed service is a truly hassle-free experience.

[How we make it hassle-free](#)



### 2 – All-in-one bill with no hidden extras

Say goodbye to multiple bills. Each month you'll receive one all-inclusive bill from us, and, your bill remains fixed for your contract period.

[See what's included](#)



### 3 – Relax, you're in safe hands

We've been doing this for a long time. Our in-house experts curate the perfect experience, so you can enjoy market-leading workspaces. We own and manage our buildings, so you'll always deal directly with us.

[Learn more about us](#)



### 4 – Plug in and go - your tech's all sorted

You get safe, secure and ultra-fast wireless connectivity so you can work seamlessly from day one, with IT help on-hand. Everyone gets access to sesame™, your award-winning workspace app.

[Head over to the tech](#)



### 5 – Working towards a better world

As an environmentally-conscious company, we prioritise sustainability and refuse to engage in greenwashing. We're working towards being a net zero carbon business by 2040.

[How we're reducing our impact](#)



### 6 – Exceptional service as standard

Your people are our priority. It's why we've developed our customer promise - the values by which we operate - so we can deliver you a great experience.



# Sustainability is at the core of everything we do

We create workspaces that prioritise the environment, community and wellbeing of your team.

## Our commitment at SIX:



Energy-efficiency. Targeted NABERS 4.5\*



Sustainable refurbishment and fit-out. BREEAM RFO Excellent.



100% electric building.



Wellness-enhanced building.



Improved biodiversity throughout.

[More information here](#)



## At GPE, we are:



### Integrating climate resilience across our business.

- Creating more green space.
- Creating adaptable, future-proof buildings.



### Decarbonising our business to become net zero by 2040.

- Using 100% renewable energy.
- Low carbon by design, including using preloved materials and furniture.



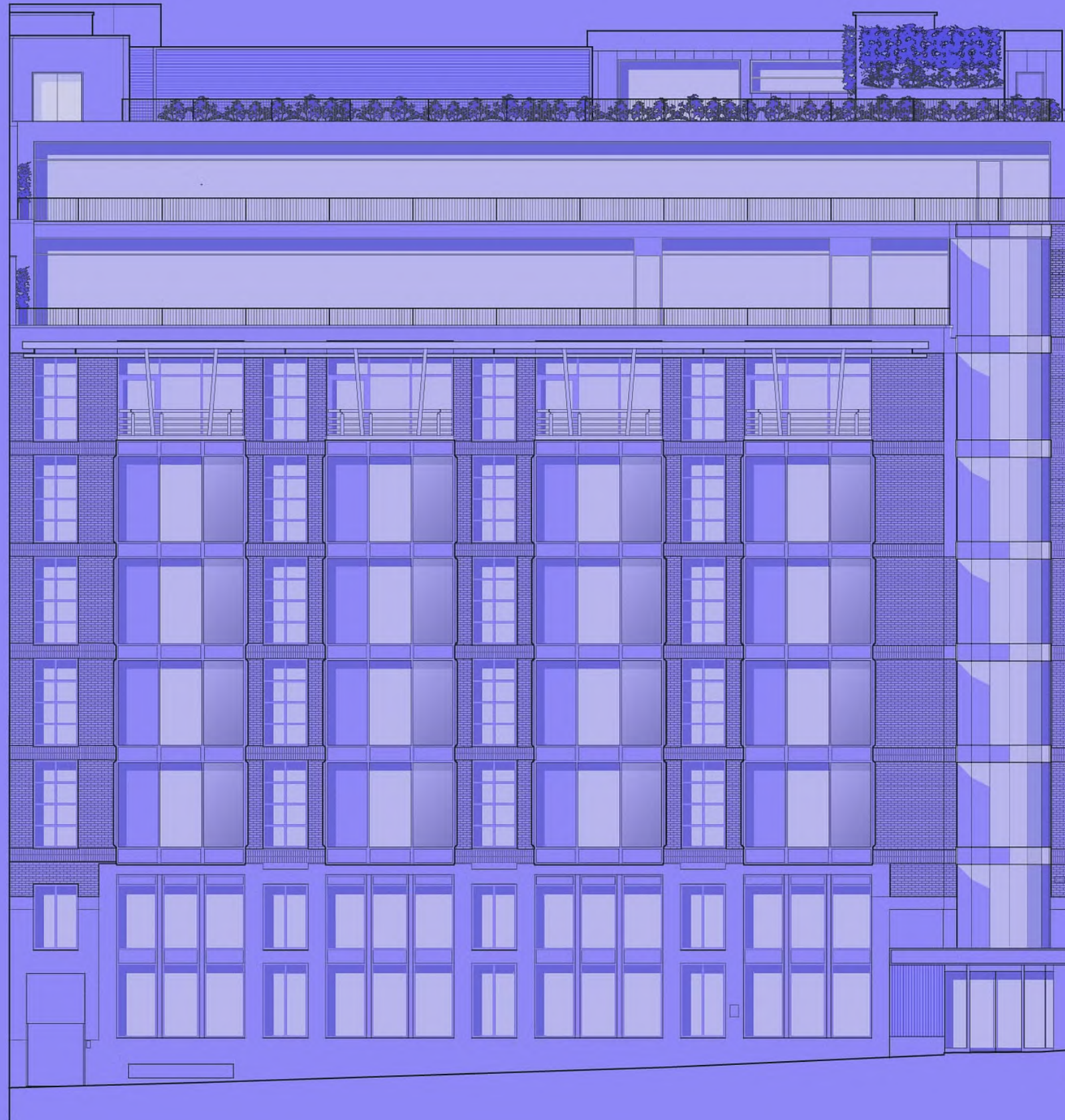
### Putting health and wellbeing front and centre.

- Wellbeing features integrated into the design of our spaces including air quality performance monitoring.
- Creating inclusive spaces and running wellbeing events.



### Creating a lasting positive social impact in our communities.

- Supporting social enterprises and charities.
- Supporting local employment and apprenticeships.



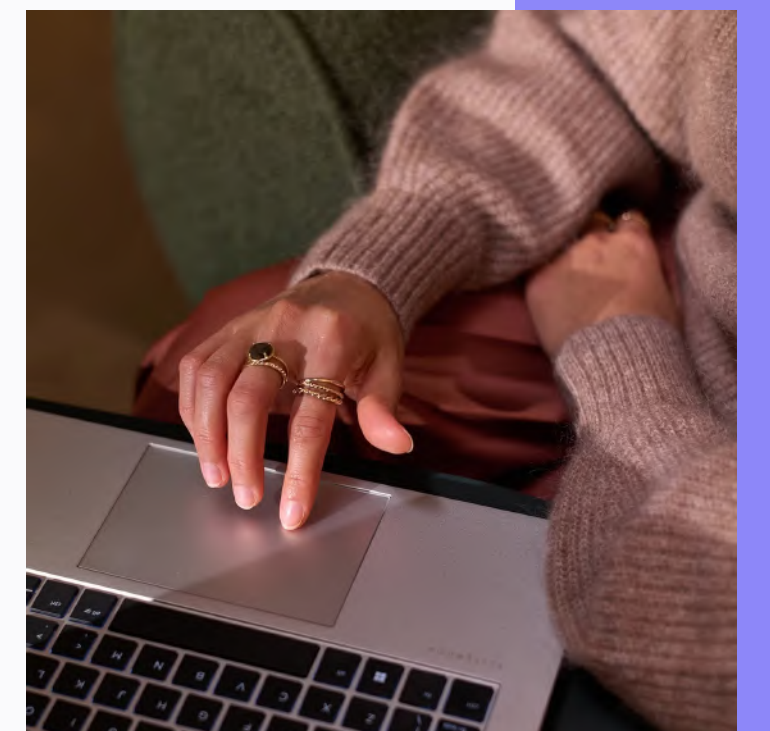
FLOOR	SQFT	DESKS	FEATURES
9 - Communal <a href="#">&gt;</a>	474		Outdoor terrace, winter garden, kitchen and breakout space.
8 - Office with private terrace <a href="#">&gt;</a>	3,789	44	3 meeting rooms, kitchen, breakout areas, 2 phone booths.
7 - Office with private terrace <a href="#">&gt;</a>	4,648	52	3 meeting rooms, kitchen, breakout areas, 2 phone booths.
6 - Office <a href="#">&gt;</a>	5,425	64	3 meeting rooms, kitchen, breakout areas, 2 phone booths.
5 - Office <a href="#">&gt;</a>	5,834	64	3 meeting rooms, kitchen breakout areas, 2 phone booths.
4 - Office <a href="#">&gt;</a>	5,834	64	3 meeting rooms, kitchen, breakout areas, 2 phone booths.
3 - Office <a href="#">&gt;</a>	5,834	64	3 meeting rooms, kitchen, breakout areas, 2 phone booths.
2 - Office <a href="#">&gt;</a>	5,813	64	3 meeting rooms, kitchen, breakout areas, 2 phone booths.
1 - Office <a href="#">&gt;</a>	5,447	64	3 meeting rooms, kitchen, breakout areas, 2 phone booths.
G - Office <a href="#">&gt;</a>	1,215	14	Meeting room, kitchen, breakout space + phonebooth.
G - Communal <a href="#">&gt;</a>	2,922		Lounge, coffee bar, boardroom.
B - Communal <a href="#">&gt;</a>	631		Wellness studio, showers, changing rooms, bike storage.
<b>TOTAL</b>	<b>47,865</b>	<b>494</b>	

