





# LEAD THE WAY

72,000 SQ FT REIMAGINED HQ BUILDING  
IN THE HEART OF THE CITY BY BARINGS,  
LBS PROPERTIES AND MORROW + LORRAINE.

# TAKE TO THE SKY

25 MOORGATE HAS BEEN TRANSFORMED, OFFERING 72,000 SQ FT OF NEW WORKSPACE.

2 BRAND NEW UPPER FLOORS

COMMUNAL CLUB SPACE ROOM WITH WRAP AROUND TERRACING

CIRCA 4,000 SQ FT OF TERRACING THROUGHOUT THE BUILDING ACROSS 4 FLOORS

NEW DUAL ACCESS ENTRANCE FROM MOORGATE AND COLEMAN STREET

EQUIDISTANT BETWEEN BANK STATION AND MOORGATE ELIZABETH LINE

NEWLY REFURBISHED CAT A OFFICE SPACES



# HIGH QUALITY LOW CARBON OFFICE

**25 MOORGATE ENTERS A NEW ERA WHERE THE PRIORITY IS A COMMITMENT TO A SUSTAINABLE FUTURE THROUGHOUT THE BUILDING.**


As a class-leading retrofit development the upfront carbon is naturally lower than a newly constructed property: LETI's ambitious 2030 upfront embodied carbon target has been set at 350kgCO<sub>2</sub>e/m<sup>2</sup> for current commercial offices.

25 Moorgate achieves 326kgCO<sub>2</sub>e/m<sup>2</sup>. The landlord operational energy is estimated at only 67kWh/m<sup>2</sup>a (NIA) which is 26% lower than UKGBC 2020-2025 target and 5% lower than BCO 2025-2030 guidance.



**NABERS CERTIFICATION TARGETED**

25 Moorgate is targeting a 4.5\* rating for its energy efficiency, water usage, waste management and indoor environment, encouraging a collaborative approach to driving down operational energy use.



**LETI**

The design has adopted the London Energy Transformation Initiative (LETI) principles as far as possible to minimise operational energy consumption and reduce the building's impact on climate change.

**BREEAM**

**TARGETING  
OUTSTANDING CERTIFICATION**

A target rating of 'OUTSTANDING' puts 25 Moorgate in the top 1% of UK most sustainable buildings.

**EPC A**

PREDICTED EPC CLASSIFICATION


**WELL  
ENABLED**

Base build design aligns with the key design principles of the WELL building standard, to enable tenants to pursue future WELL certification to a 'Platinum' rating.



**TARGETED WIREScore PLATINUM**

Rating for digital connectivity and infrastructure.




**SMARTScore GOLD ENABLED**

Base build design aligns with key design principles to enable smart building systems.

**BCO**

**BCO COMPLIANCE**

Designed to best practice office specification.

STATIONS 

POI / BUSINESSES

22 BISHOPSGATE

RIVER THAMES

ST PAUL'S

BLOOMBERG

BANK OF ENGLAND

BANK STATION 

THE NED

PRUDENTIAL

25 MOORGATE

ING

ALLIANCEBERNSTEIN

BARBICAN CENTRE

DEUTSCHE BANK

MOORGATE STATION 

FINSBURY CIRCUS

LIVERPOOL STREET STATION 



# YOU'VE ARRIVED

THE FIRST IMPRESSION OF 25 MOORGATE HAS BEEN THOROUGHLY CONSIDERED. THE ENTRANCE IS NOW A NOTICEABLE FEATURE THAT WELCOMES YOU IN WITH UNDERSTATED LUXURY.



# WE'VE MADE AN ENTRANCE

FROM THE SECOND YOU STEP IN OFF MOORGATE OR COLEMAN STREET, A REAL FOCUS HAS BEEN MADE ON CREATING A SPACE THAT WELCOMES EVERYONE.

# GO STRAIGHT AHEAD

25 MOORGATE IS NOW OPEN, WITH DUAL ENTRANCES FROM EAST TO WEST

## SPACIOUS ARRIVAL

The new expanded entrances offer a combined 2,545 SQ FT of open plan lobby space.

## THROUGH FLOW

The new dual entrances open up the flow of the building giving more flexibility to the use of space.

## FROM START TO FINISH

From the very start 25 Moorgate is stylishly finished with timber batten wall and stone panelling.









# MOOR WAYS IN

MAKING THE MOST OF THE GROUND FLOOR COMMUNAL SPACE, A NEWLY DESIGNED ENTRANCE NOW OPENS UP ACCESS TO AND FROM COLEMAN STREET.



# LEADING THE WAY ON WELLBEING

Space to work, exercise  
or just relax and socialise.

# OUTSIDE IN

A SHARED SPACE FOR THE WHOLE BUILDING TO ENJOY; THE CLUB SPACE OFFERS INDOOR AND OUTDOOR SPACE WITH HIGH LEVELS OF PLANTING TO PROMOTE BIODIVERSITY.



# LIFE. CYCLE.









MAKING IT EASY TO HAVE FITNESS IN YOUR LIFE.



# IT WON'T FEEL LIKE WORK



## ENCOURAGING HEALTH & FITNESS

-  10 SHOWERS
-  159 LOCKERS
-  CHANGING FACILITIES
-  HAIR DRYERS
-  TOWELS
-  159 CYCLE SPACES
-  BIKE MAINTENANCE STATION
-  FILTERED WATER & ICE DRAWER



# FROM TOP TO BOTTOM

EXPLORE 25 MOORGATE  
FROM CLUB ROOM TO THE END  
OF JOURNEY FACILITIES

		OFFICE NIA (SQ FT)	TERRACE (SQ FT)	COMMUNAL / RECEPTION (SQ FT)
Club Space	08	-	1,743	858
Office	07	2,618	1,053	-
Office	06	7,342	793	-
Office	05	9,821	408	-
Office	04	11,292	-	-
Office	03	11,300	-	-
Office	02	11,300	-	-
Office	01	11,240	-	-
Reception	G	3,586	-	2,545
Changing Facilities	LG	-	-	-
Bicycle Storage		-	-	-
<b>TOTAL</b>		<b>68,499</b>	<b>3,997</b>	<b>3,403</b>

