





25

LEAD THE WAY

72,000 SQ FT OF 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 2023 upfront embodied carbon target has been set at 350kgCO₂e/m² for current commercial offices. 25 Moorgate achieves 326kgCO₂e/m². The landlord operational energy is estimated at only 67kWh/m²a (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 2030

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.



TARGETING
OUTSTANDING CERTIFICATION

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



PREDICTED EPC CLASSIFICATION



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 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

ING

25 MOORGATE

ALLIANCEBERNSTEIN

LIVERPOOL STREET STATION

FINSBURY CIRCUS

MOORGATE STATION

DEUTSCHE BANK

BARBICAN CENTRE

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, 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	Office Space	G	3,586	-	2,545
Changing Facilities	Bicycle Storage	LG	-	-	-
TOTAL			68,499	3,997	3,403



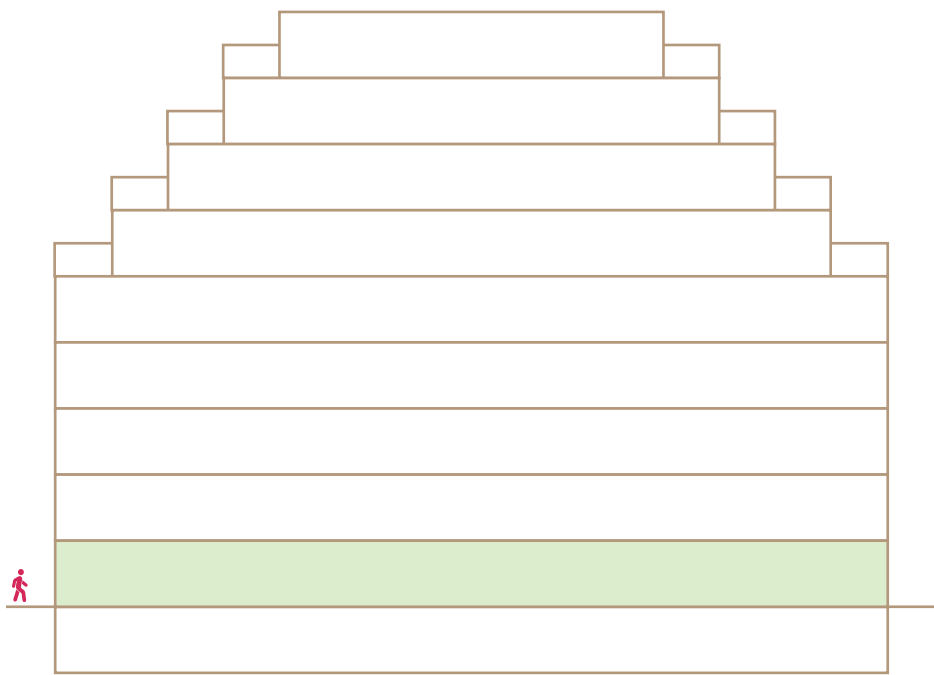