# Schedule of areas



Meet at *SIX*  
Work at *SIX*  
Thrive at *SIX*

FARRINGDON, EC4





We make first impressions matter

Indicative CGI of Ground Floor.  
Subject to change.

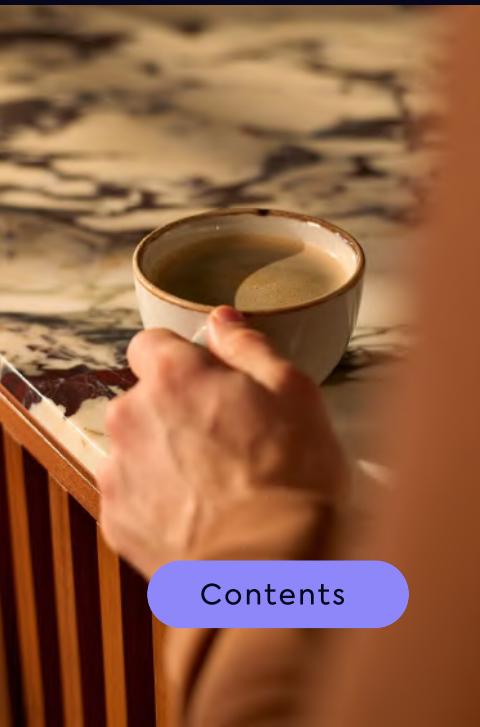
# The place to meet

## GROUND FLOOR

2,922 SQ FT | COMMUNAL SPACE

A warm and welcoming reception and communal area with a flexible boardroom space for important meetings and events.

-  Reception area
-  Shared boardroom
-  Communal lounge
-  Breakout space
-  Self-serve coffee bar
-  Office space



## REFUEL AND RECHARGE

A space for a quick pick-me-up, a moment of relaxation, or a coffee-fuelled brainstorming session.

[Contents](#)

SIX

[View/download 2D Floorplan](#)



## Ground floor office

-  1,215 sq ft
-  14 current desks
-  19 max capacity
-  1 Meeting room
-  Kitchen
-  Phone booth
-  Coffee machine

# Shared lounge, boardroom and coffee bar

Indicative CGI of Ground Floor.  
Subject to change.










Wellness led spaces to promote balance

# The place to refresh

## LOWER GROUND FLOOR

631 SQ FT | GYM AND SHARED AMENITIES

A modern gym area and wellness facilities, thoughtfully designed for convenience.

-  Wellness studio
-  Changing rooms
-  Showers
-  Lockers
-  Bike storage



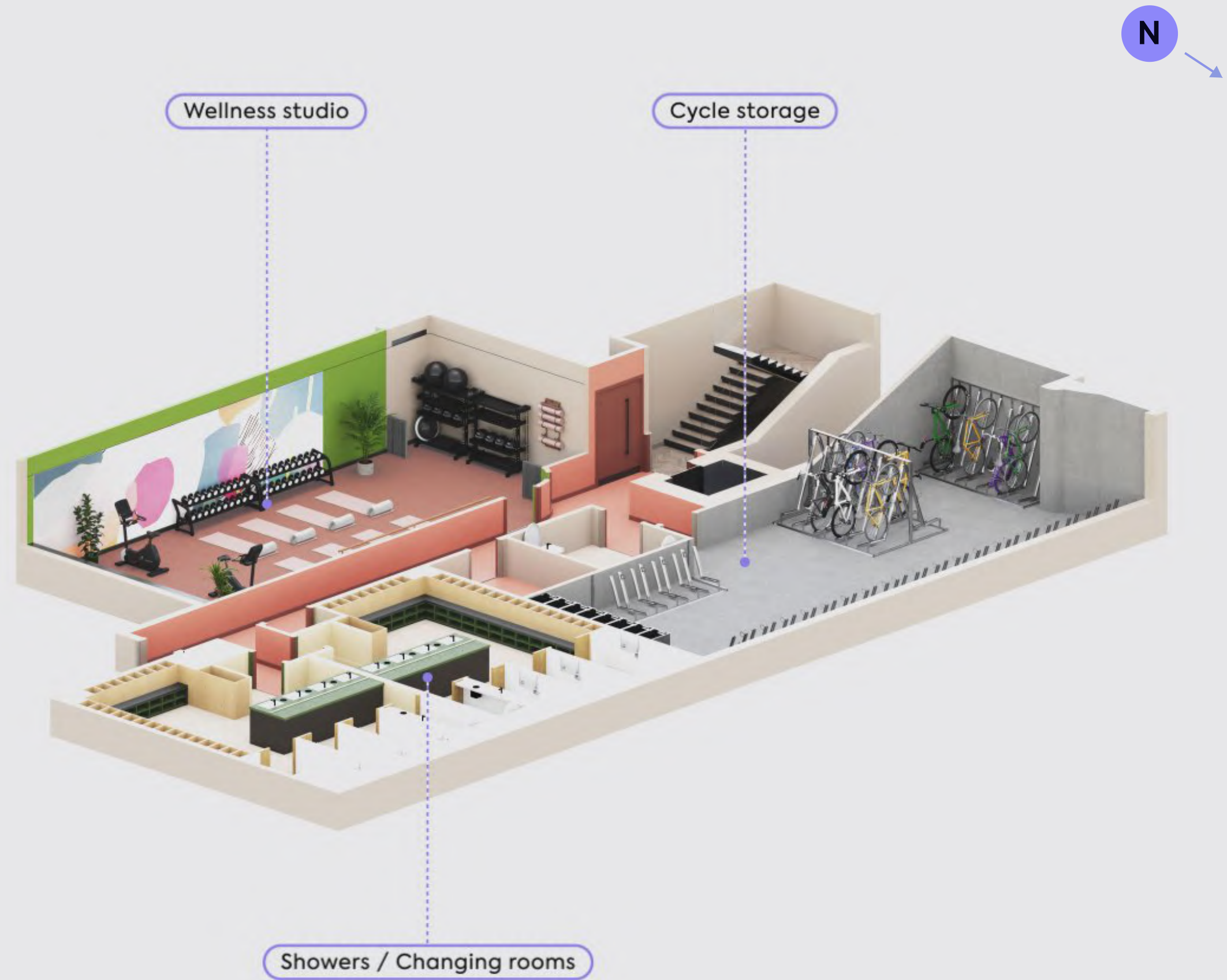
[Contents](#)

## ENERGISE AND RESTART

A dedicated area for staying active and healthy, getting ready for the day ahead, or taking a rejuvenating break from work.

SIX

[View/download 2D Floorplan](#)







THE LOOKOUT AT SIX

# A stunning rooftop terrace and shared kitchen

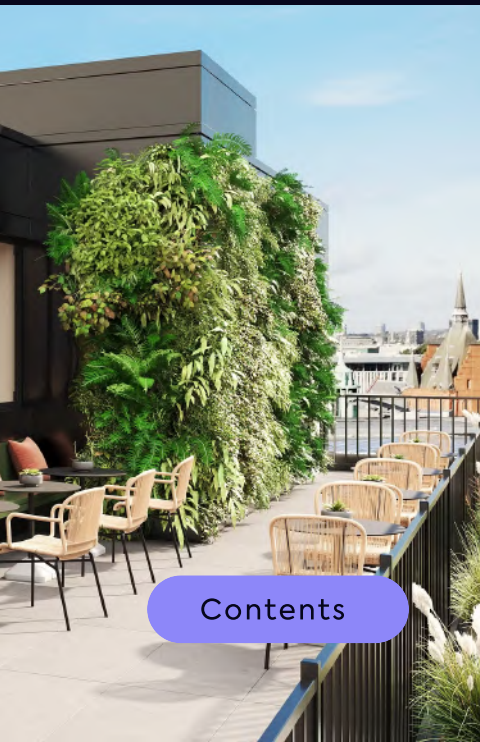
# The place to relax

## 9TH FLOOR

474 SQ FT | COMMUNAL SPACE

A beautiful plant-filled outdoor terrace and winter garden, along with shared kitchen facilities and a communal lounge.