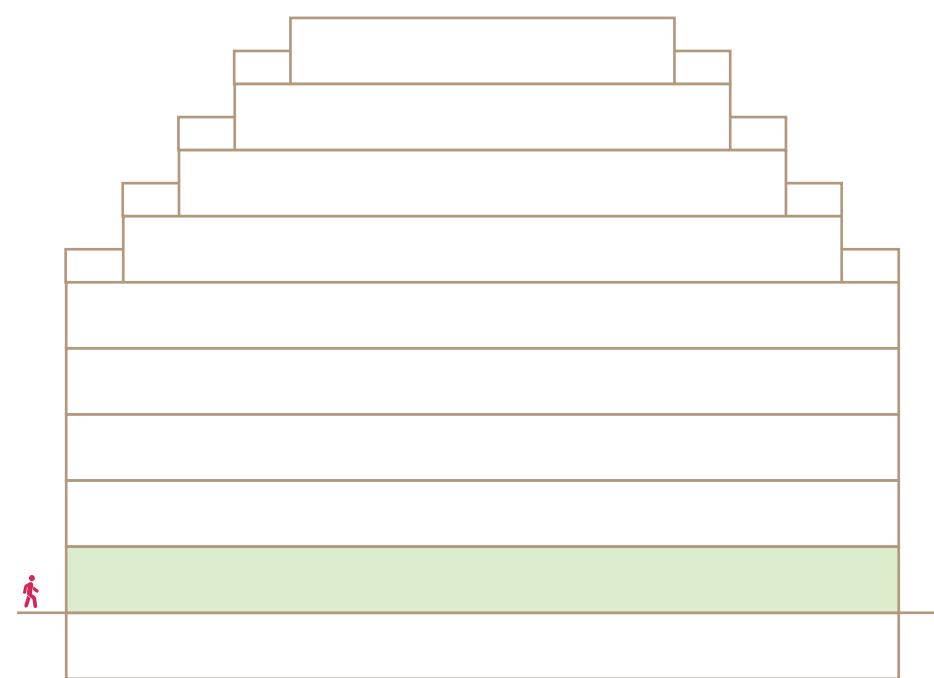




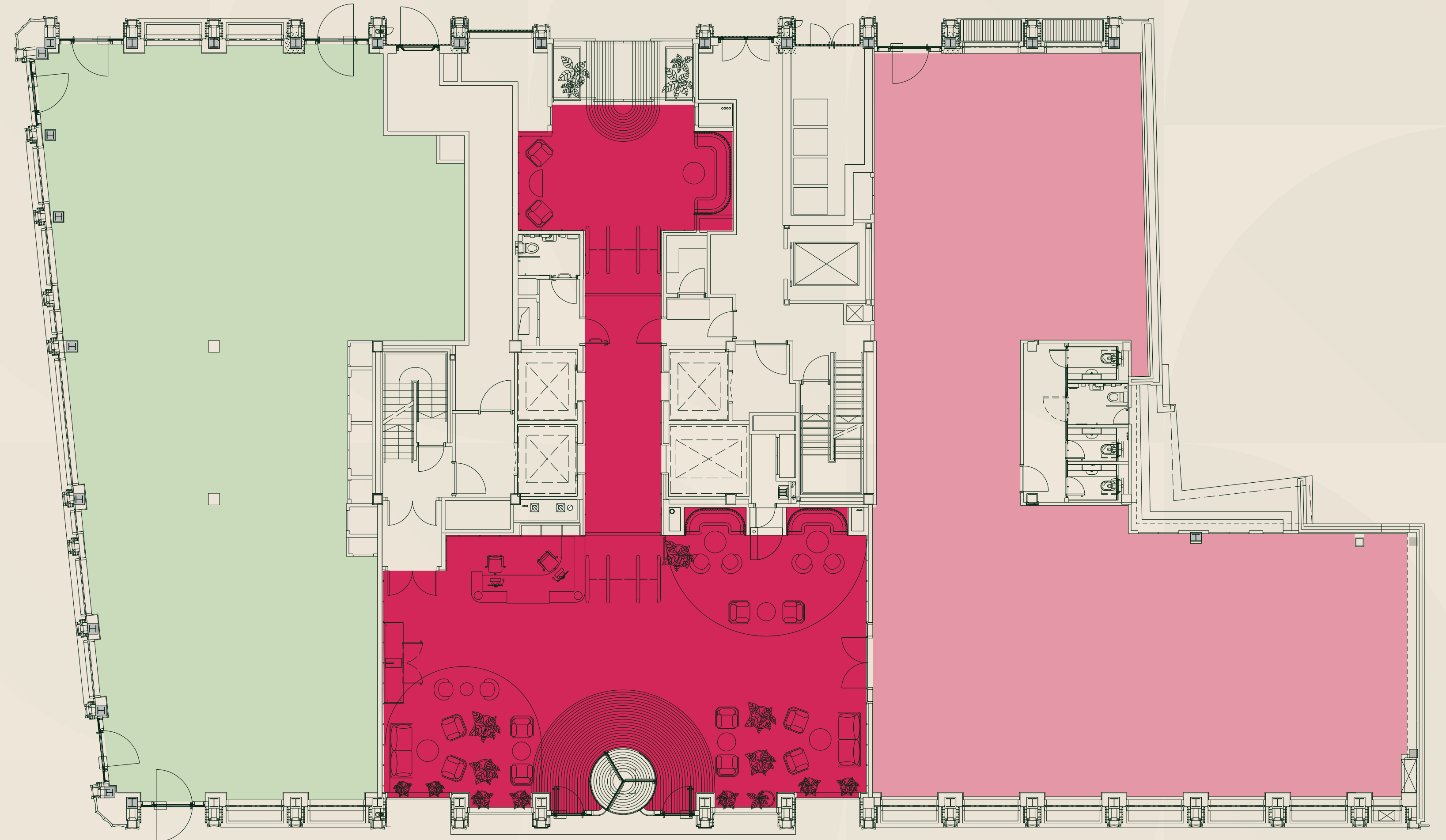
# GROUND FLOOR

- OFFICE 3,586 SQ FT
- RECEPTION
- RETAIL

**3,586** SQ FT  
333 SQ M



COLEMAN STREET

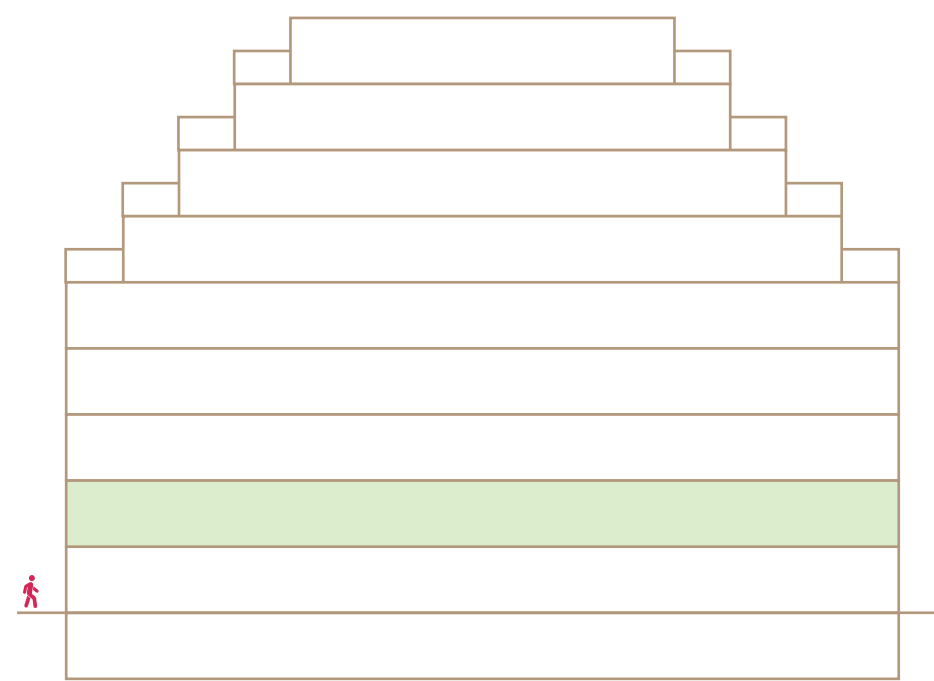


MOORGATE

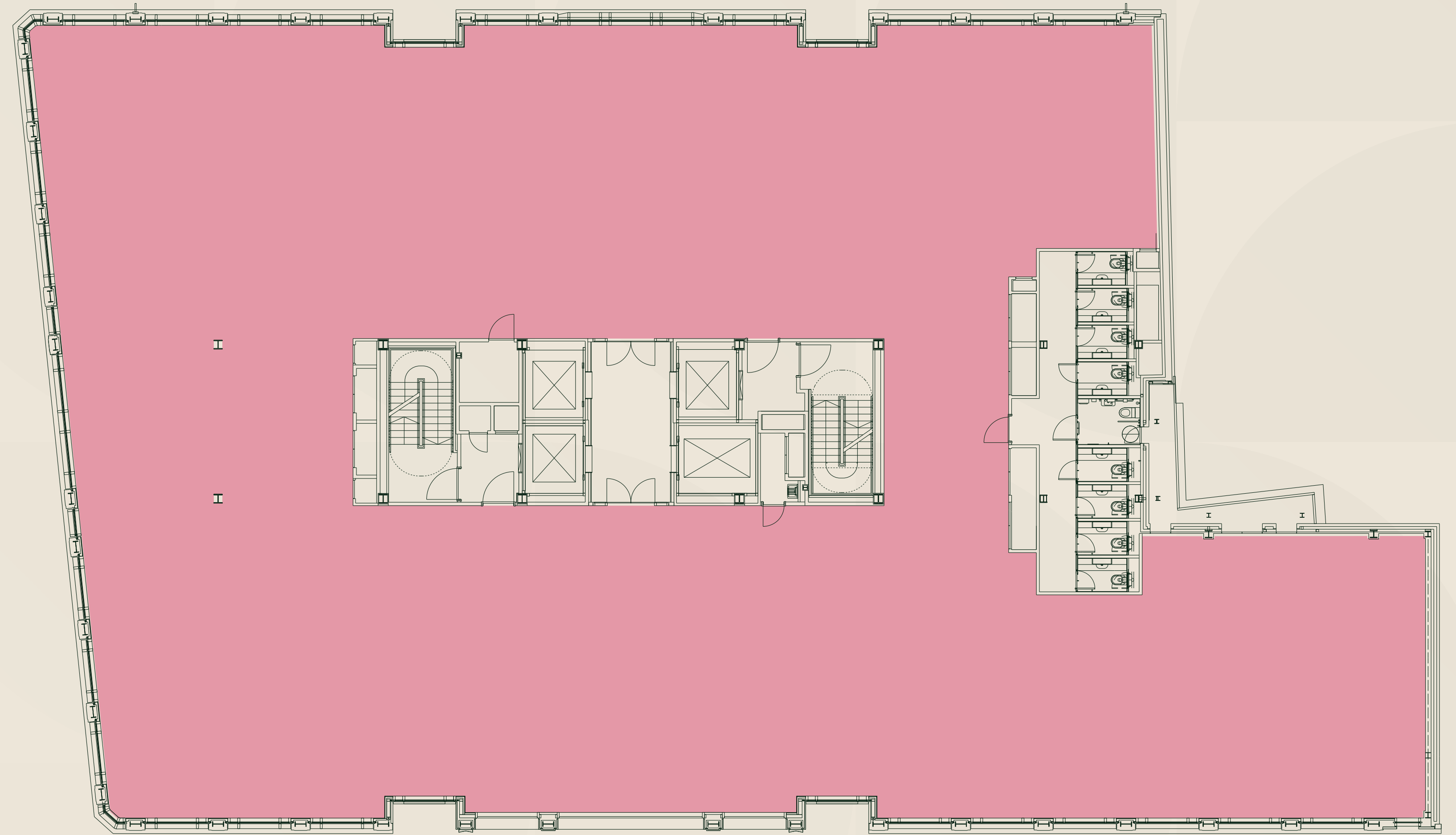
# FIRST FLOOR

● OFFICE 11,240 SQ FT

**11,240** SQ FT  
1,044 SQ M



COLEMAN STREET



MOORGATE



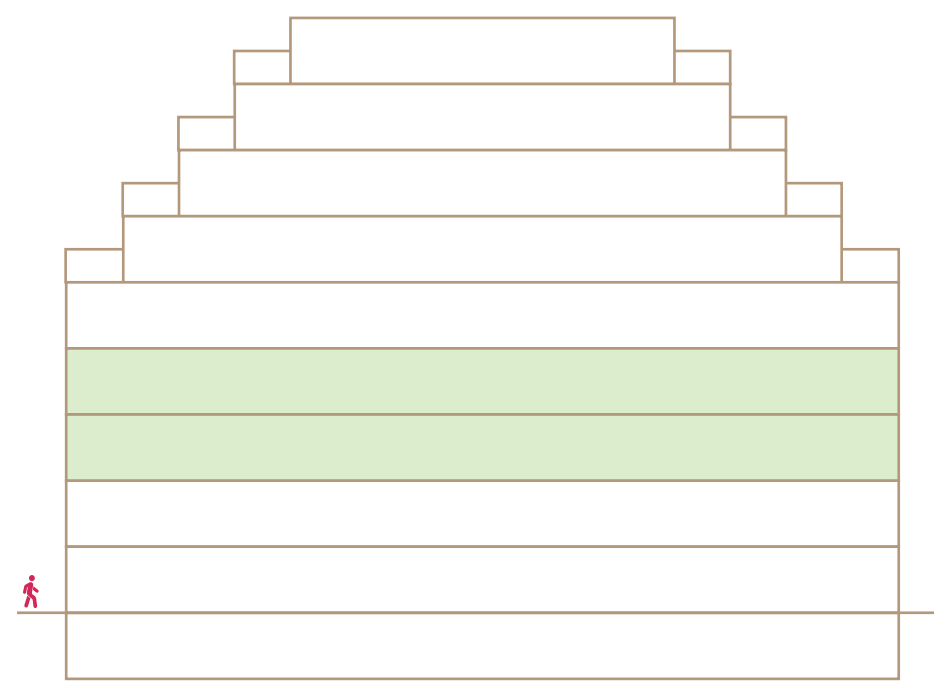