GROUND FLOOR

OFFICE 3,586 SQ FT

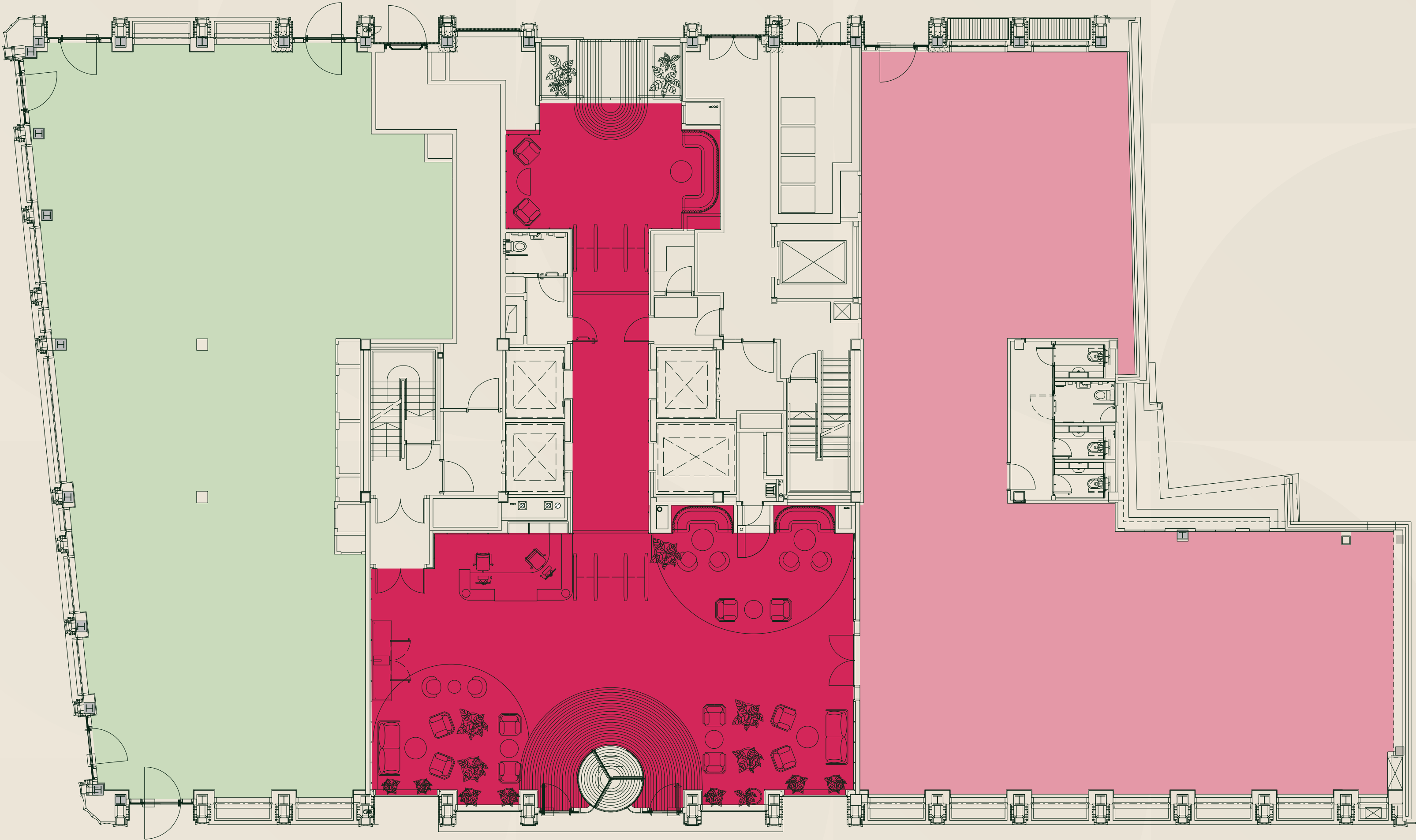
RECEPTION

RETAIL

3,586 SQ FT
333 SQ M



COLEMAN STREET

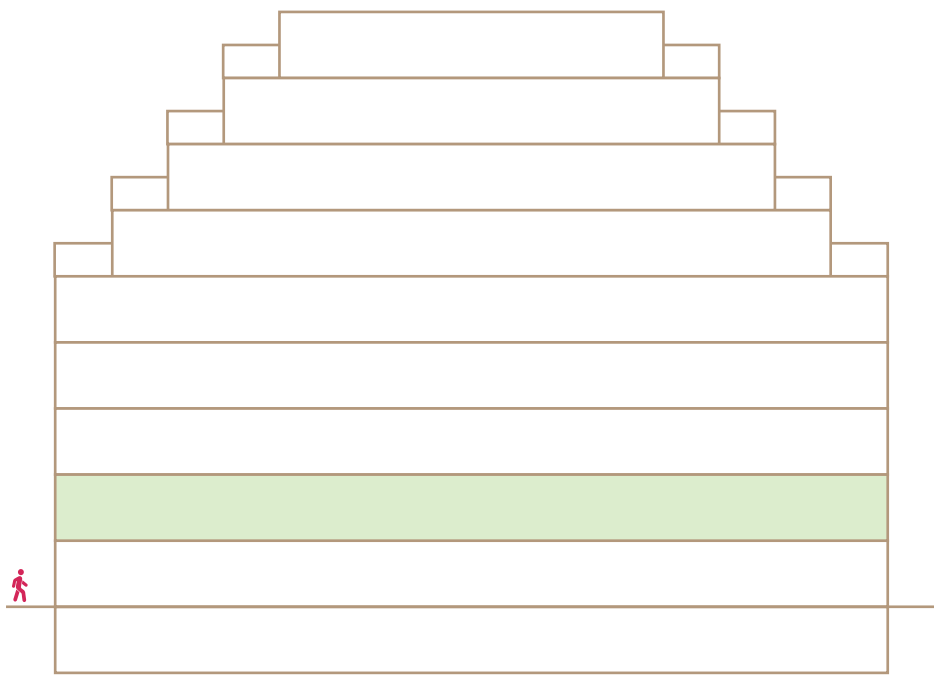


MOORGATE

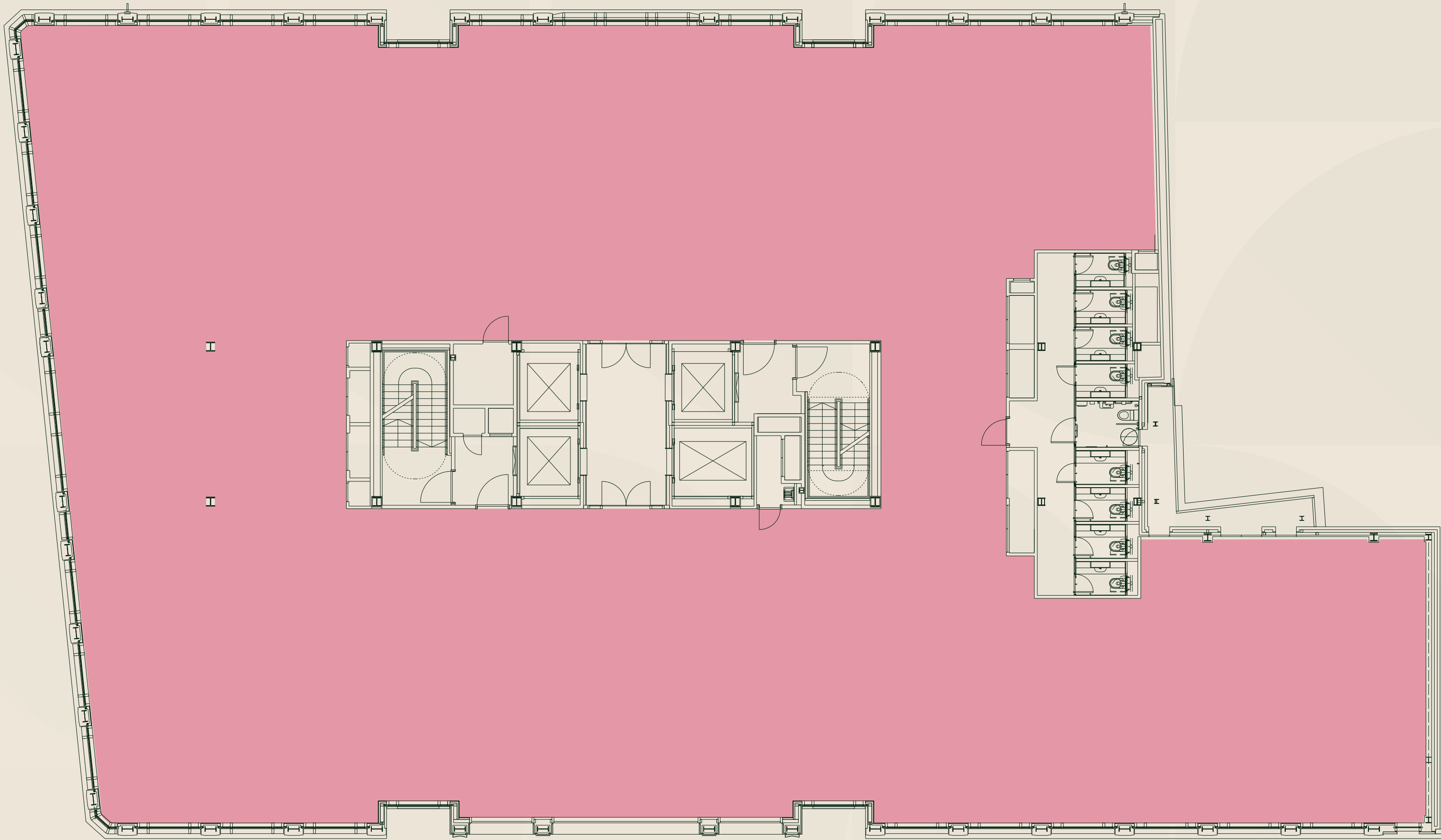
FIRST FLOOR

OFFICE 11,240 SQ FT

11,240 SQ FT
1,044 SQ M



COLEMAN STREET



MOORGATE



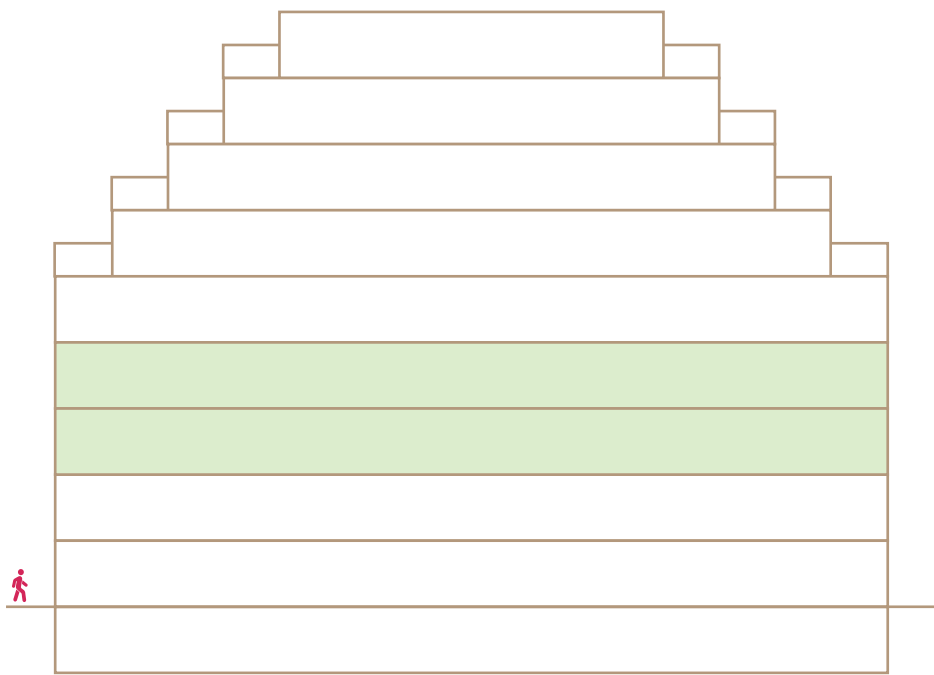
SEE THE LIGHT

AN INVITING AND INSPIRING ENVIRONMENT FLOODED WITH NATURAL LIGHT

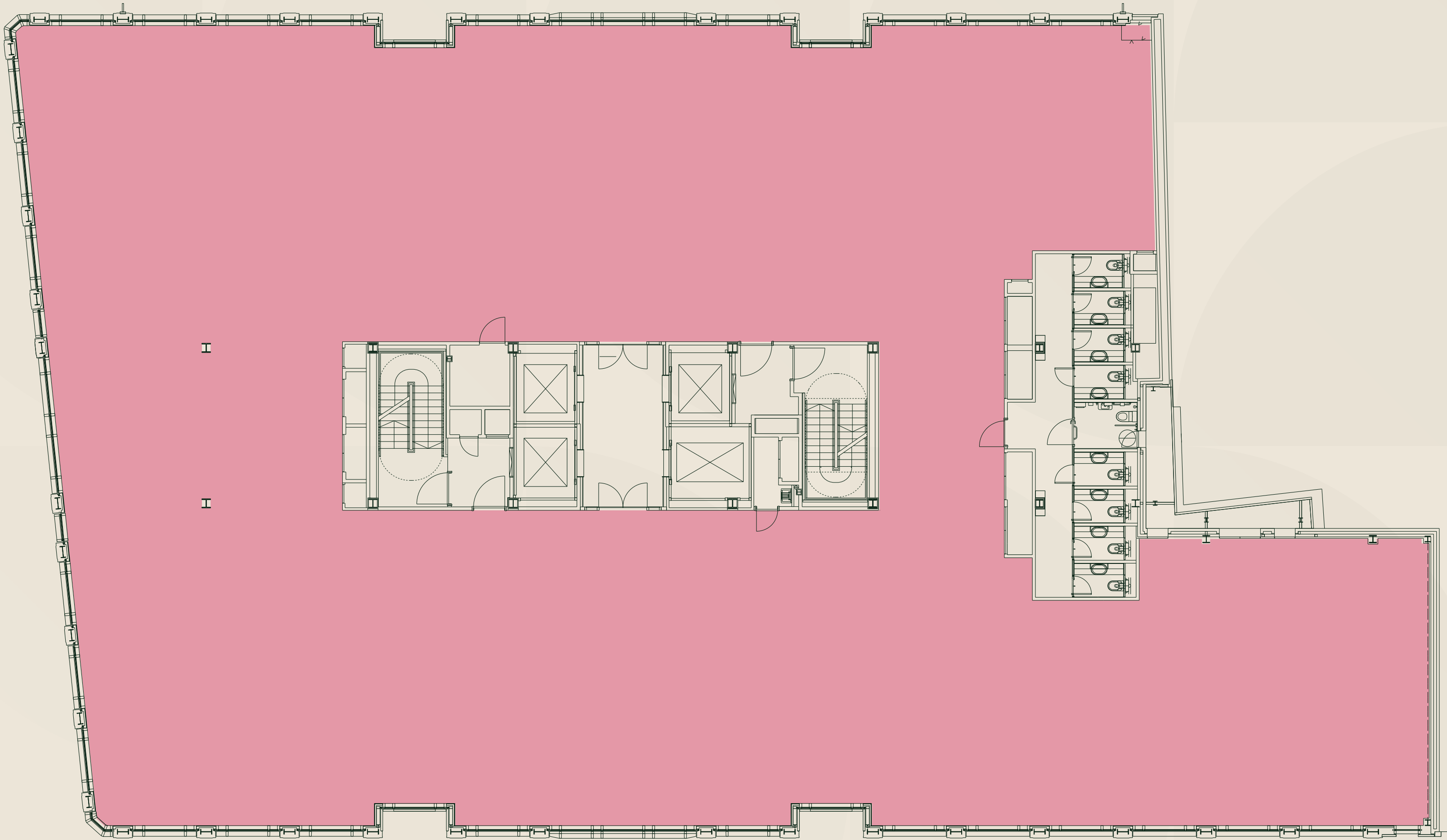
SECOND -
THIRD FLOOR

OFFICE 11,300 SQ FT