-  Shared kitchen
-  Break-out space
-  Winter garden
-  Biophilia throughout
-  Outdoor space
-  Natural light



[Contents](#)

### A TRANQUIL OASIS

A serene open space to unwind and relax, catch-up with colleagues or take a lunch break.

SIX

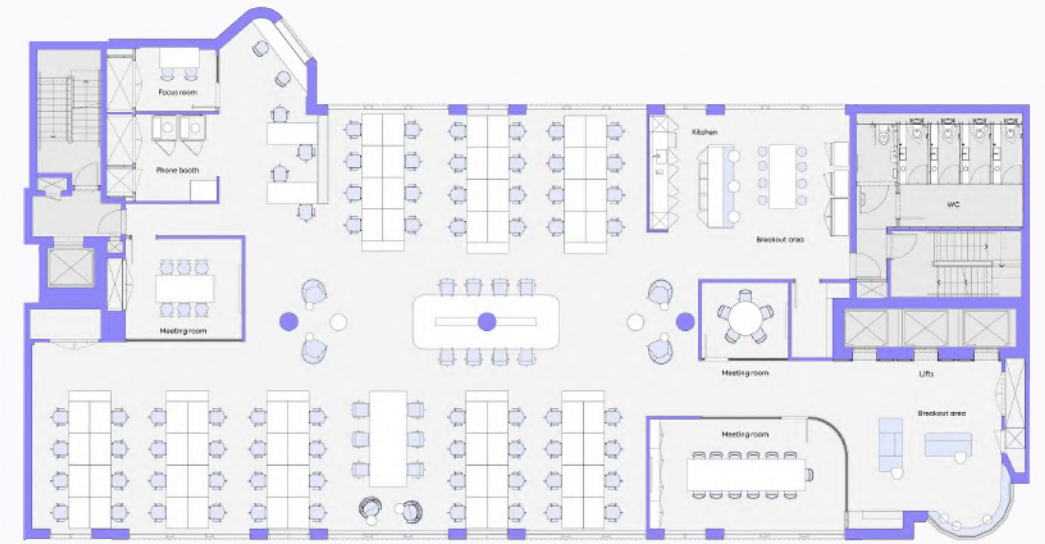
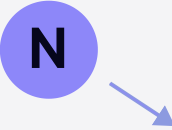
[View/download 2D Floorplan](#)





# Floorplans

# 1st Floor



[View/download 2D Floorplan](#)



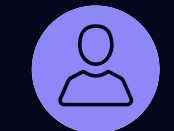
5,447 sq ft



3 meeting rooms



Focus room



85 max capacity



Breakout area



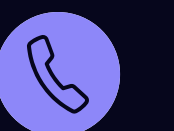
Coffee machine



64 current desks

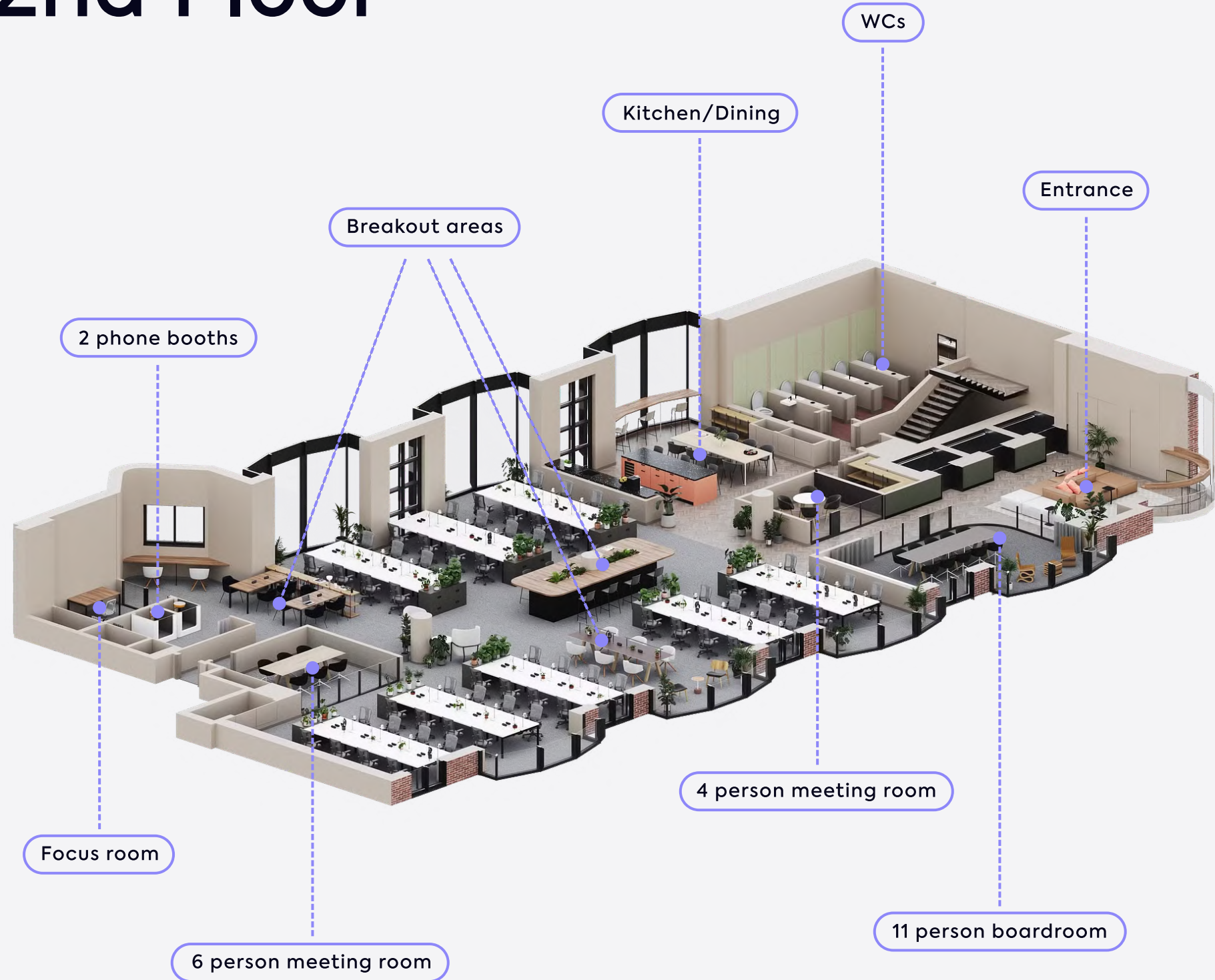
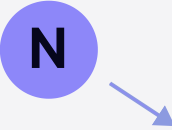