# SEE THE LIGHT

AN INVITING AND INSPIRING ENVIRONMENT FLOODED WITH NATURAL LIGHT

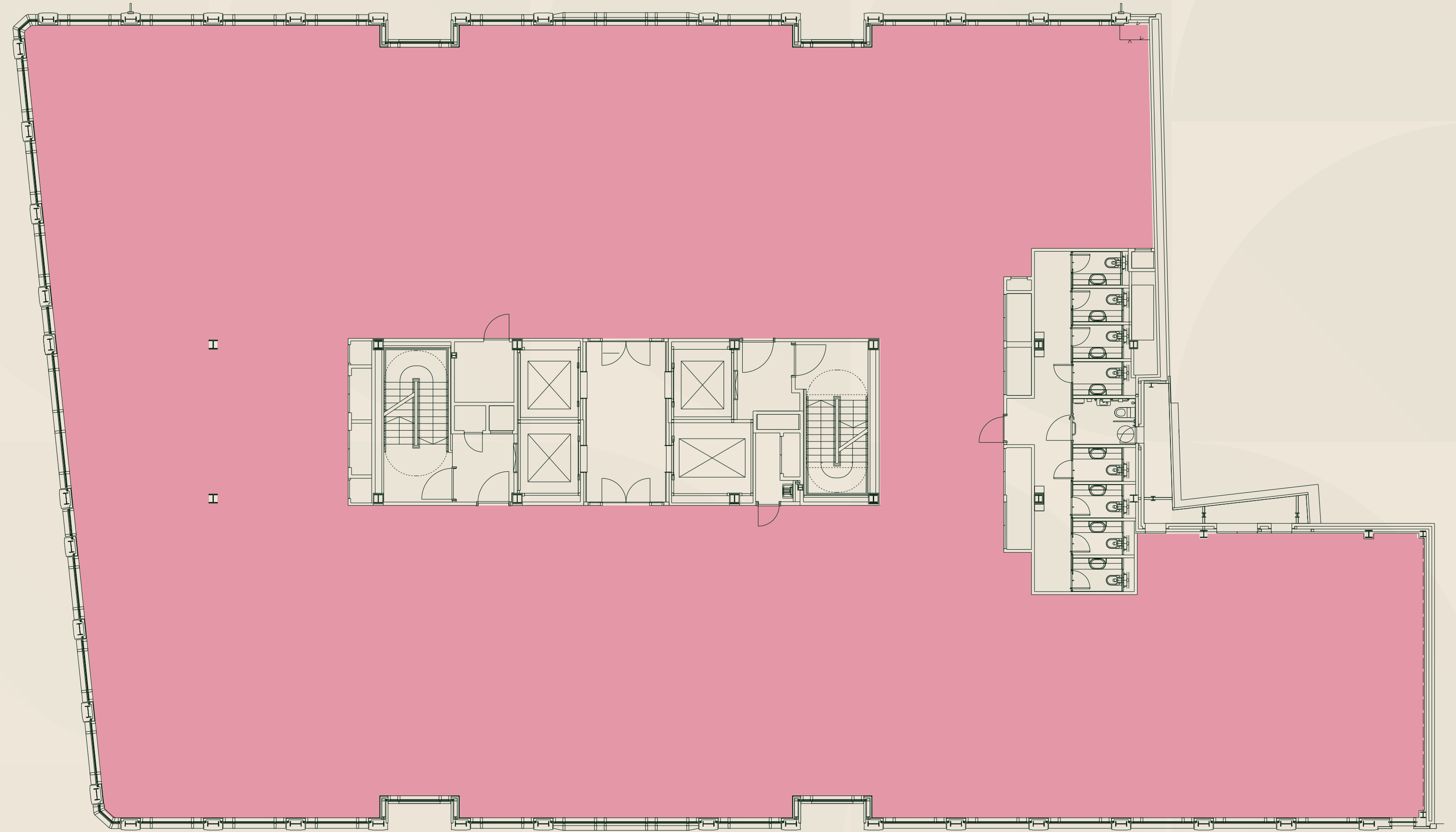
# SECOND - THIRD FLOOR

● OFFICE 11,300 SQ FT

**11,300** SQ FT  
1,050 SQ M



COLEMAN STREET

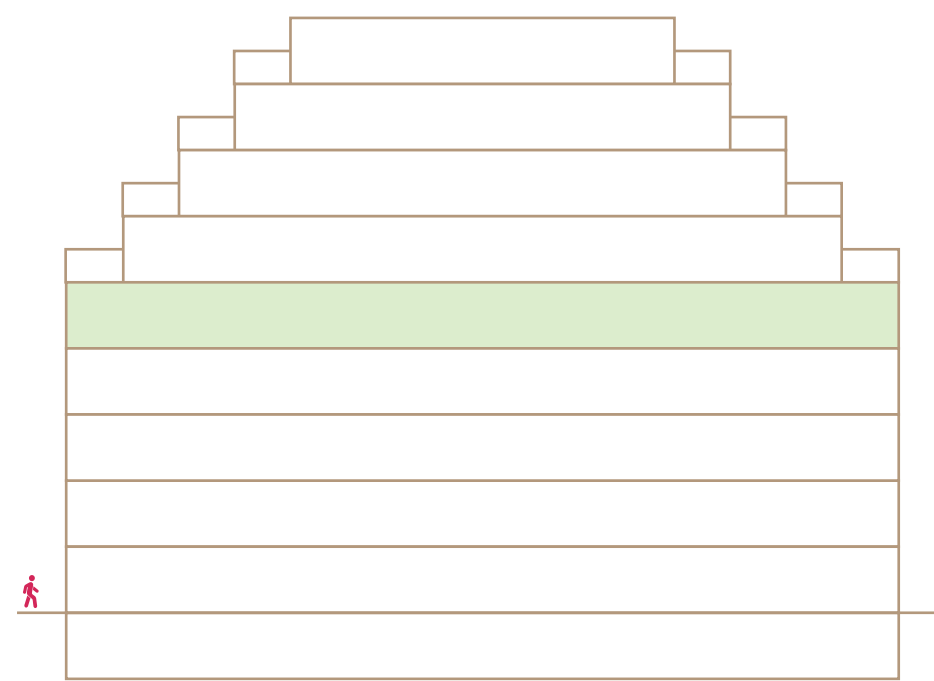


MOORGATE

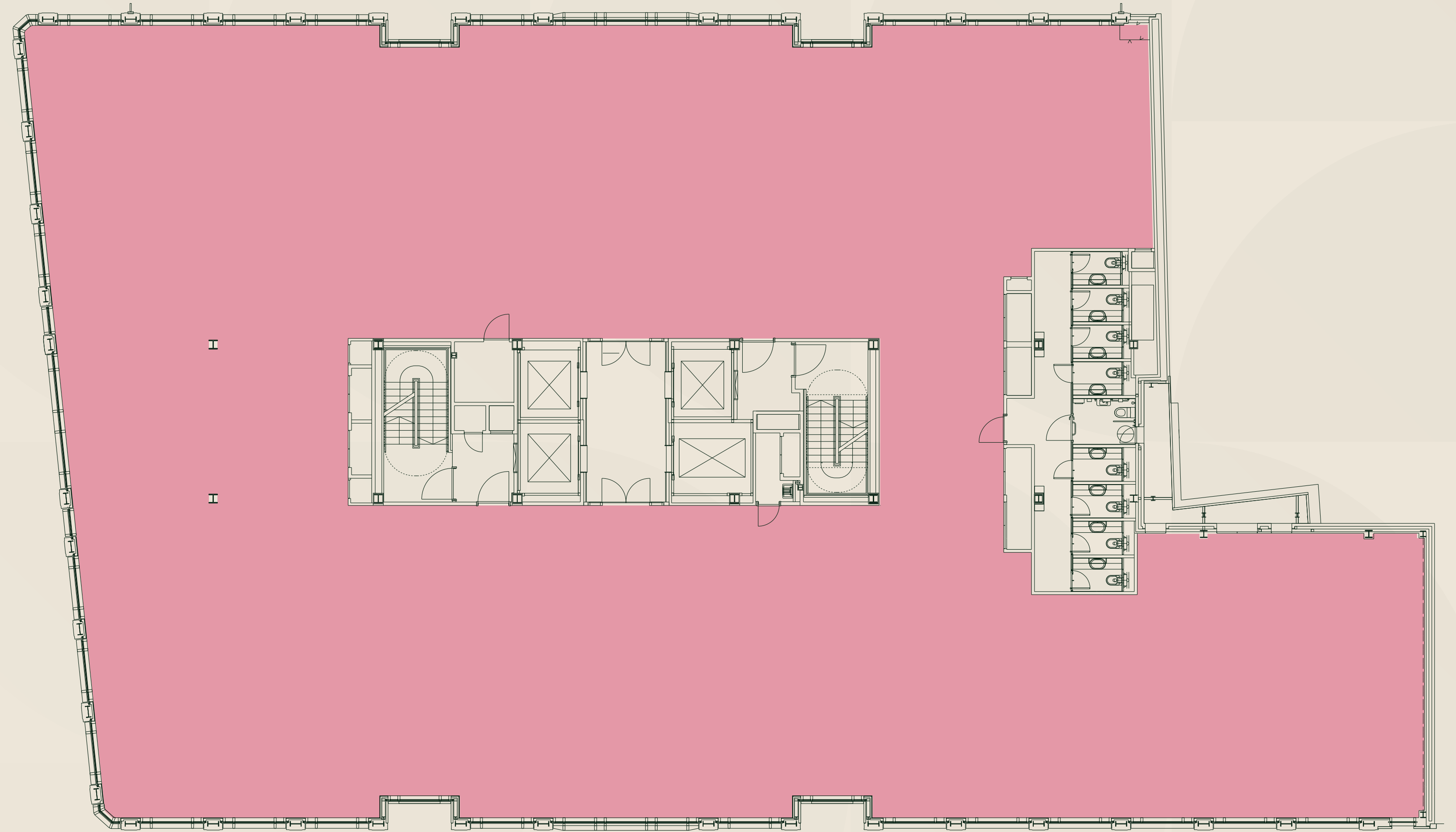
# FOURTH FLOOR

● OFFICE 11,292 SQ FT

**11,292** SQ FT  
1,049 SQ M



COLEMAN STREET