11,300 SQ FT
1,050 SQ M



COLEMAN STREET

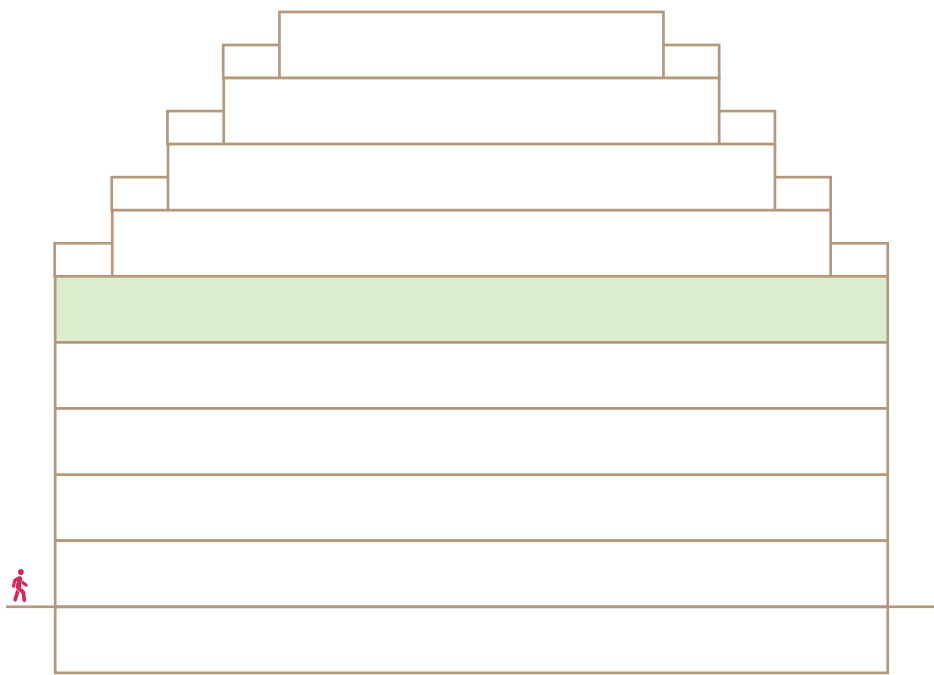


MOORGATE

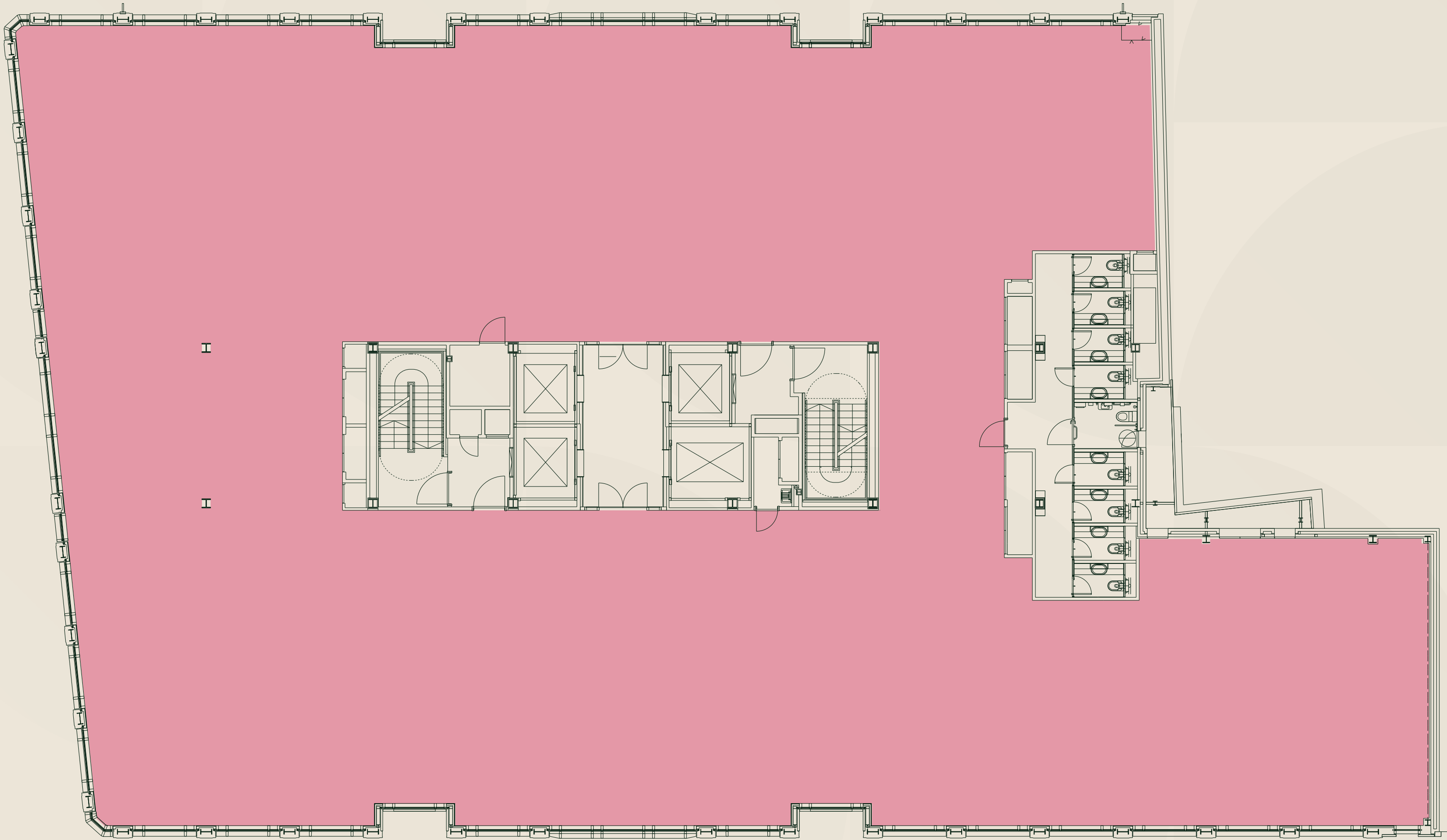
FOURTH FLOOR

OFFICE 11,292 SQ FT

11,292 SQ FT
1,049 SQ M



COLEMAN STREET



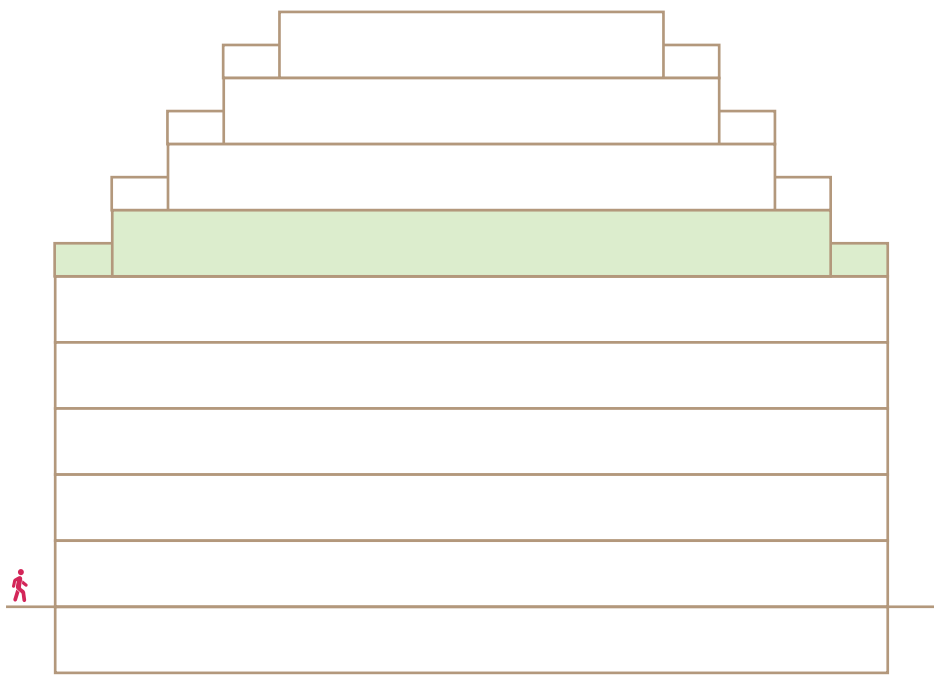
MOORGATE

FIFTH FLOOR

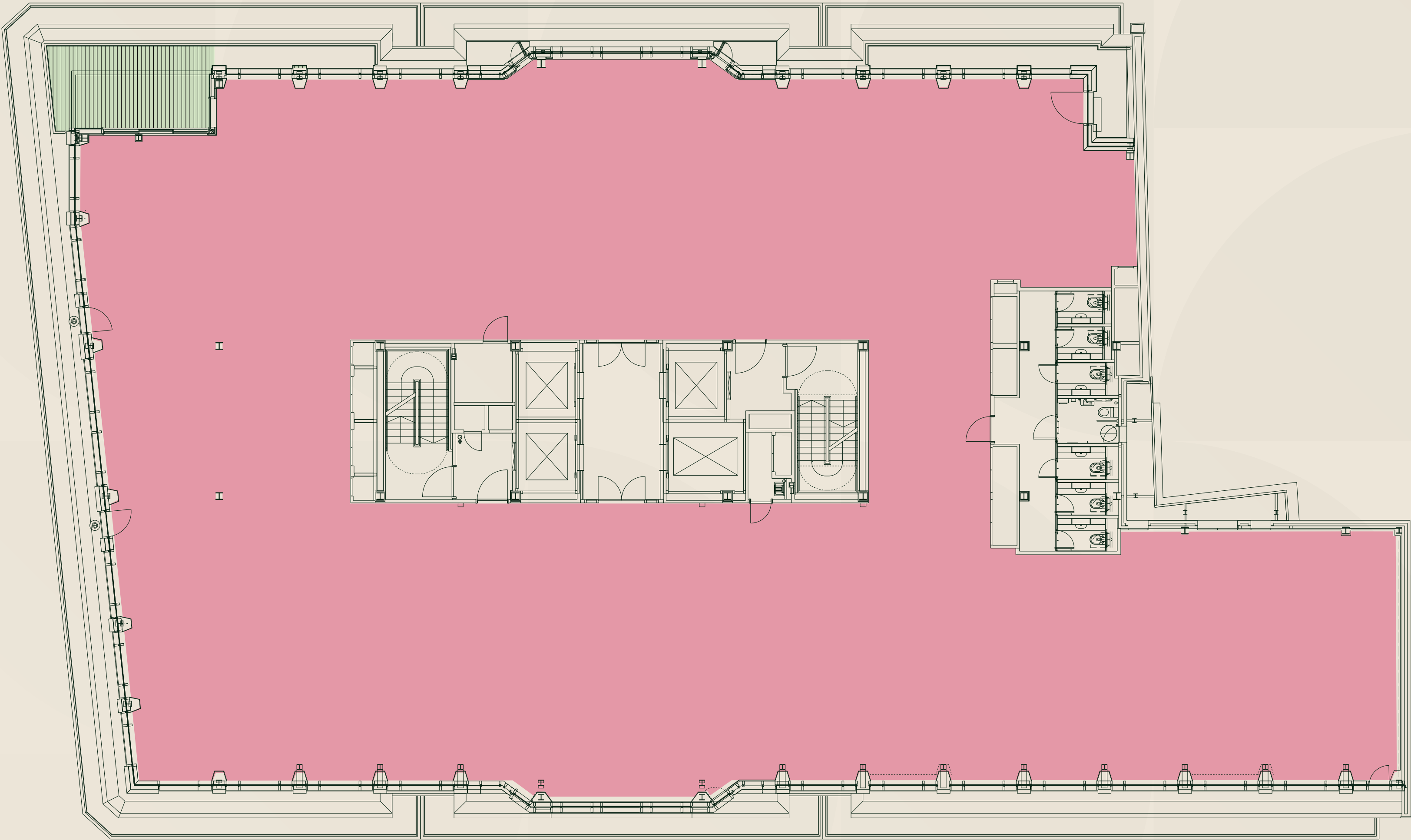
OFFICE 9,821 SQ FT

TERRACE 408 SQ FT

9,821 SQ FT
912 SQ M



COLEMAN STREET



MOORGATE



OUTSIDE IN

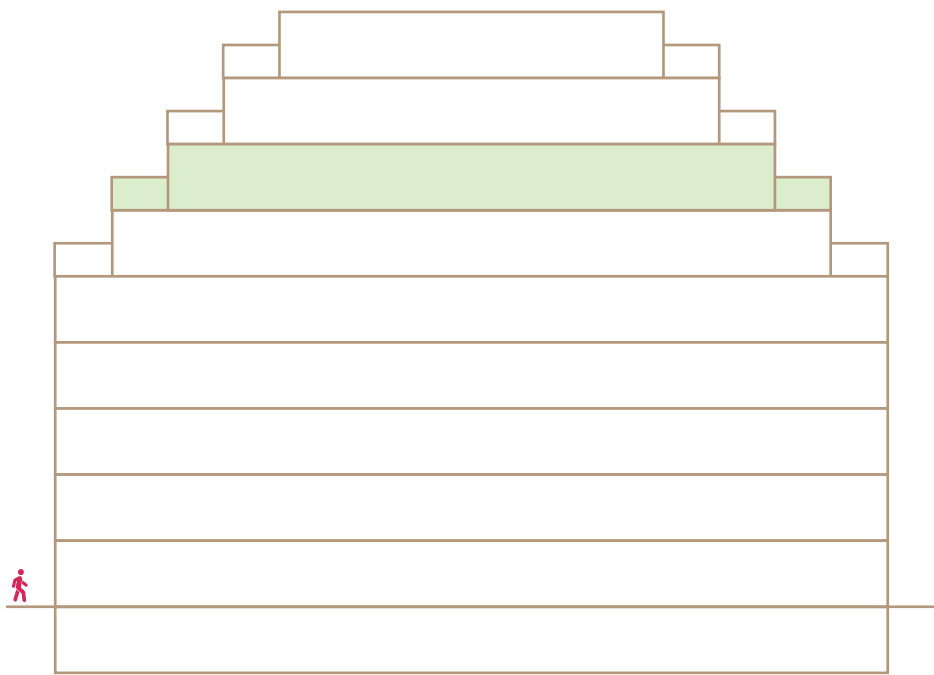
SIXTH FLOOR MOORGATE TERRACE

SIXTH FLOOR