Kitchen



2 phone booths

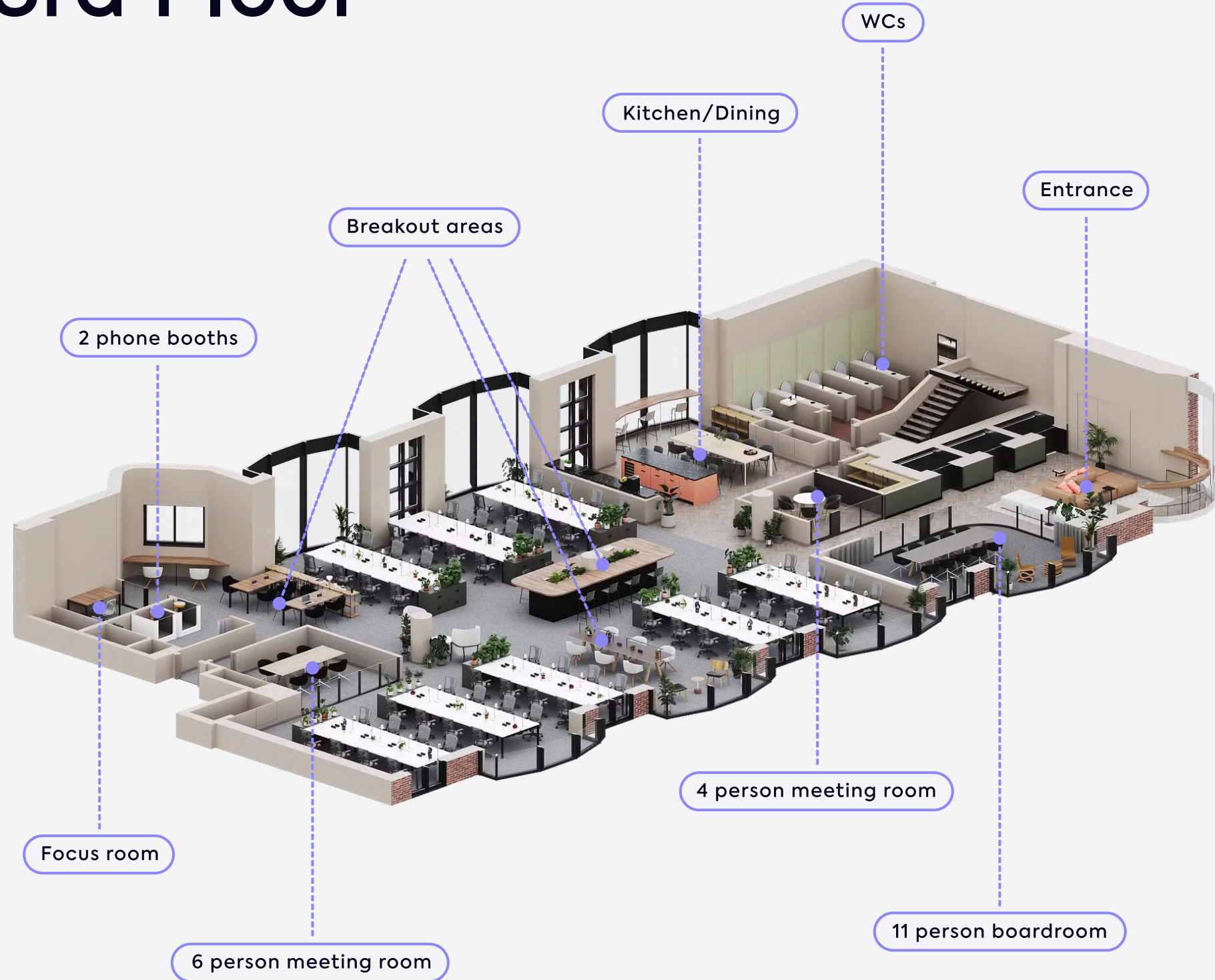
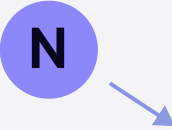
# 2nd Floor



[View/download 2D Floorplan](#)

-  5,813 sq ft
-  3 meeting rooms
-  Focus room
-  90 max capacity
-  Breakout area
-  Coffee machine
-  64 current desks
-  Kitchen
-  2 phone booths

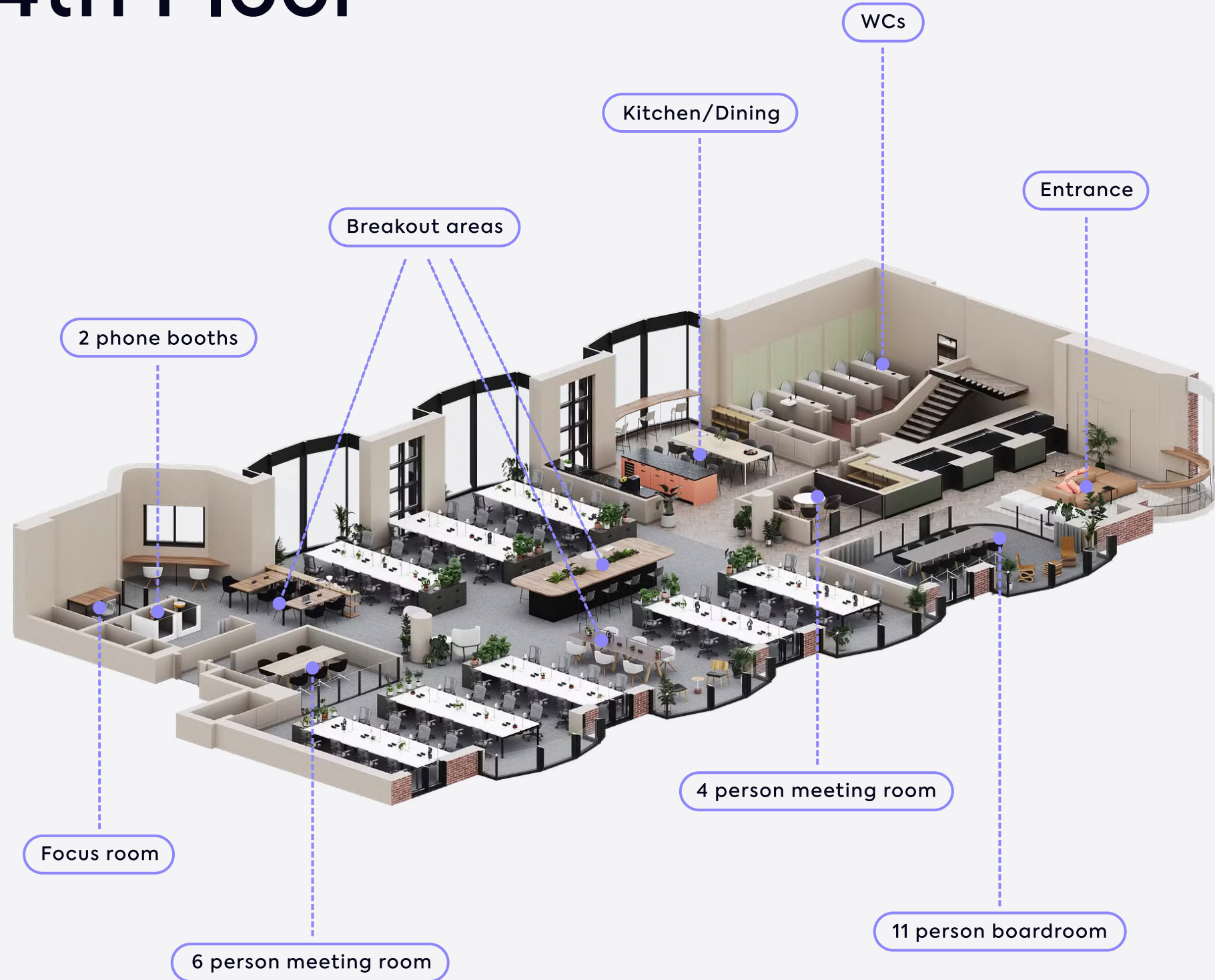
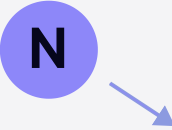
# 3rd Floor



[View/download 2D Floorplan](#)

- 5,834 sq ft
- 3 meeting rooms
- Focus room
- 91 max capacity
- Breakout area
- Coffee machine
- 64 current desks
- Kitchen
- 2 phone booths