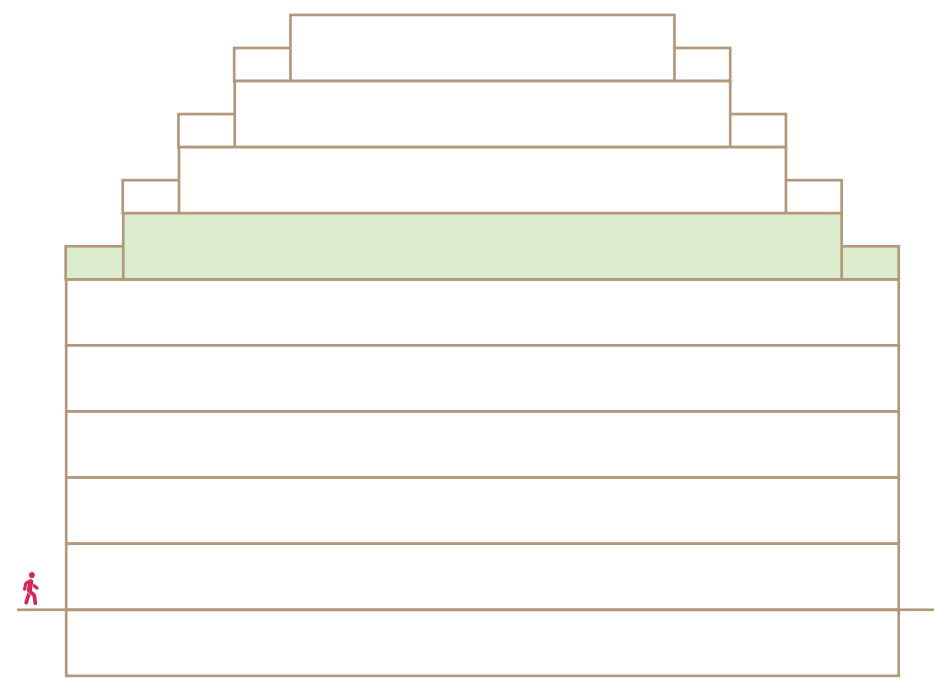
MOORGATE

# FIFTH FLOOR

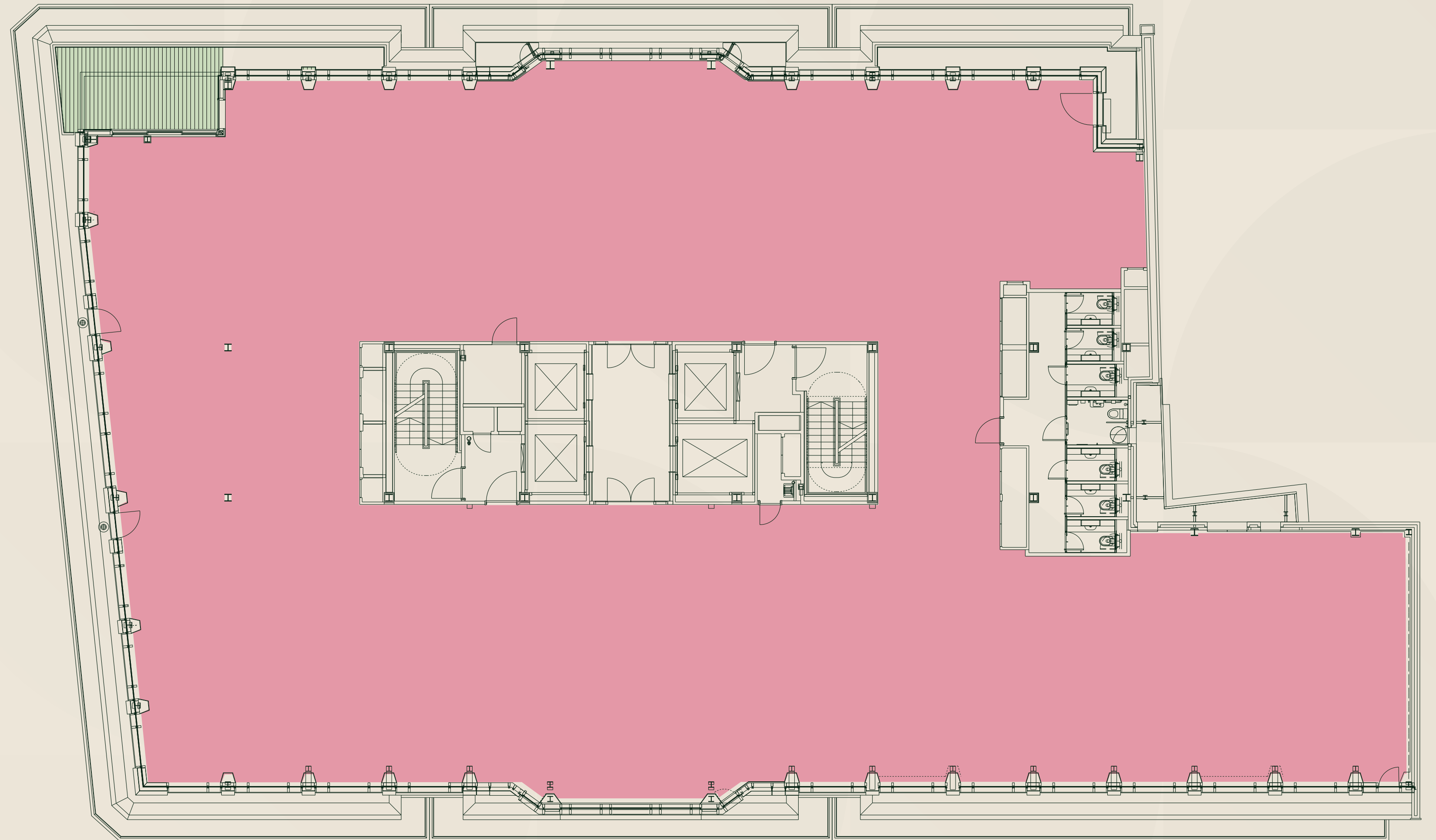
● OFFICE 9,821 SQ FT

● TERRACE 408 SQ FT

**9,821** SQ FT  
912 SQ M



COLEMAN STREET



MOORGATE



# OUTSIDE IN

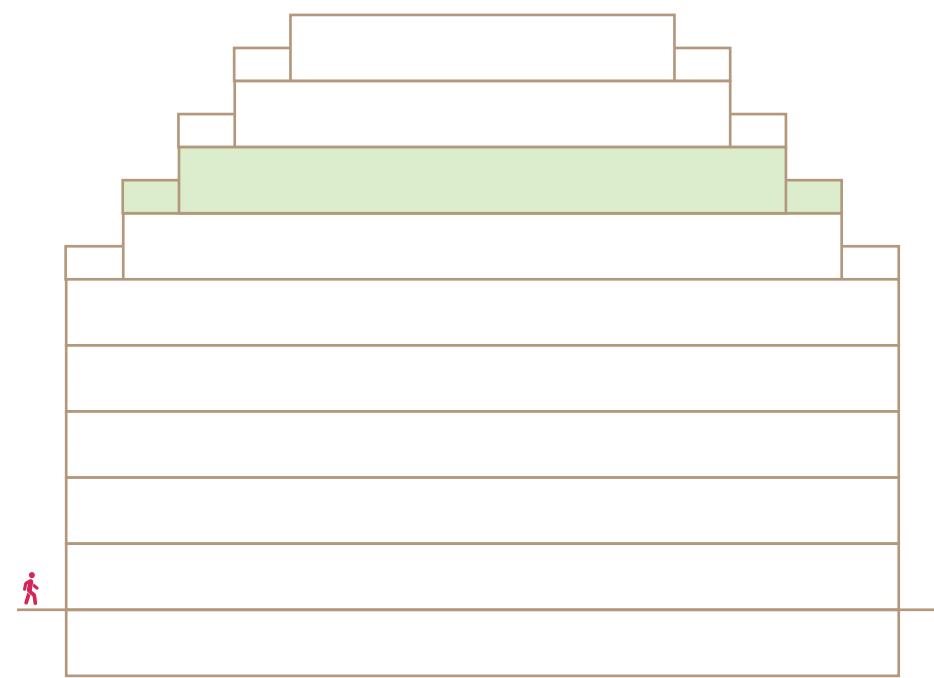
SIXTH FLOOR MOORGATE TERRACE

## SIXTH FLOOR

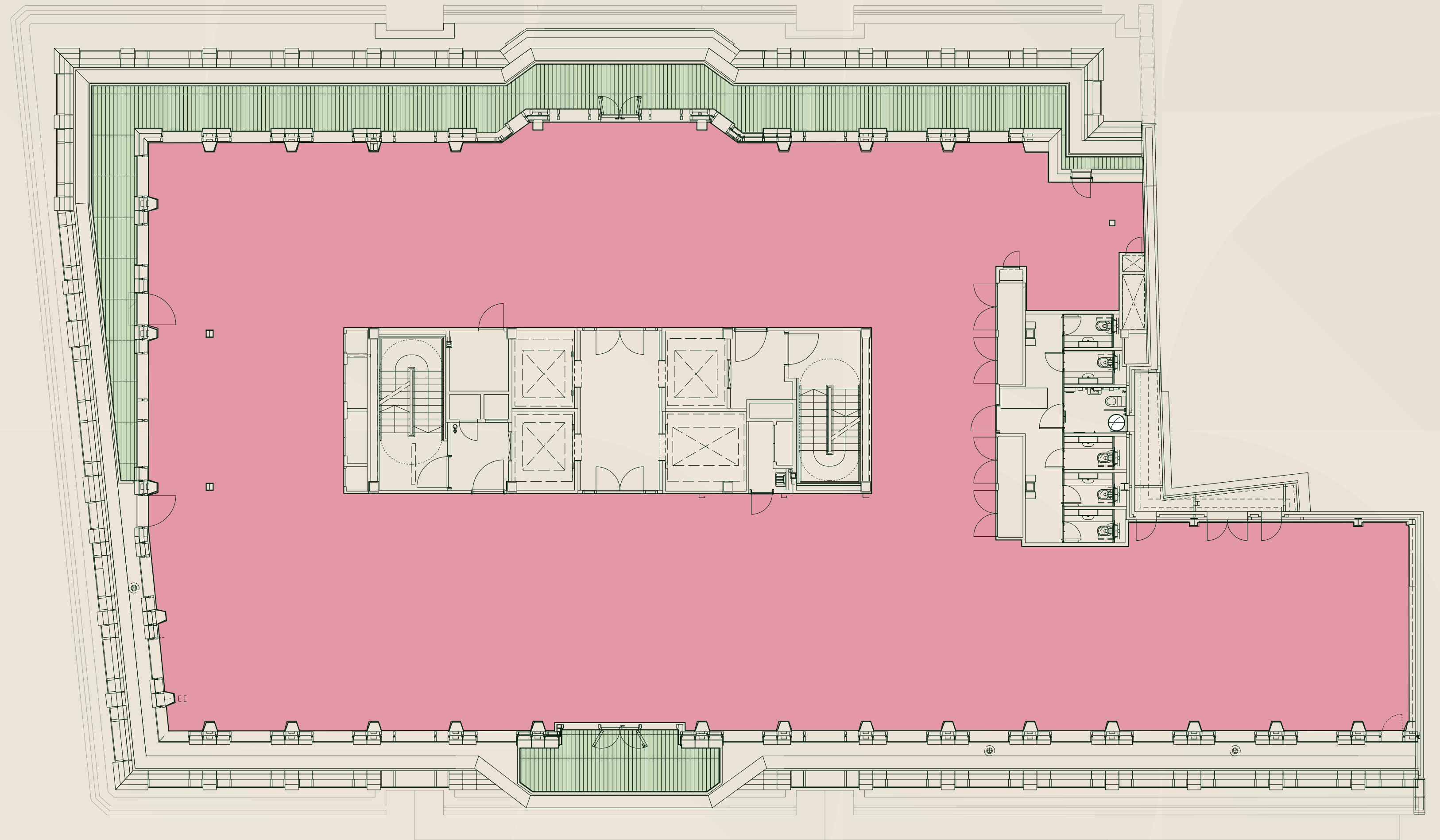
● OFFICE 7,342 SQ FT

● TERRACE 793 SQ FT

**7,342** SQ FT  
682 SQ M