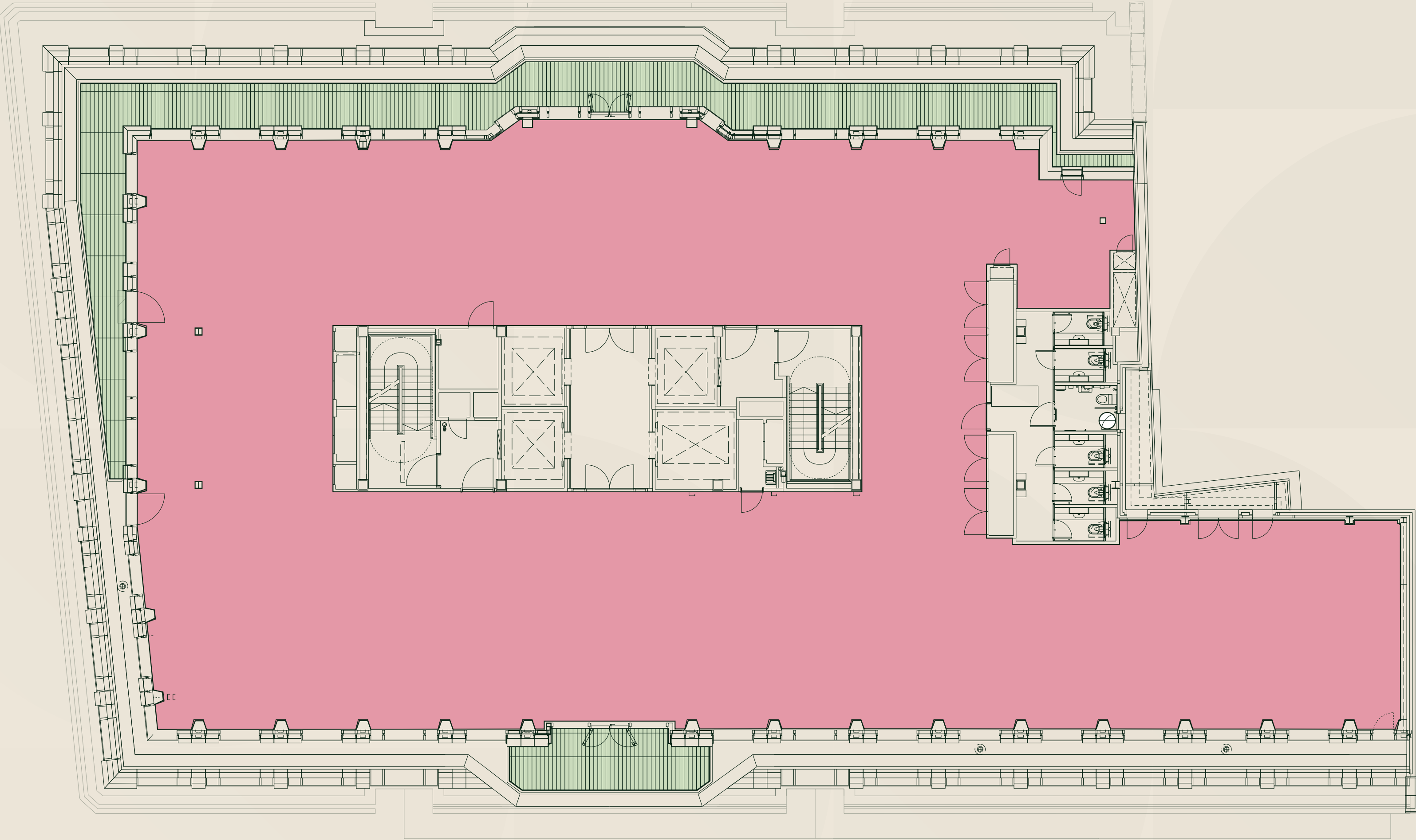
OFFICE 7,342 SQ FT

TERRACE 793 SQ FT

7,342 SQ FT
682 SQ M



COLEMAN STREET



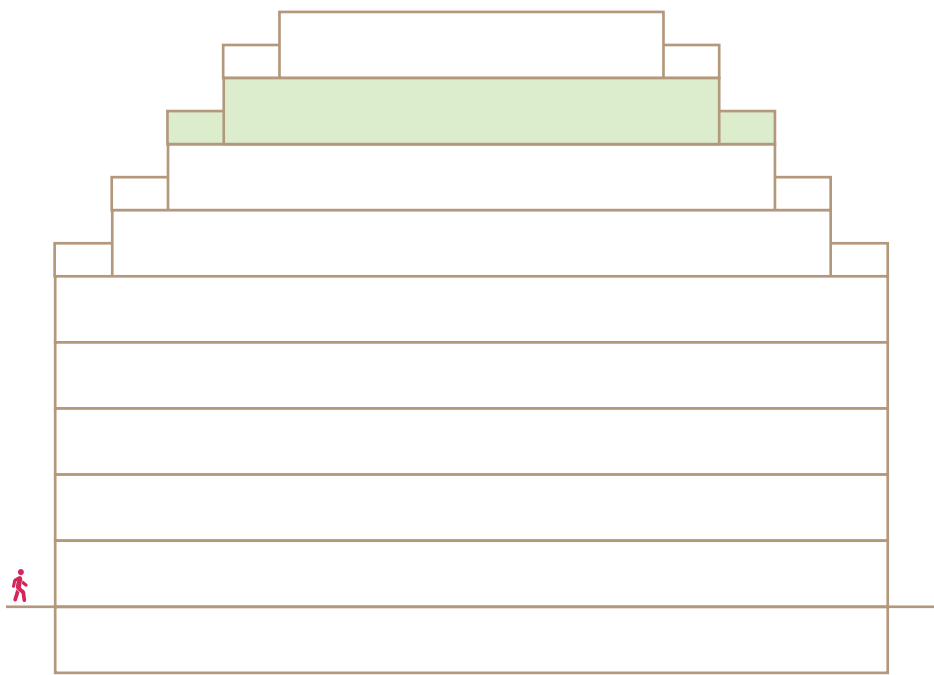
MOORGATE

SEVENTH FLOOR

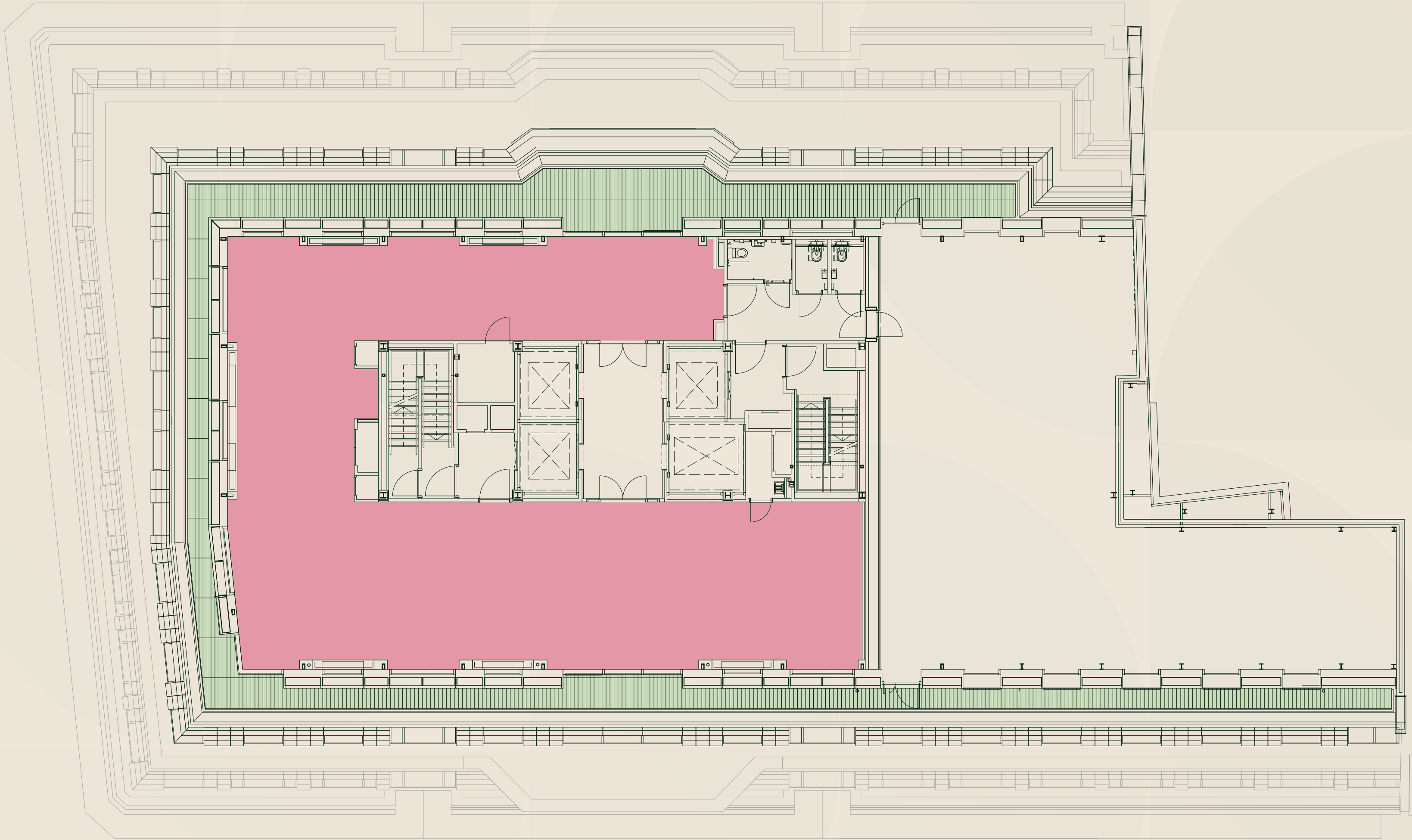
OFFICE 2,618 SQ FT

TERRACE 1,053 SQ FT

2,618 SQ FT
243 SQ M



COLEMAN STREET



MOORGATE

SKY HIGH

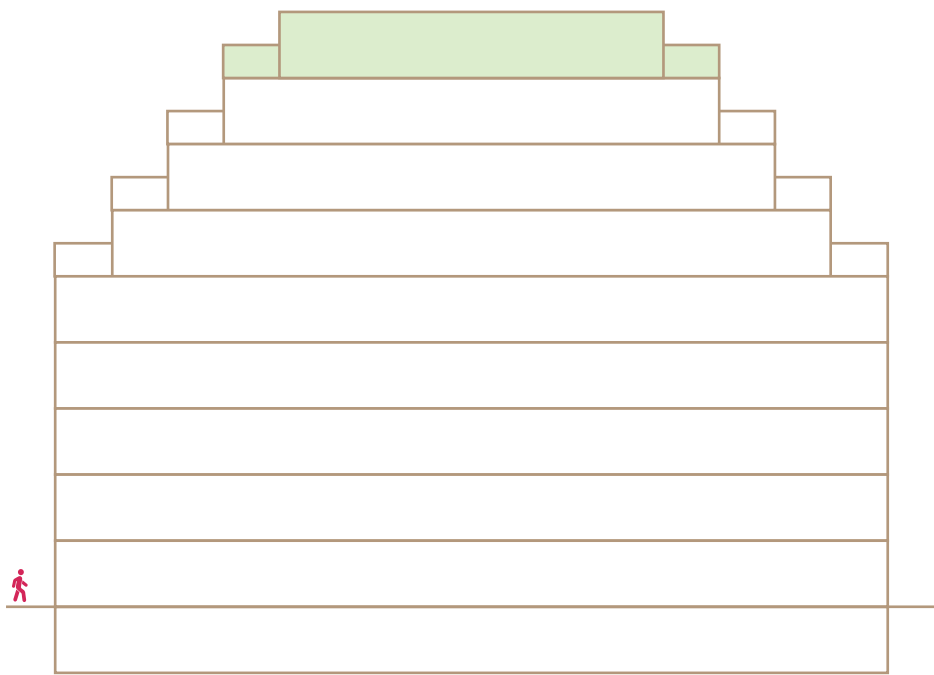
FROM BOARDROOM MEETINGS TO YOGA PRACTICES, THE CLUB ROOM SPACE AND TERRACE OFFERS A PINNACLE EXPERIENCE FOR THE WHOLE BUILDING TO ENJOY