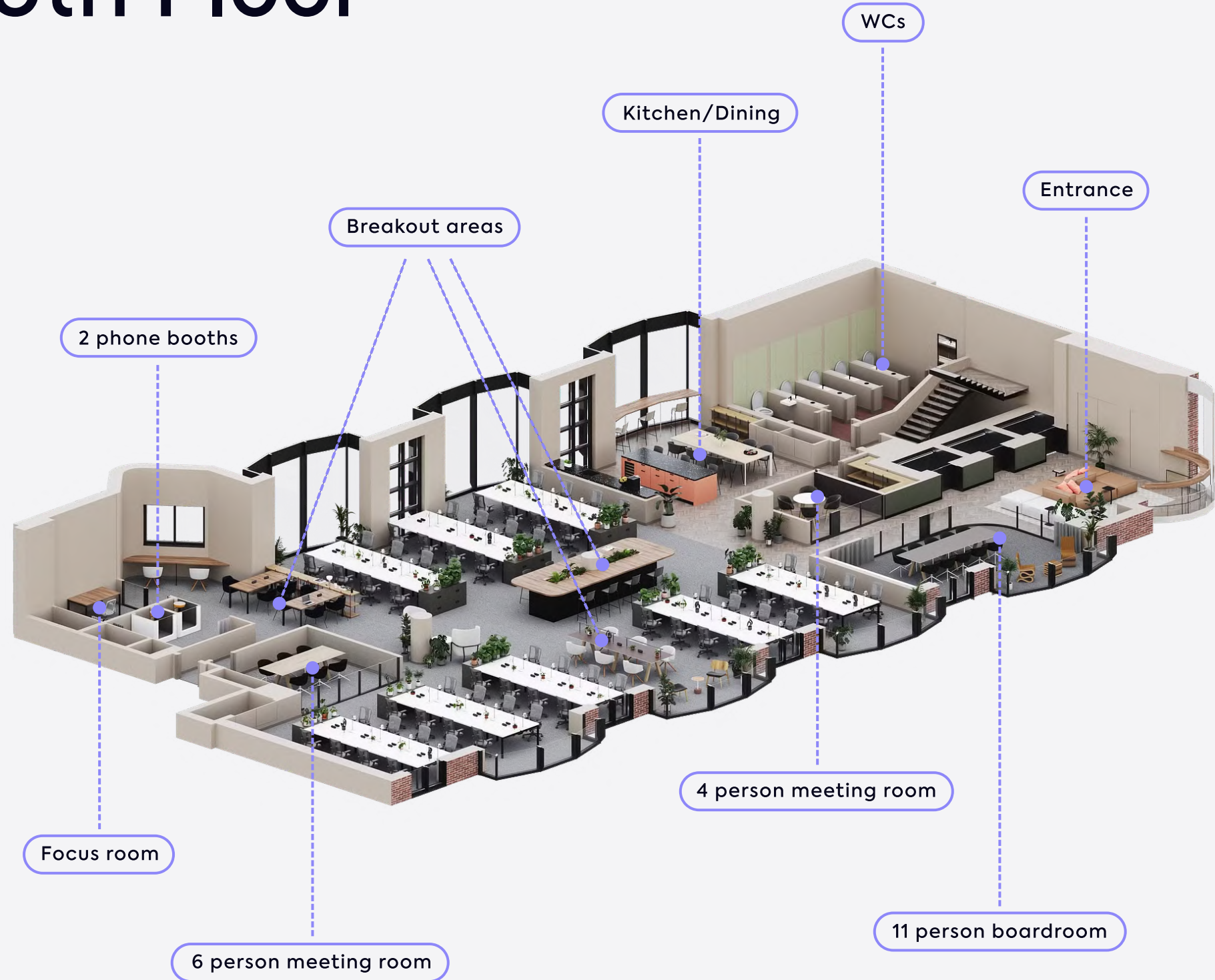
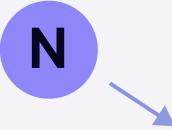
# 4th Floor



[View/download 2D Floorplan](#)

- 5,834 sq ft
- 3 meeting rooms
- Focus room
- 91 max capacity
- Breakout area
- Coffee machine
- 64 current desks
- Kitchen
- 2 phone booths

# 5th Floor



[View/download 2D Floorplan](#)

-  5,834 sq ft
-  3 meeting rooms
-  Focus room
-  91 max capacity
-  Breakout area
-  Coffee machine
-  64 current desks
-  Kitchen
-  2 phone booths

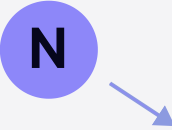


Indicative CGI of Typical Floor  
Subject to change.



Office space, created to inspire

# 6th Floor



[View/download 2D Floorplan](#)



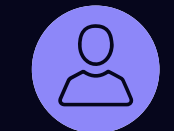
5,425 sq ft



3 meeting rooms



Focus room



84 max capacity



Breakout area



Coffee machine



64 current desks

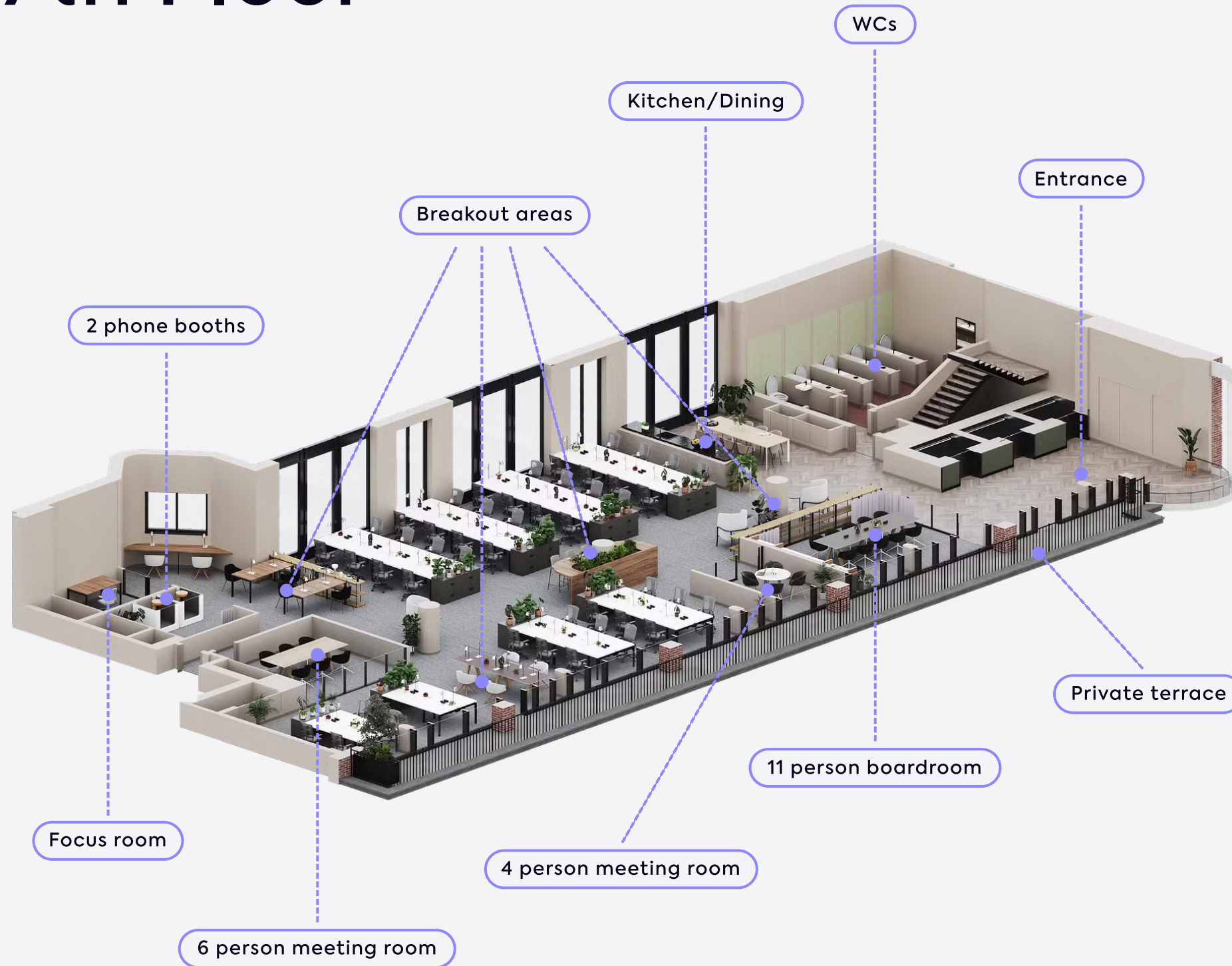
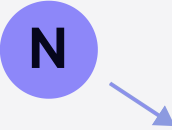


Kitchen



2 phone booths

# 7th Floor



[View/download 2D Floorplan](#)