COLEMAN STREET



MOORGATE

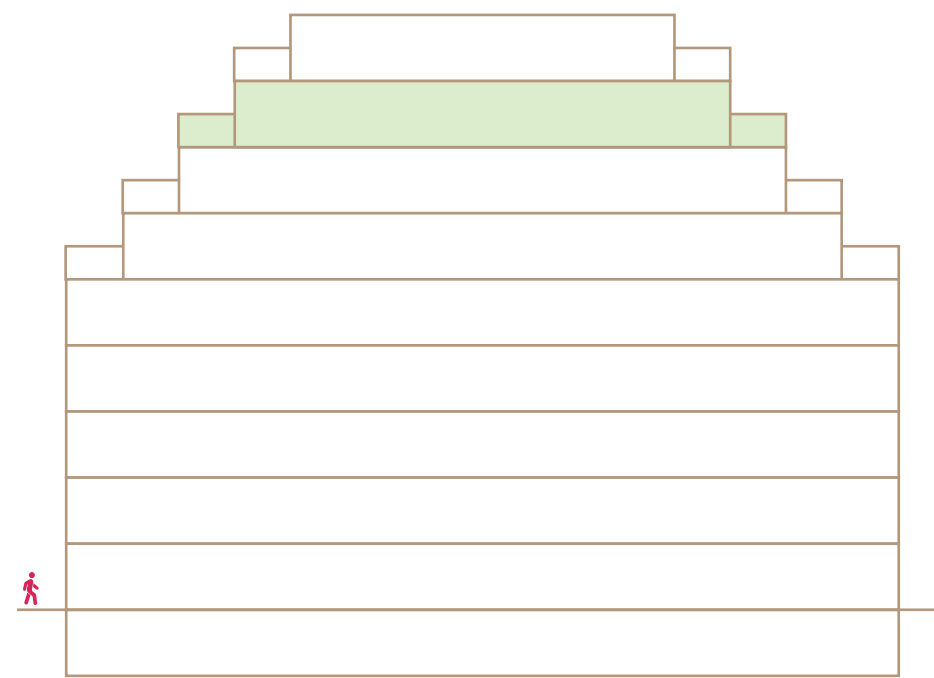


## SEVENTH FLOOR

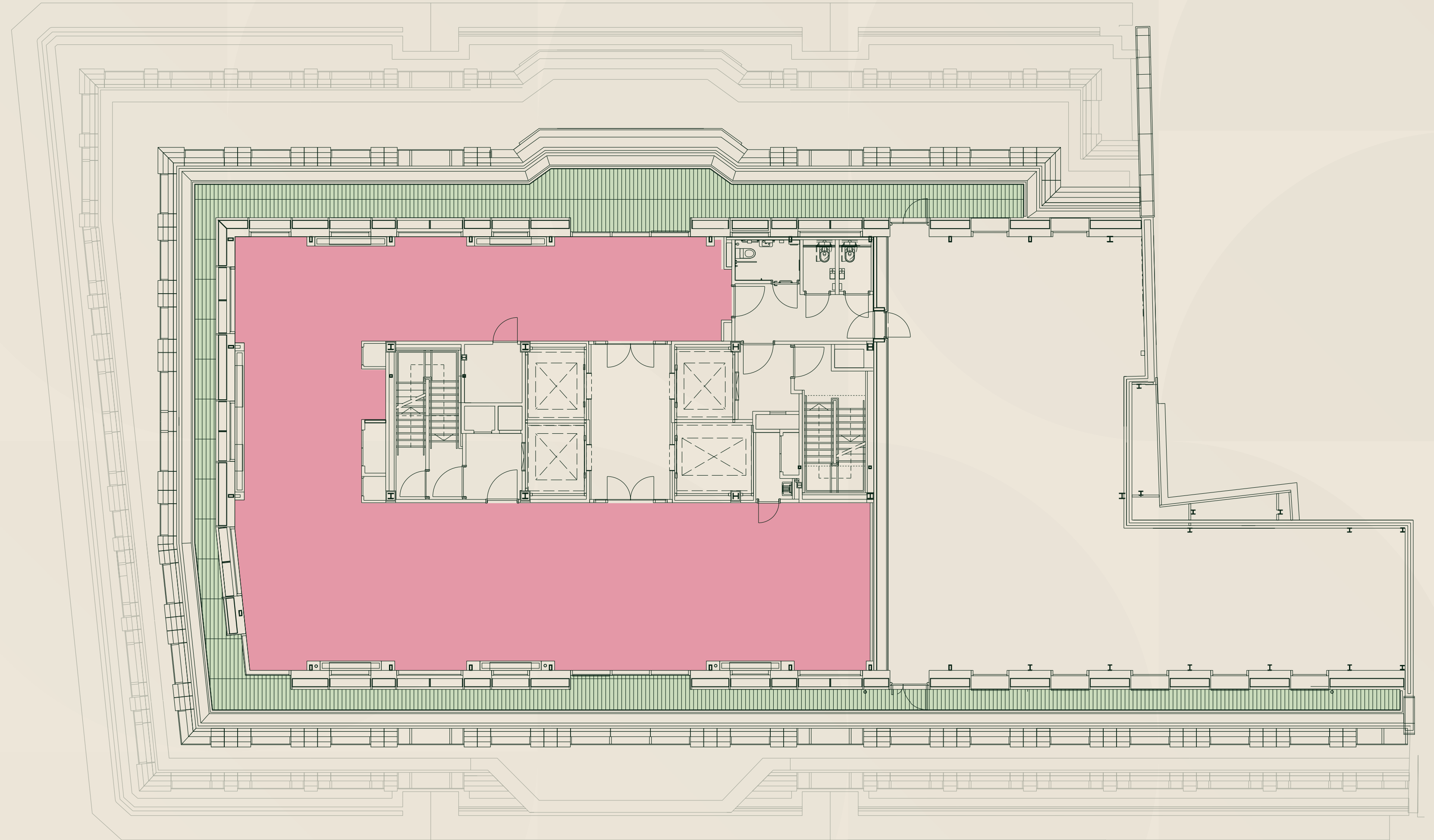
● OFFICE 2,618 SQ FT

● TERRACE 1,053 SQ FT

**2,618** SQ FT  
243 SQ M



COLEMAN STREET



MOORGATE



# SKY HIGH

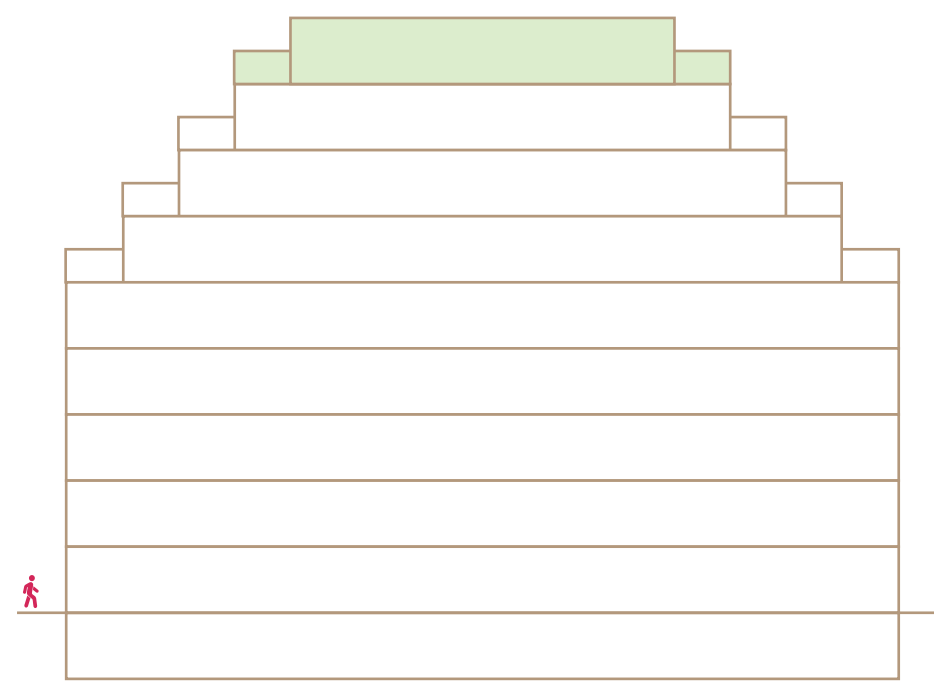
FROM BOARDROOM MEETINGS TO YOGA PRACTICES, THE CLUB ROOM SPACE AND TERRACE OFFERS A PINNACLE EXPERIENCE FOR THE WHOLE BUILDING TO ENJOY