EIGHTH FLOOR

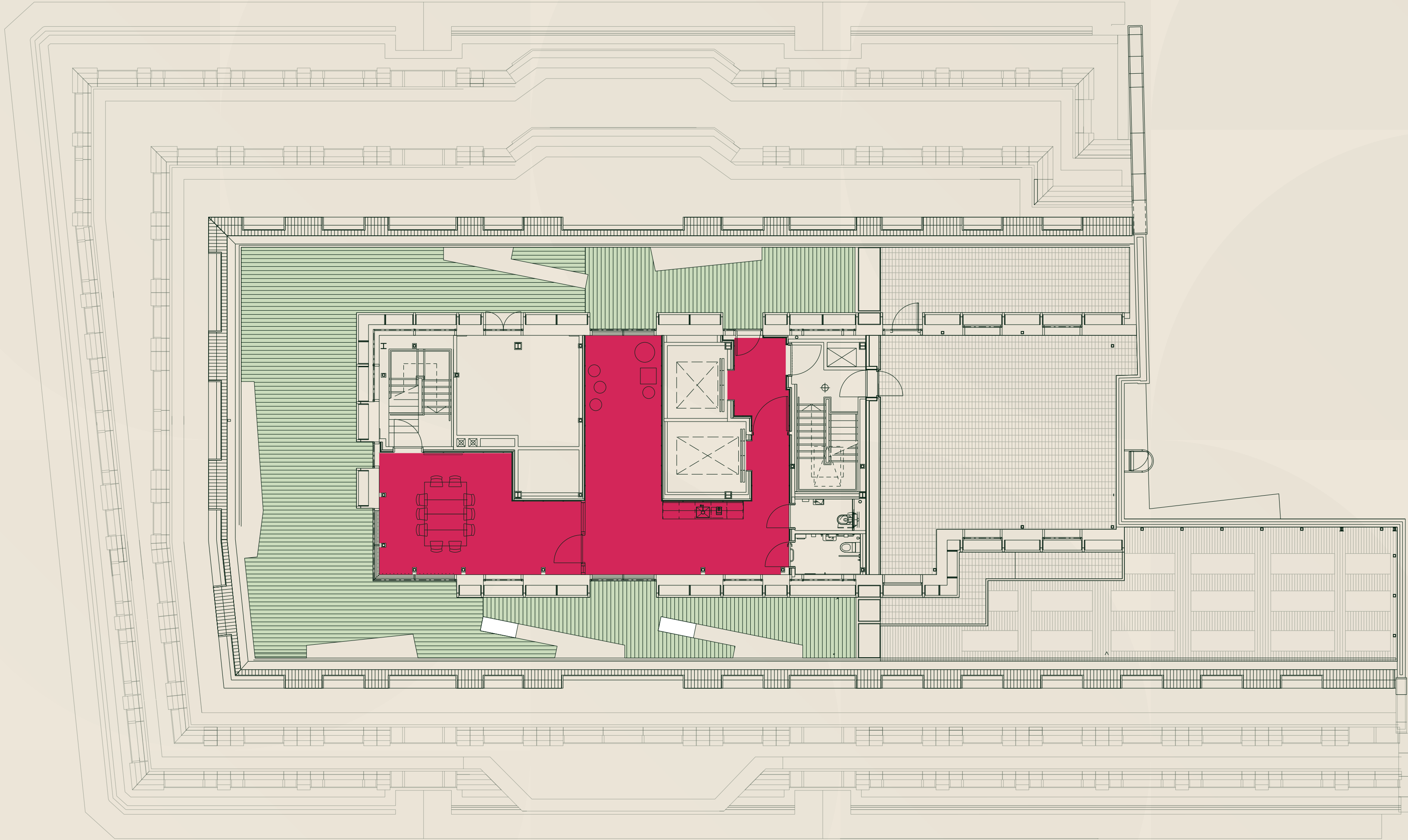
● CLUB 858 SQ FT

● ROOF TERRACE 1,743 SQ FT

858 SQ FT
80 SQ M



COLEMAN STREET

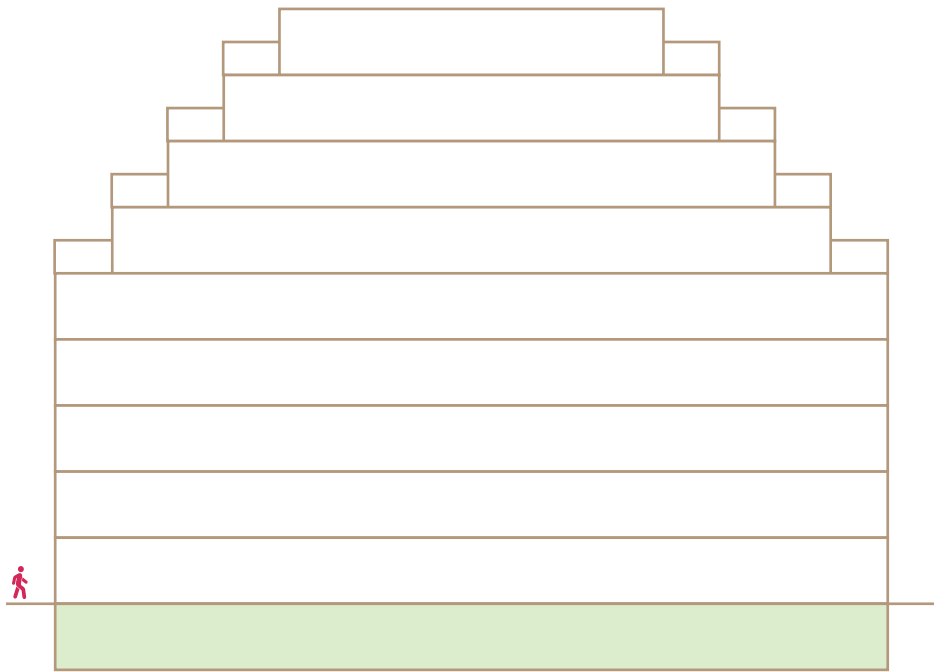


MOORGATE

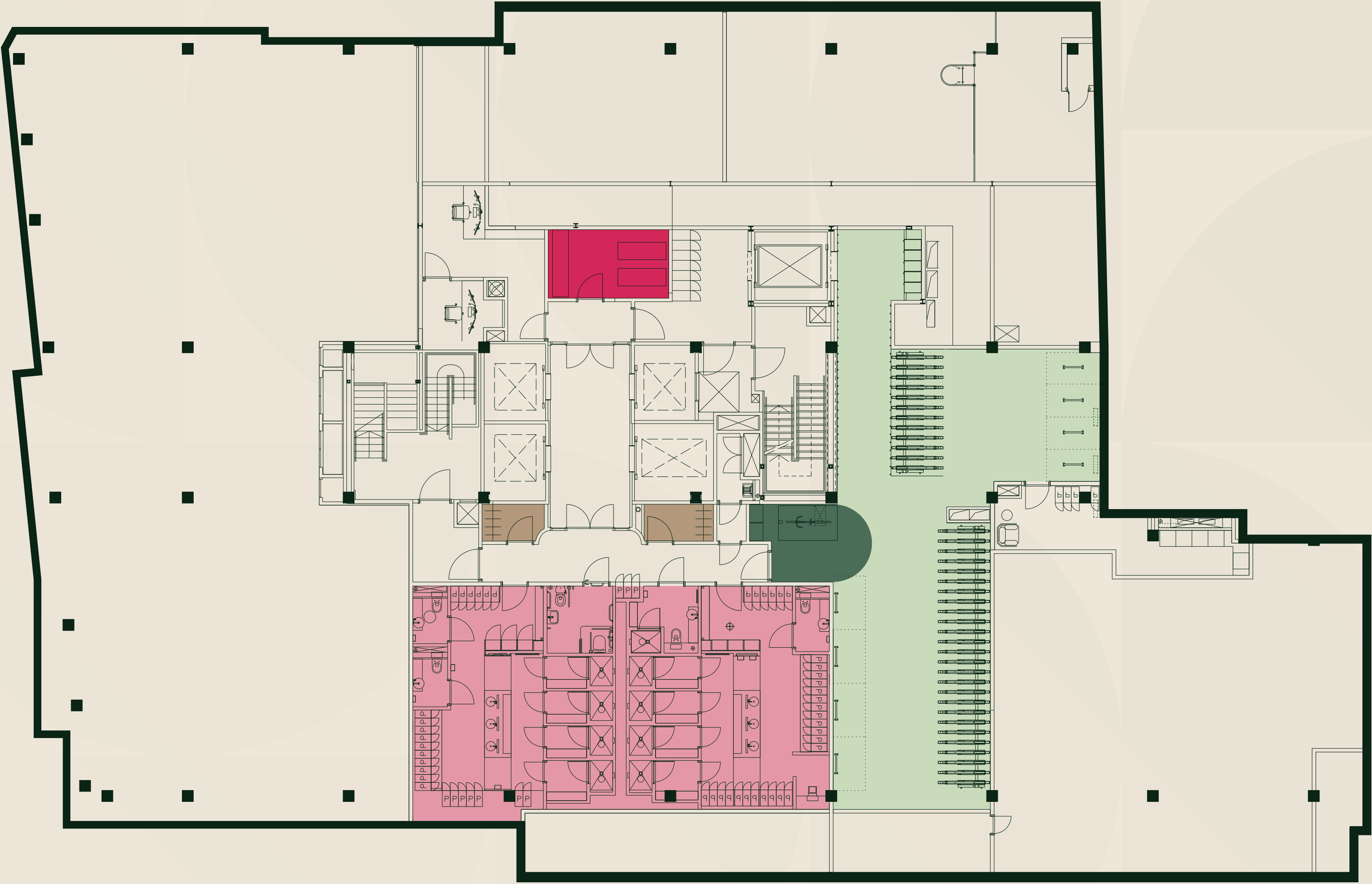
WASHROOMS

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 commercial office accommodation, and 7,628 SQ FT of retail space.



NET ZERO CARBON

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 and potential to install future speedgates.