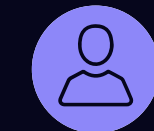
4,648 sq ft



3 meeting rooms



Focus room



72 max capacity



Breakout area



Private terrace



52 current desks

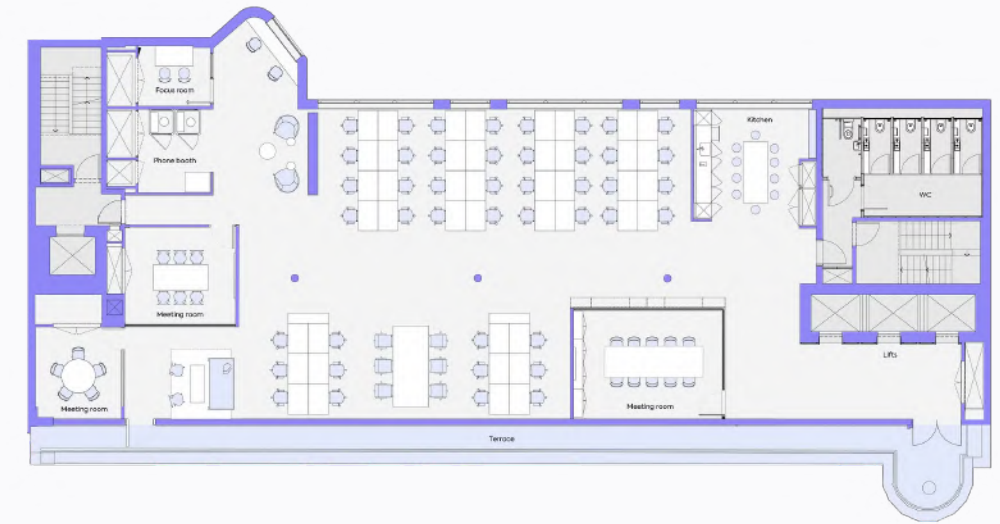
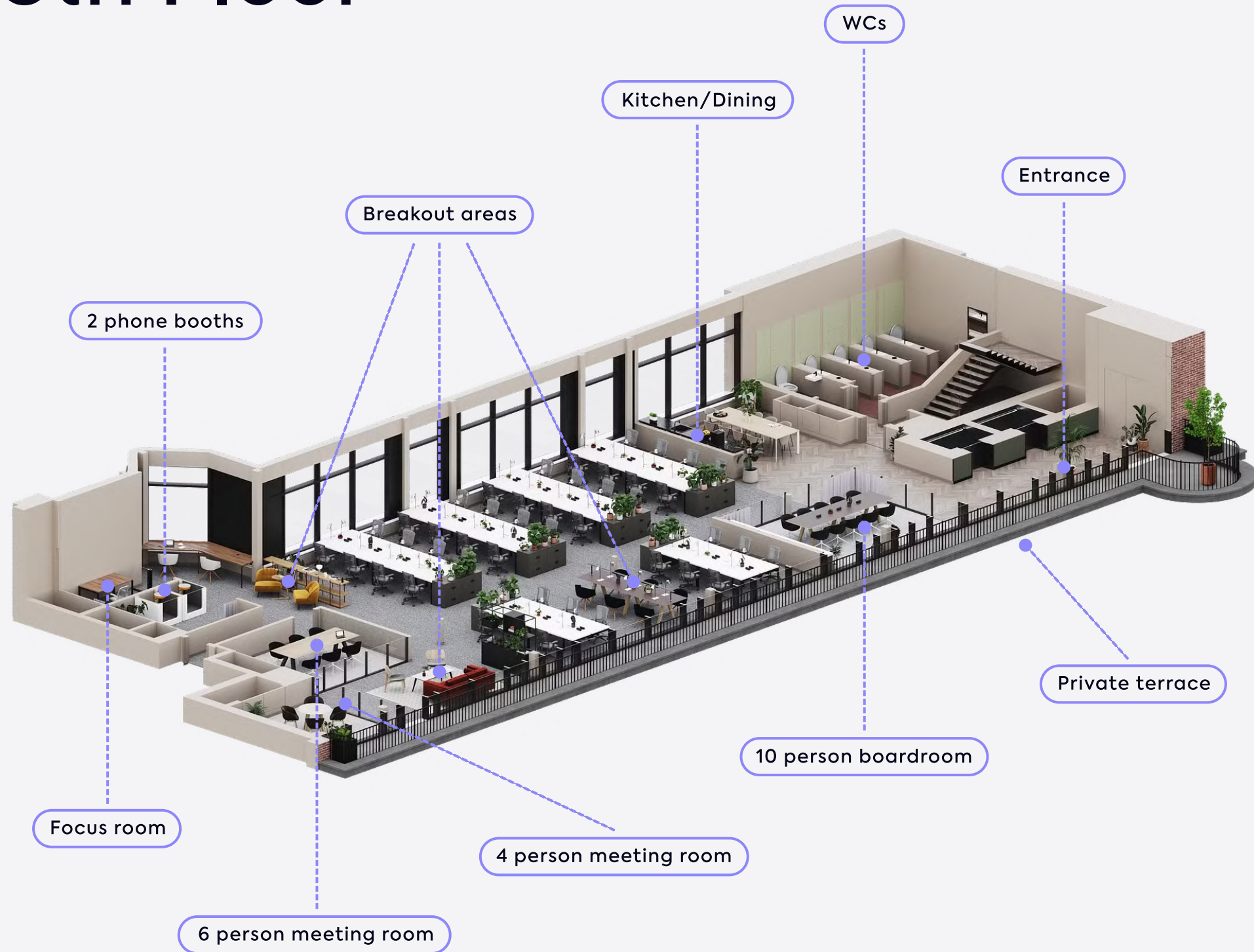
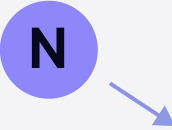


Kitchen



2 phone booths

# 8th Floor



[View/download 2D Floorplan](#)



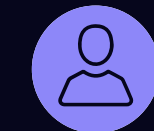
3,789 sq ft



3 meeting rooms



Focus room



59 max capacity



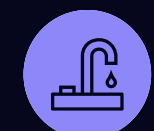
Breakout area



Private terrace



44 current desks



Kitchen

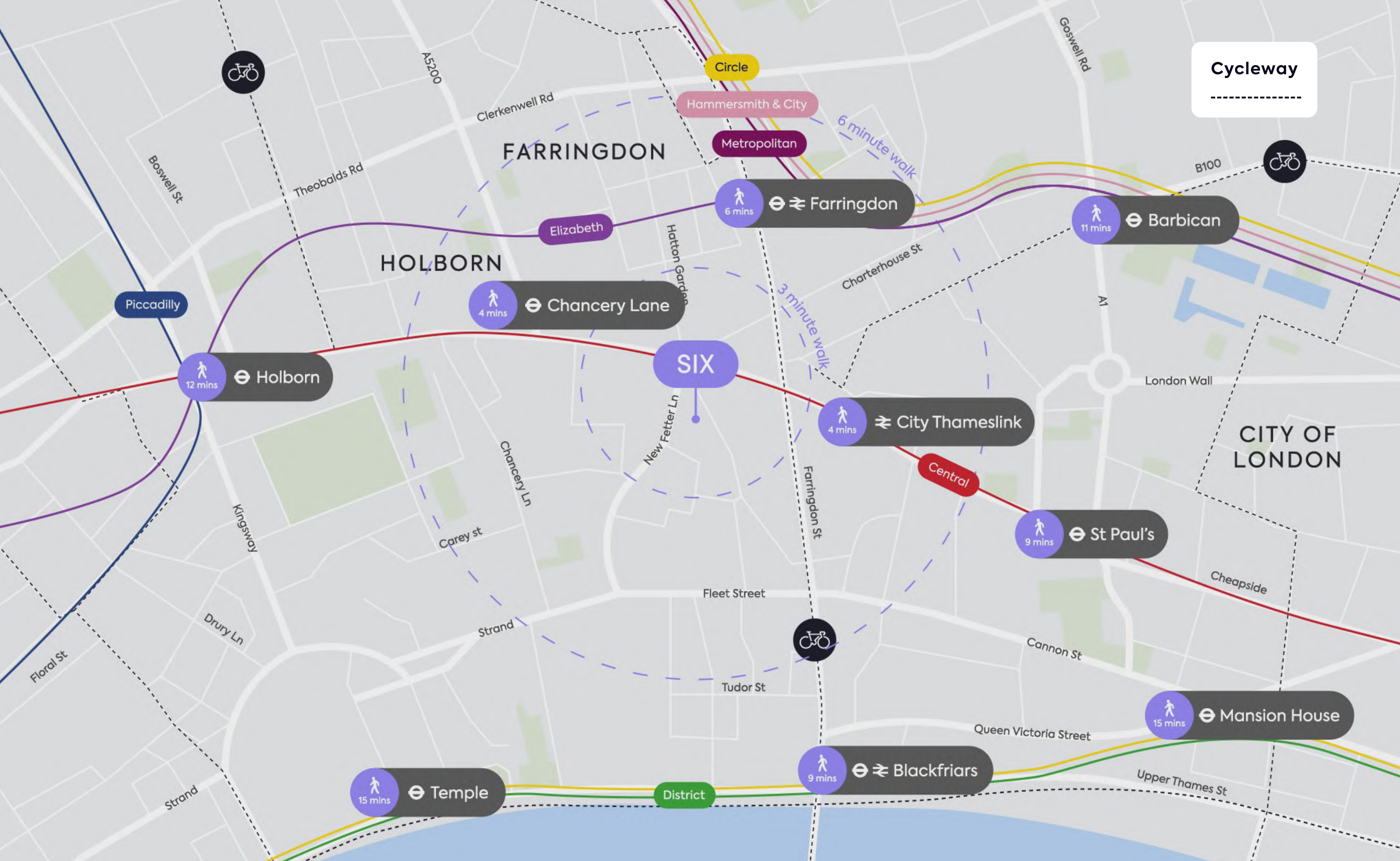


2 phone booths



Indicative CGI of Typical Floor.  
Subject to change.