## EIGHTH FLOOR

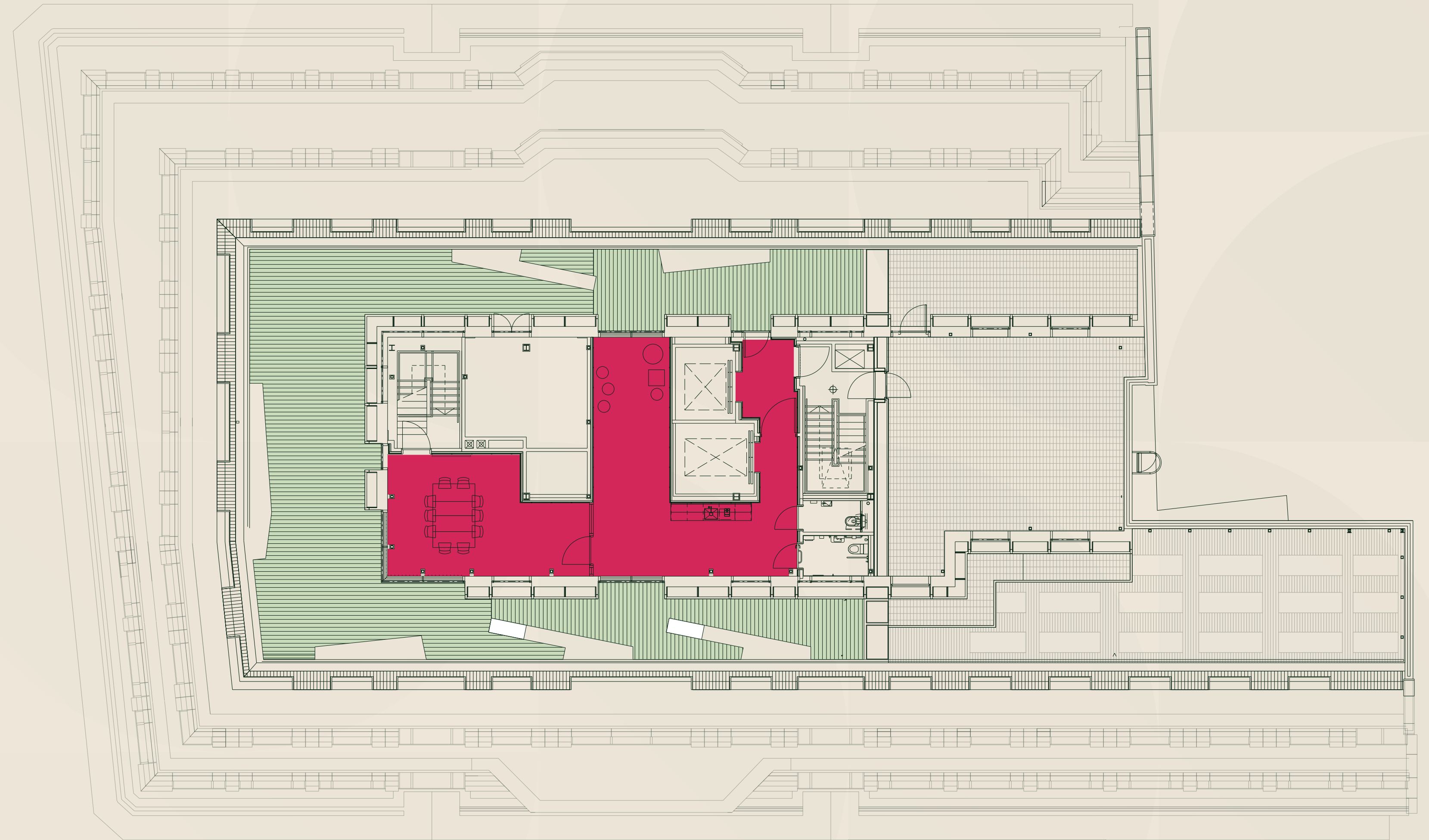
● CLUB 858 SQ FT

● ROOF TERRACE 1,743 SQ FT

**858** SQ FT  
80 SQ M



COLEMAN STREET



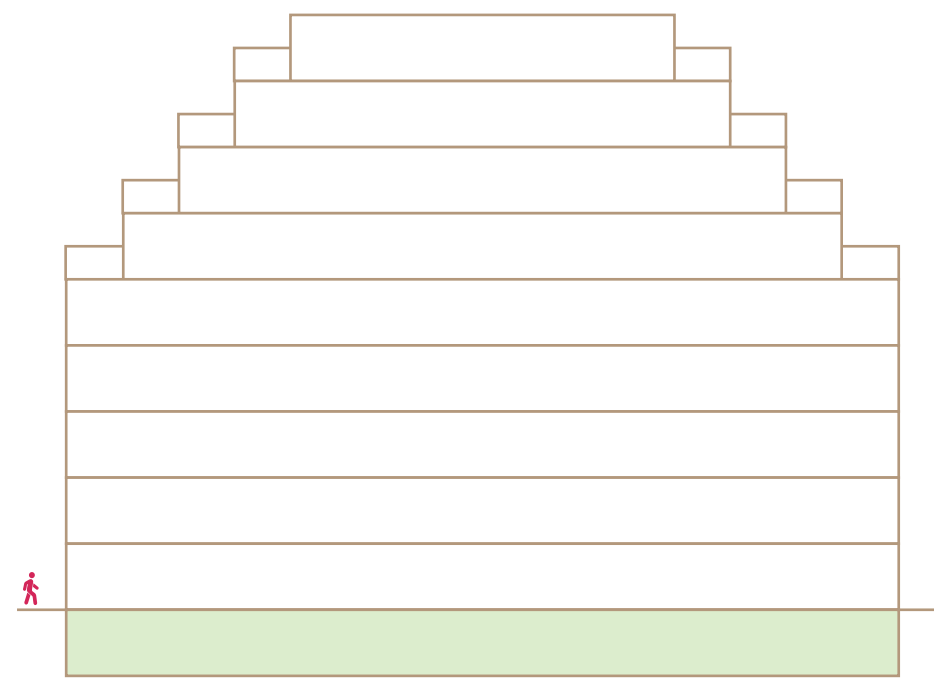
MOORGATE



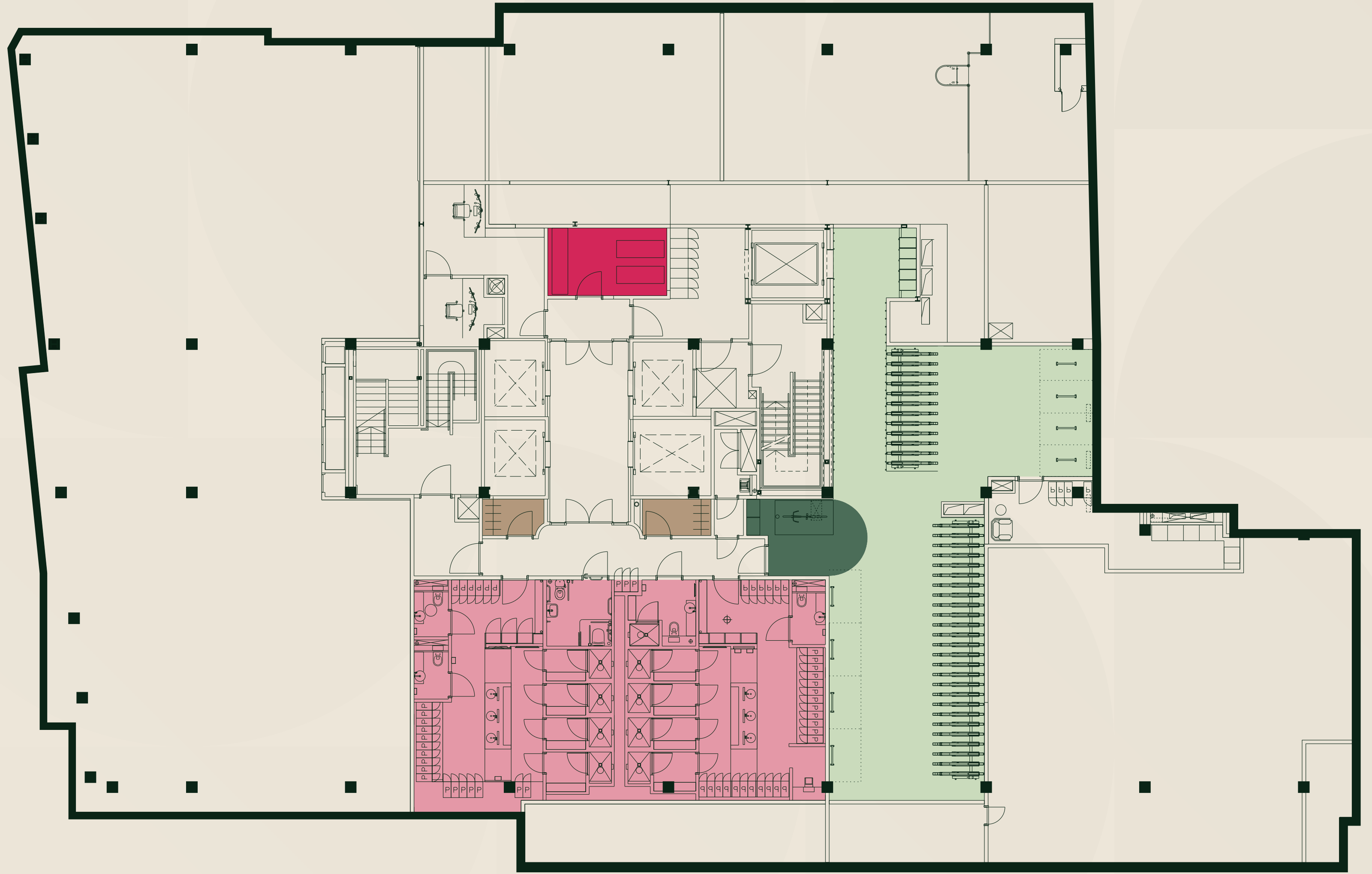
# WASHROOMS

# LOWER GROUND

- 159 CYCLE STORAGE SPACES
- CYCLE MAINTENANCE
- MALE AND FEMALE CHANGING
- 10 SHOWERS
- 159 LOCKERS
- 2 DRYING ROOMS
- WELLBEING ROOM



COLEMAN STREET



MOORGATE

# SPECIFICATION



## – HIGH QUALITY BUILDING

Designed by Morrow + Lorraine, providing approximately 72,000 SQ FT net office accommodation, and 7,628 SQ FT of retail space.



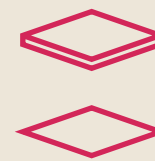
## – NET ZERO CARBON IN OPERATION

Designed to the highest environmental standards and to achieve Net Zero Carbon status.



## – DUAL ACCESS RECEPTION

A large reception area accessed from Moorgate and Coleman Street.



## – CEILING HEIGHTS

Reception floor-to-ceiling height of approximately 3.0m.  
Office floor-to-ceiling soffits, are 3.45m.  
Clear floor-to-service ceiling zone of 2.75m.



## – ROOF TOP AMENITIES

858 SQ FT of club room space with 1,743 SQ FT of communal roof terrace.



## – OCCUPATIONAL DENSITY

Occupancy of 1:10 SQ M.



## – FACILITIES

Male, female, gender neutral and disabled WC facilities to every floor.



## – END OF JOURNEY FACILITIES

Basement cycle facilities with 159 cycle spaces, folding cycle lockers, Sheffield stands, accessible cycle bays. 159 lockers, bike maintenance area and 10 showers, with a dedicated cycle lift.



## – HEATING & COOLING

All electric efficient and flexible heating and cooling system, designed to suit an occupancy of 1:10 SQ M.



## – EXPOSED HYBRID CEILING DESIGN

Exposed structure and services with suspended LED lighting.



## – 150MM SIZE RAISED FLOOR



## – LIFTS

3 × 15 – person passenger lifts.  
1 × 21 – person goods/passenger lift.



## – STAIRCASES

Twin building staircases, plus ability to introduce interconnecting accommodation staircases.



# MAKING A MEANINGFUL DIFFERENCE

25 Moorgate represents a new benchmark for the modern office environment in terms of both efficiency and enjoyment. Innovative systems everywhere from new glazing and lighting to energy monitoring systems working seamlessly to significantly lower carbon emissions and to reduce running costs. 25 Moorgate has been designed to deliver on our low operational energy promise, even at future high occupancy levels.

## 49% LESS REGULATED CARBON EMITTED

Less carbon emitted than Part L of the Building Regulations threshold (regulated emissions against an existing pre-refurbishment baseline).

### NET ZERO CARBON

PROVIDING TOOLS TO EDUCATE OCCUPIERS TO HELP THEM ACHIEVE NET ZERO CARBON OPERATIONS.

### GLAZING AND INSULATION

CUTTING EDGE SYSTEMS REDUCE THE NEED FOR MECHANICAL HEATING AND COOLING.

### OPENABLE DOORS TO TERRACES

FRESH AIR IMPROVES WELLBEING, AND HELPS REDUCE ENERGY USAGE.

### LOW ENERGY LIGHTING

REDUCING ENERGY USE AND COSTS AND AUTOMATICALLY RESPONDS TO OCCUPIER PRESENCE AND AVAILABLE DAYLIGHT.

### GREEN SPACES

3,997 SQ FT OF PRIVATE TERRACES AND SHARED ROOF GARDENS.