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 x 15 - person passenger lifts.
1 x 21 - person goods/passenger lift.



STAIRCASES

Ability to introduce interconnecting 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.

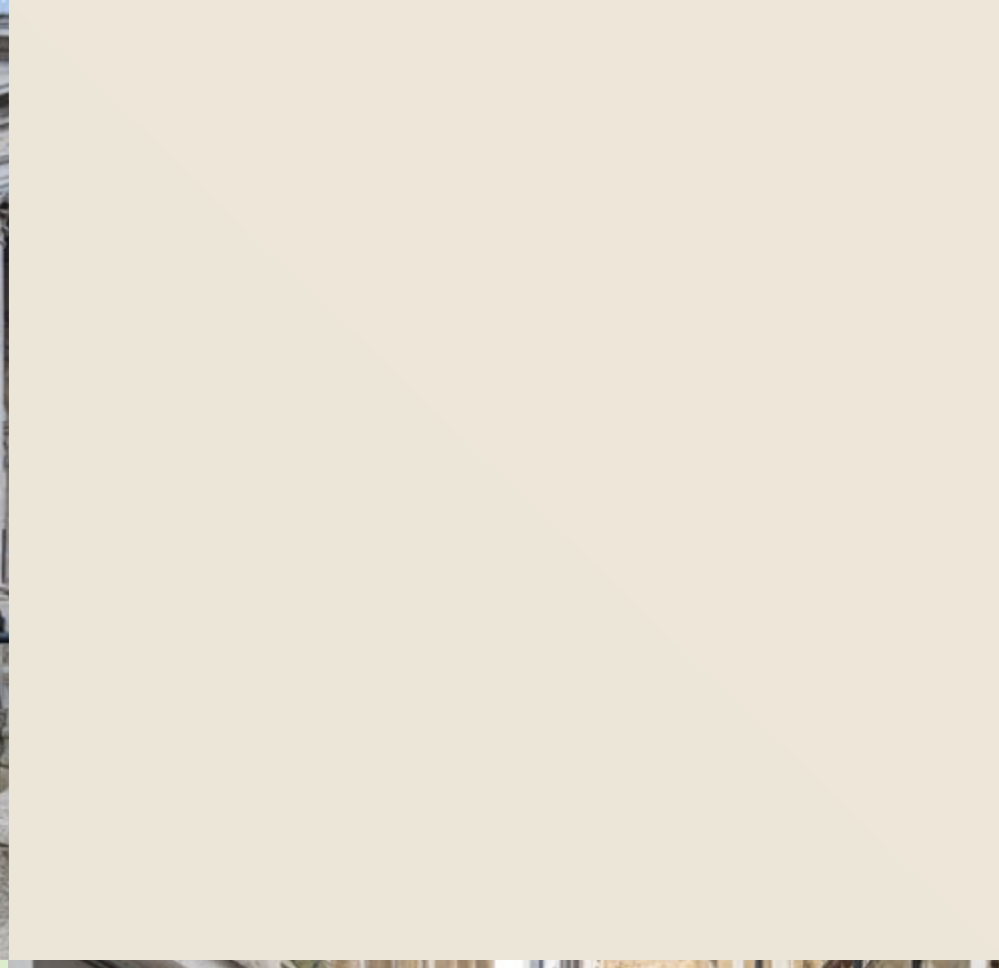
WATER USAGE

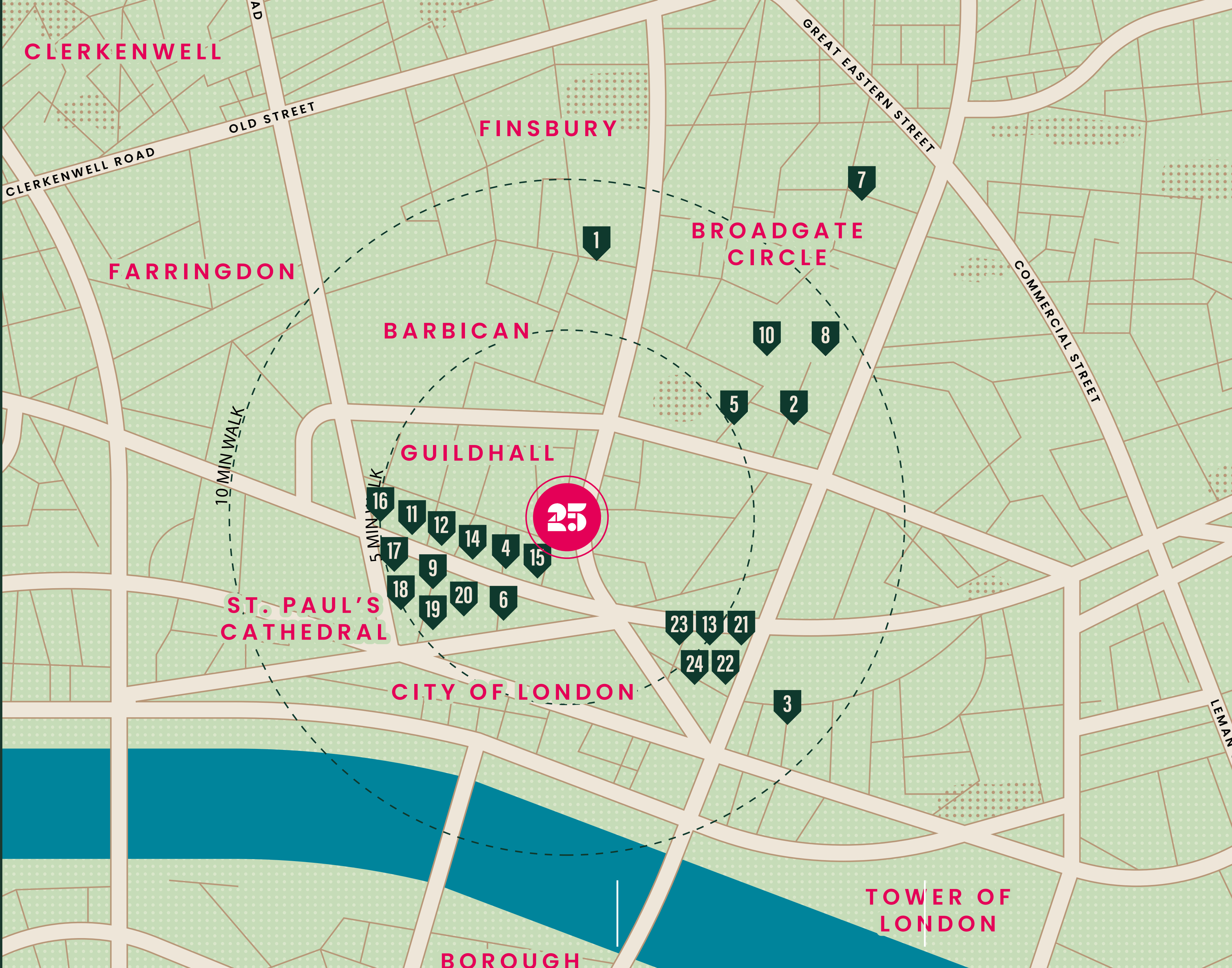
RAINWATER AND GREYWATER HARVESTING SYSTEMS HAVE BEEN ADOPTED TO REDUCE WATER CONSUMPTION.