Workspaces offering city views



**Cycleway**  
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Within  
**SIX**  
minutes from Farringdon

Get around

**NEAREST STATIONS**

City Thameslink  
4 mins



Chancery Lane  
4 mins



Farringdon  
6 mins



Blackfriars  
9 mins



St Paul's  
9 mins



SIX is a commuter's dream. Just a short walk from City Thameslink, Chancery Lane and Farringdon Stations, boasting the Elizabeth line, you have great access to the rest of London and beyond.



SEE



BOUCHON RACINE



TASTE



LEATHER LANE



RELAX



ZETTER HOTEL

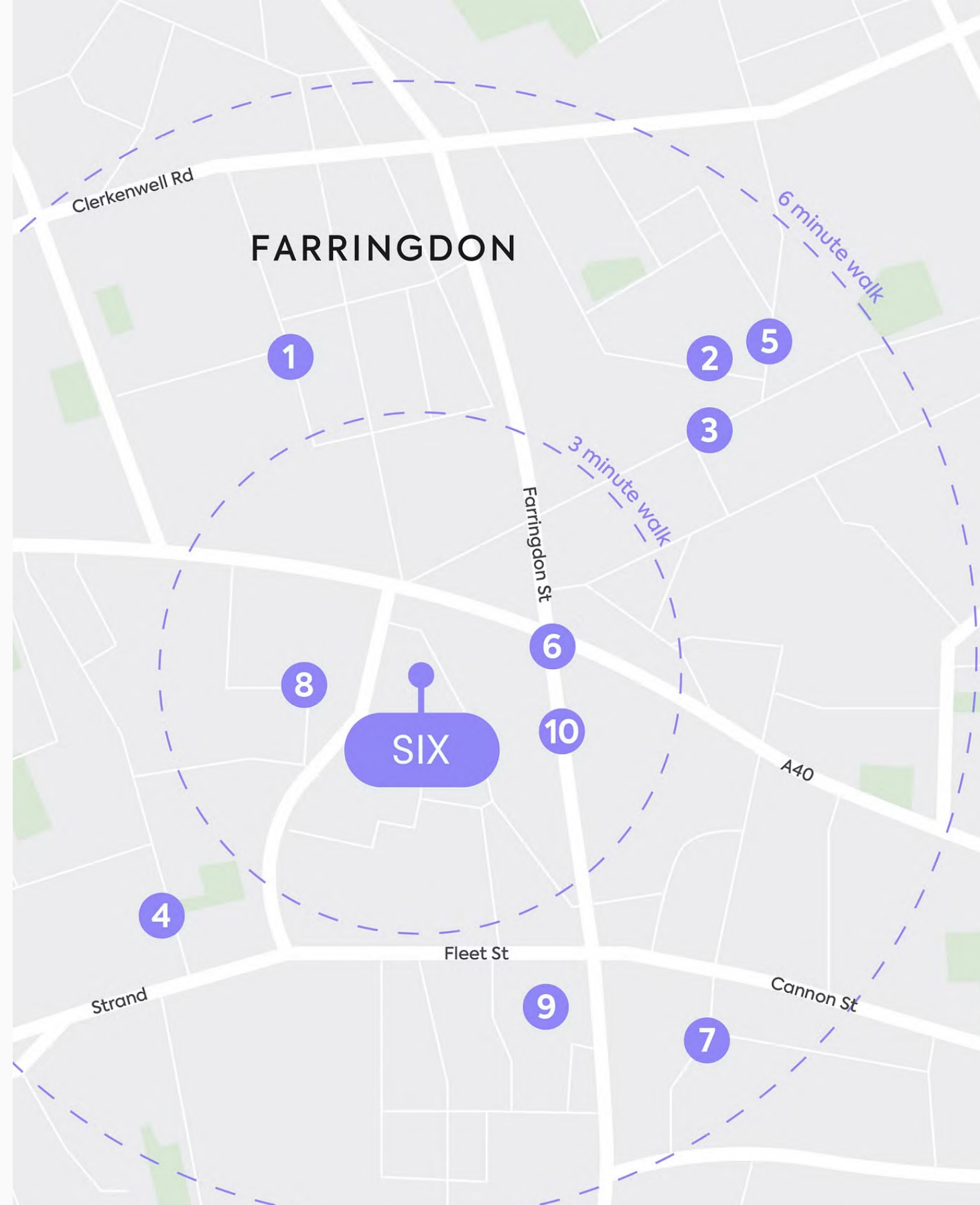


# Cultural Farringdon



# Good Food

The local dining scene is as diverse as the businesses that call Farringdon home. From the eclectic street food vendors at Leather Lane Market to the uniquely stylish experience at Cigalon, there's something for every taste and occasion.



## OUR PICK

**St John Restaurant**  
With its Michelin Star and menu that changes daily, this is nose-to-tail dining done to perfection.



Tried and tested

Within  
**SIX**  
minutes

## HIGHLIGHTS

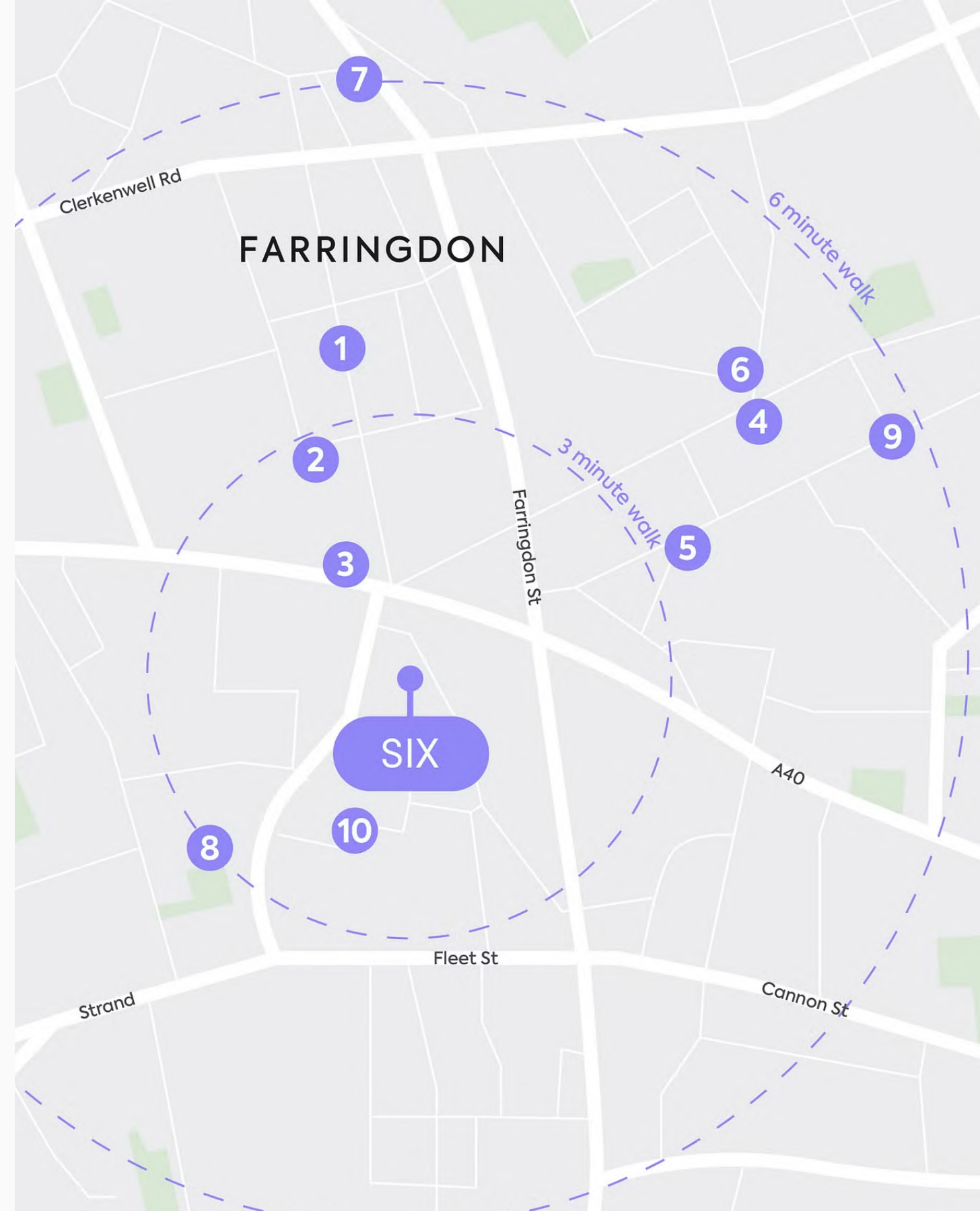
- 1 Leather Lane Market
- 2 KERB - Cowcross Yards
- 3 Smiths of Smithfield
- 4 Cigalon Restaurant
- 5 St John Restaurant
- 6 The Winemakers Club
- 7 Alchemy Cafe
- 8 Watch House Fetter Lane
- 9 Humble Grape Fleet Street
- 10 Harrild & Sons Pub