### COMMUTER AMENITIES

159 BIKE SPACES AND LOCKERS ALONG WITH BIKE MAINTENANCE STATION AND 10 SHOWERS TO FRESHEN UP.

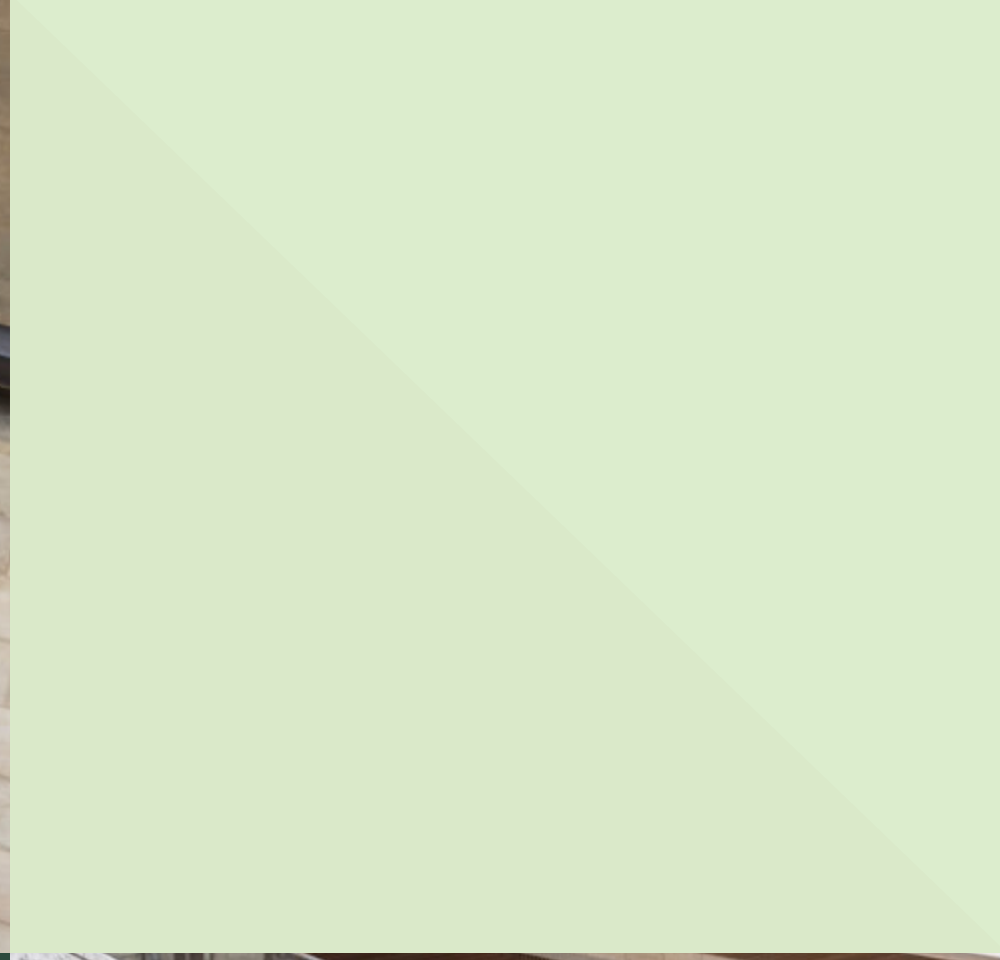
### WATER USAGE

RAINWATER AND GREYWATER HARVESTING SYSTEMS HAVE BEEN ADOPTED TO REDUCE WATER CONSUMPTION.

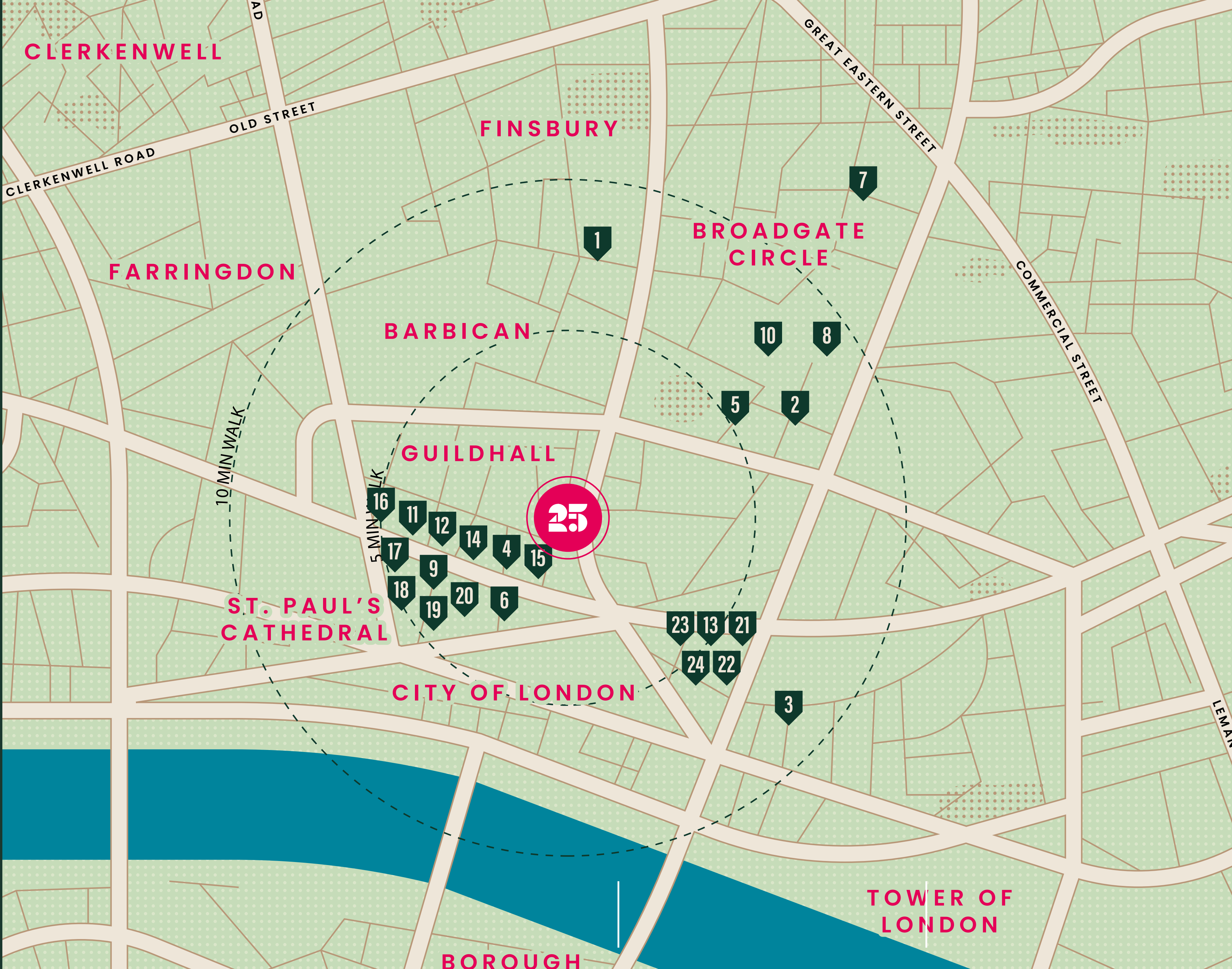
### COOLING & HEATING

ALL ELECTRIC HIGH-EFFICIENCY HEAT PUMPS WITH RECOVERED WASTE HEAT. RENEWABLE ENERGY SOURCES.

# ENRICHING DESTINATIONS

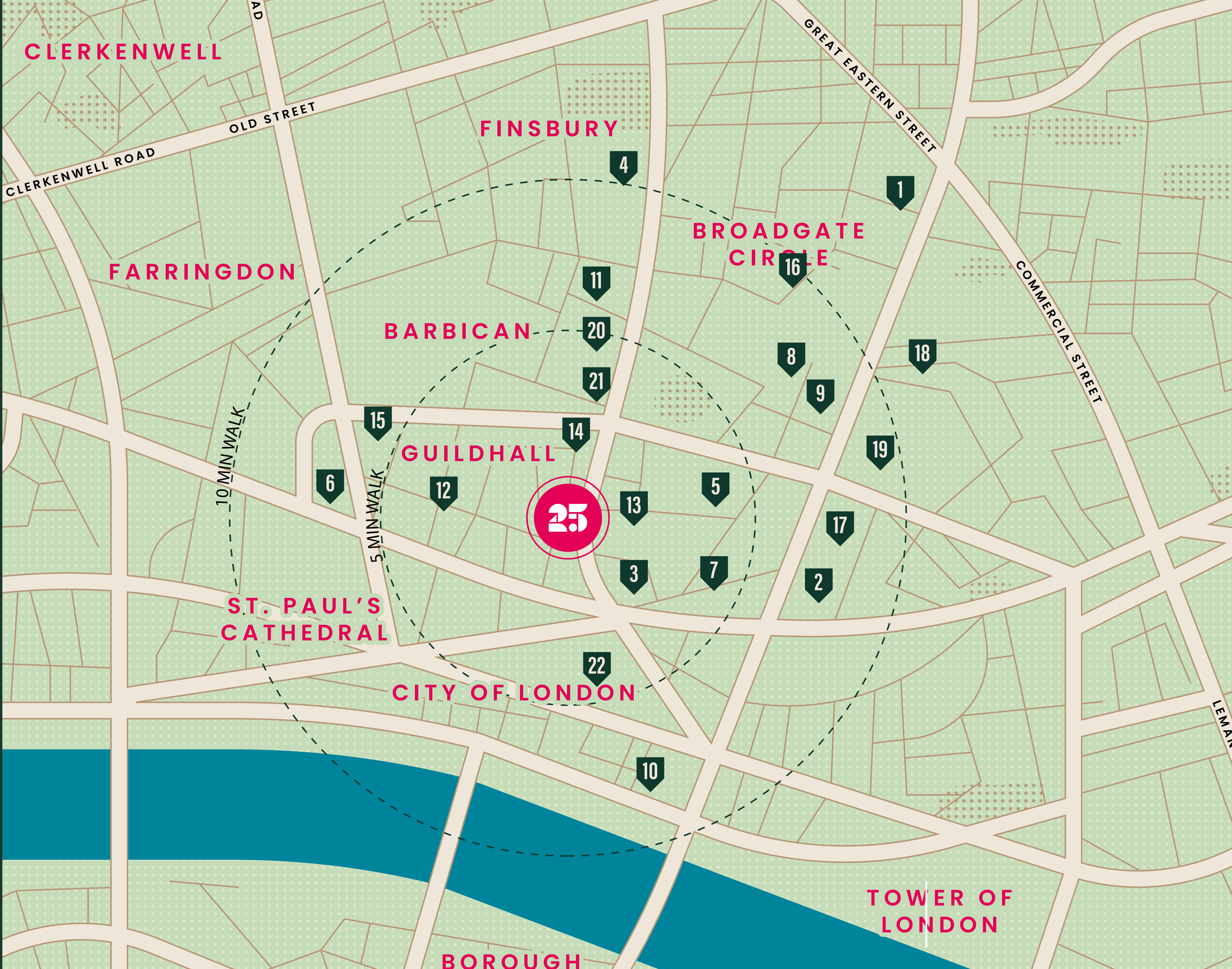






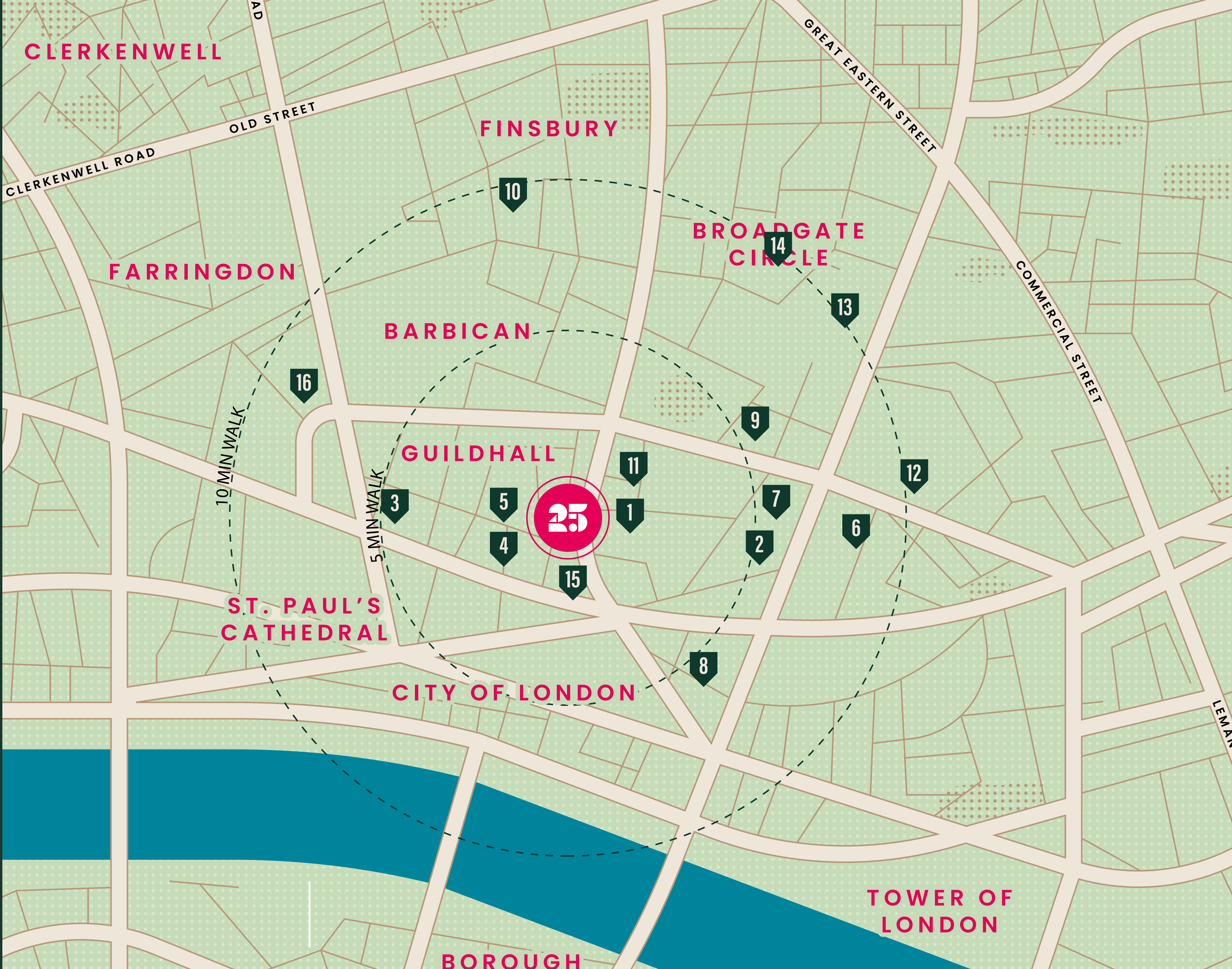
## A GATEWAY TO SHOPPING

1. HOTEL CHOCOLAT
2. KIEHL'S
3. LEADENHALL MARKET
4. MASSIMO DUTTI
5. MOLTON BROWN
6. MONICA VINADER
7. NEAL'S YARD
8. NEOM
9. ONE NEW CHANGE
10. REISS
11. SPACE NK APOTHECARY
12. TED'S GROOMING ROOM
13. THE ROYAL EXCHANGE
14. MOSS BROS
15. JONES
16. CHURCH'S
17. HACKETT
18. HUGO BOSS
19. LK BENNETT
20. NESPRESSO
21. ASPINAL OF LONDON
22. JO MALONE
23. L'OCCITANE
24. PAUL SMITH



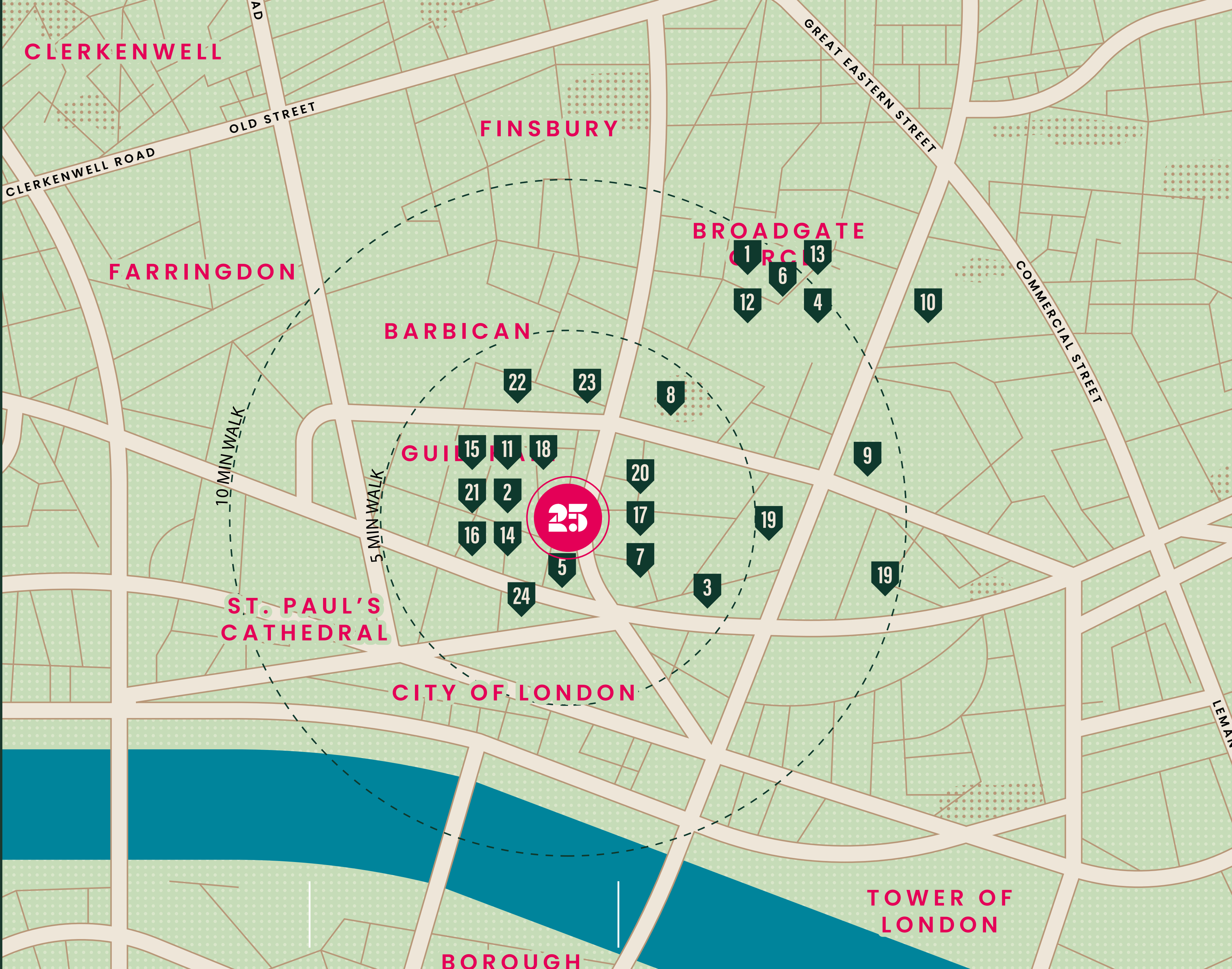
## A GATEWAY TO BUSINESS

1. AMAZON
2. AXA
3. BANK OF ENGLAND
4. BANK OF TOKYO MITSUBISHI
5. BLACKROCK
6. BT
7. BUPA
8. CISCO SYSTEMS
9. CITY INDEX
10. DELIVEROO
11. DEUTSCHE BANK
12. HEWLETT PACKARD
13. ING
14. LEGAL & GENERAL
15. LLOYDS BANKING GROUP
16. MIMICAST
17. ROYAL BANK OF CANADA
18. ROYAL BANK OF SCOTLAND
19. SALESFORCE
20. SIMMONS & SIMMONS
21. UNICREDIT
22. WORLDPAY



## A GATEWAY TO LEISURE

1. APEX HOTEL
2. BANNATYNE HEALTH CLUB
3. BARRY'S BOOTCAMP
4. BLUE COW YOGA
5. DIGME FITNESS BANK
6. EQUINOX
7. FITNESS FIRST
8. GYMBOX
9. KOBOX
10. MONTCALM HOTEL
11. PURE GYM
12. IREBEL (ST MARY'S AXE)
13. IREBEL (BROADGATE)
14. SOUTH PLACE HOTEL
15. THE NED
16. VIRGIN ACTIVE (BUNHILL ROW)



## A GATEWAY TO PLEASURE

1. ANGLER
2. BLACK SHEEP COFFEE
3. BRASSERIE BLANC
4. BROADGATE CIRCLE
5. THE NED
6. COMPTOIR LIBANAIS
7. COYA
8. CRUSSH
9. DUCK & WAFFLE
10. EATALY
11. ENOTECA DA LUCA
12. FRANCO MANCA
13. GAUCHO
14. GOODMAN
15. HAWKSMOOR
16. HOP
17. ITSU
18. K10
19. LE RELAIS DE VENISE
20. NATURAL KITCHEN
21. THE ANTHOLOGIST
22. BARBIE GREEN
23. THE GLOBE
24. COQ D'ARGENT



MOORGATE CONNECTIVITY

# A PORTAL TO MORE

BANK	● ● ● ●	3 Minute walk
MOORGATE	● ● ● ● ● ● ● ●	3 Minute walk
CANNON STREET	● ● ●	5 Minute walk
MANSION HOUSE	● ●	5 Minute walk
LIVERPOOL STREET	● ● ● ● ● ● ● ●	5 Minute walk
MONUMENT	● ●	6 Minute walk
OLD STREET	● ●	12 Minute walk
LONDON CITY AIRPORT	● ● ●	27 Minutes
HEATHROW AIRPORT	●	52 Minutes
GATWICK AIRPORT	●	75 Minutes
CYCLE ROUTES	---	

# ELIZABETH LINE

25 Moorgate can be the beginning to every journey, within five minutes' walking distance of Moorgate, Liverpool Street and Bank stations, and a stone's throw from six underground lines.

# CONNECTIVITY





# A TEAM WITH PEDIGREE

DEVELOPER

BARINGS

DEVELOPMENT MANAGER

LBS PROPERTIES

ARCHITECT

MORROW + LORRAINE

STRUCTURAL ENGINEERS

HTS

MEP ENGINEER AND  
SUSTAINABILITY CONSULTANT

HOARE LEA

CONTRACTOR

BLENHEIM HOUSE  
CONSTRUCTION



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