# Things to do

Step outside the front door of SIX and you'll be spoilt for choice for what to do. Work on your golf swing, take in some live music, try a cooking masterclass or indulge in the local culture... whatever mood you're in, you'll find an activity nearby.

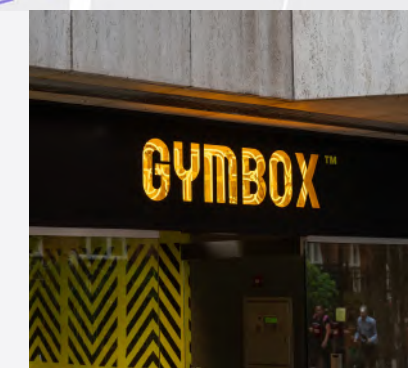


## OUR PICK



### Gymbox

When you want to get away from your desk and work up a sweat, this underground playground is open early till late.



Tried and tested

Within  
**SIX**  
minutes

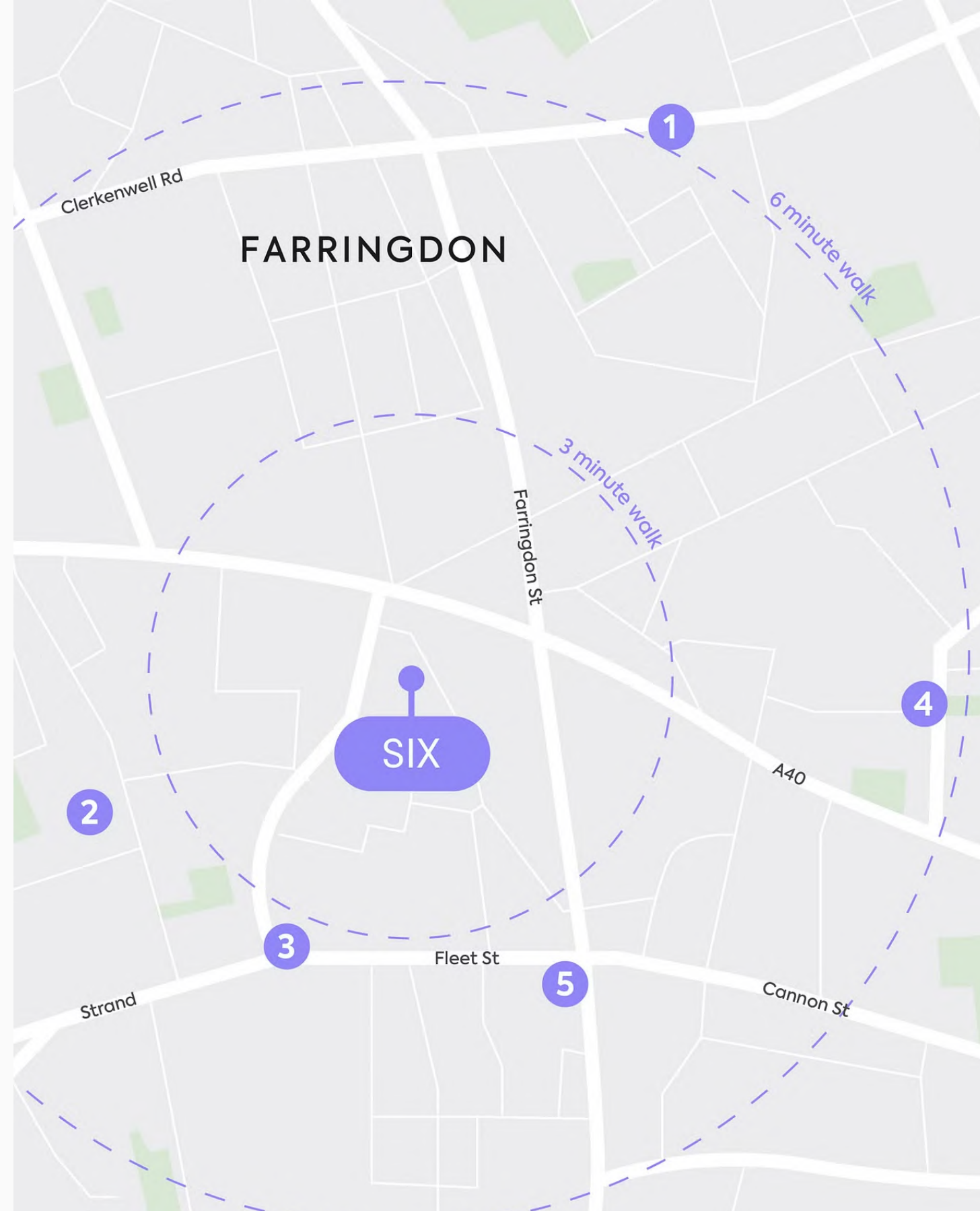
## HIGHLIGHTS

- 1 Hatton Garden
- 2 Gymbox
- 3 Bounce
- 4 Smithfield Market
- 5 Urban Golf
- 6 Houdini's Escape Room
- 7 The Piano Works
- 8 The Maughan Library
- 9 Pasta Academy
- 10 New Street Square



# Hidden Gems

There are plenty of spots off the beaten track that only the locals know about. With SIX as your new base, you'll never get bored of uncovering the surprises around every corner.



Tried and tested

Within **SIX** minutes

## HIGHLIGHTS

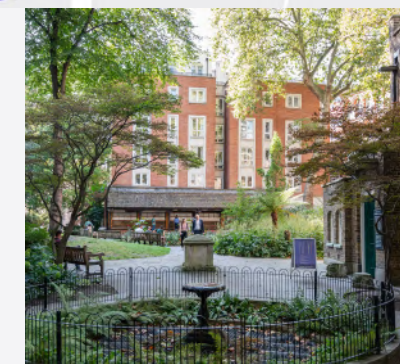
- 1 St John's Square
- 2 Wildy & Sons books
- 3 Dileto sandwich shop
- 4 Postmans Park
- 5 Black Parrot cocktail bar

## OUR PICK



### Postmans Park

A beautiful oasis of calm amongst the city's hustle and bustle. The perfect place to rest and reset.



er Thames St

# Get in touch

We hope we've piqued your interest, but it's only just the beginning. We'd love to show you more. Get in touch to find out more.

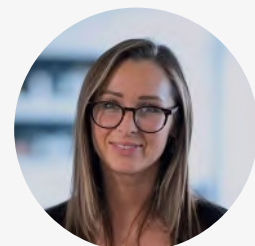
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Greater together



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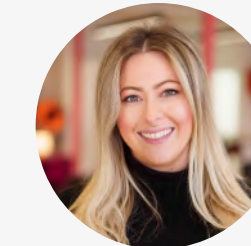
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