COOLING & HEATING

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

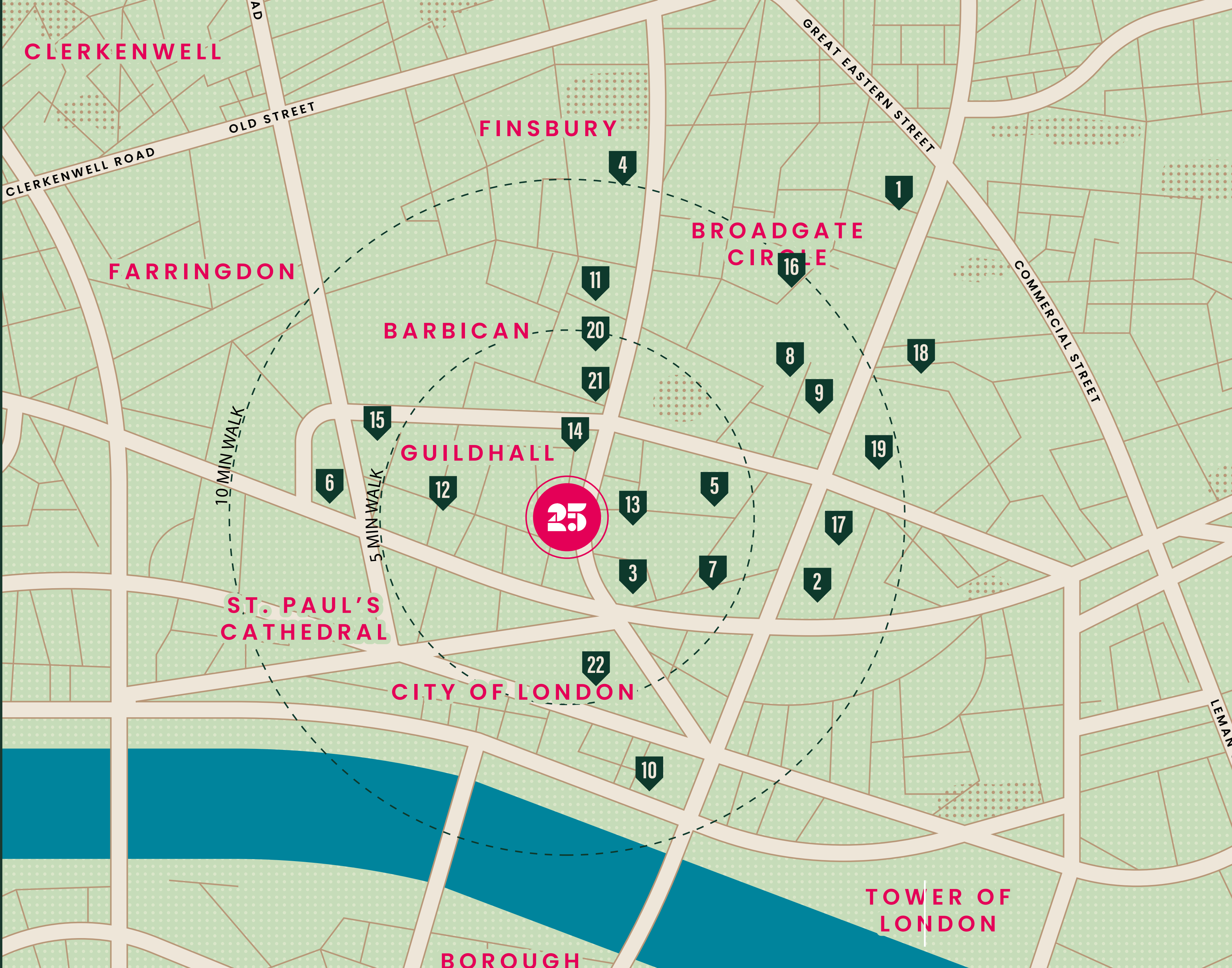
ENRICHING DESTINATIONS





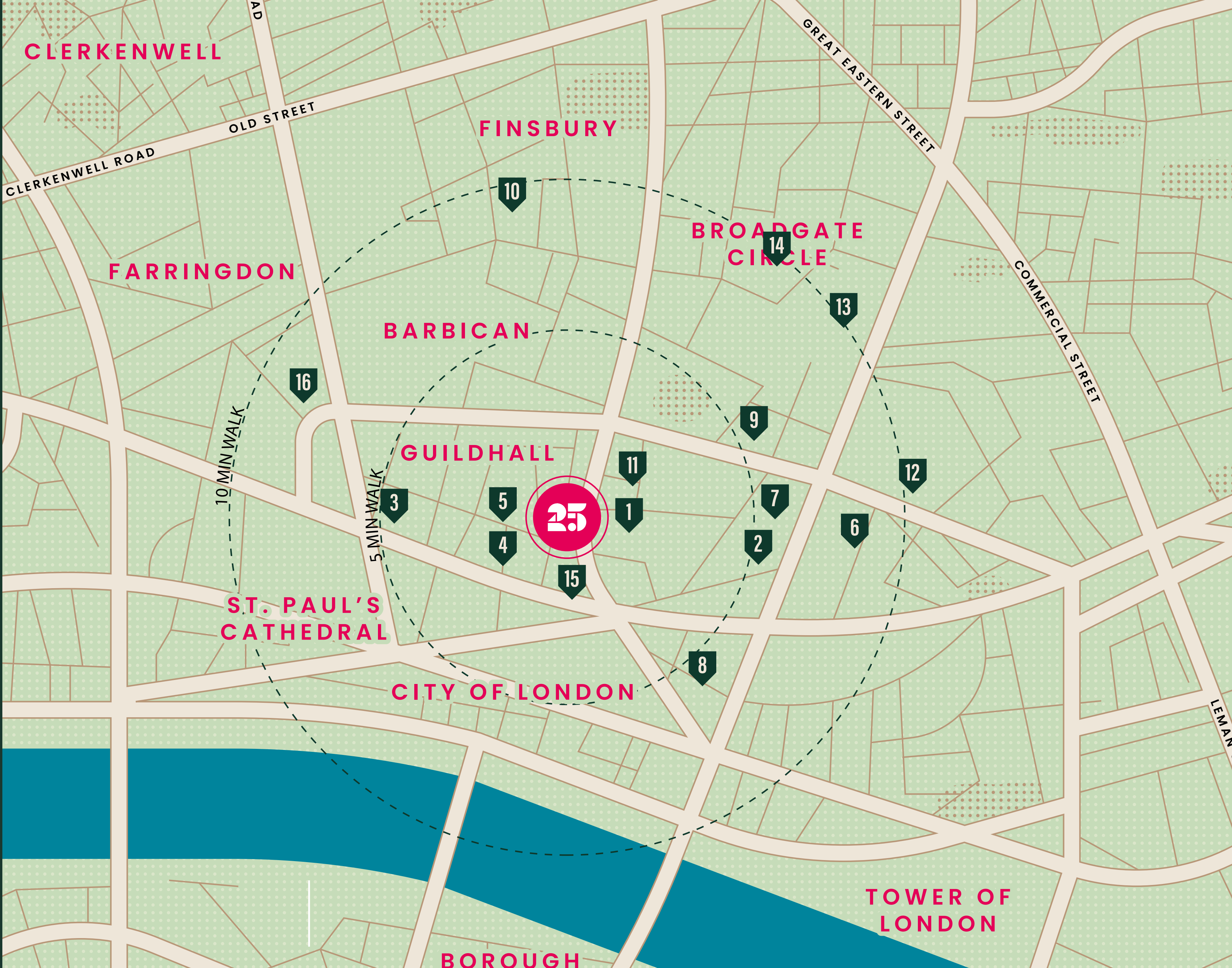
A GATEWAY TO SHOPPING

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



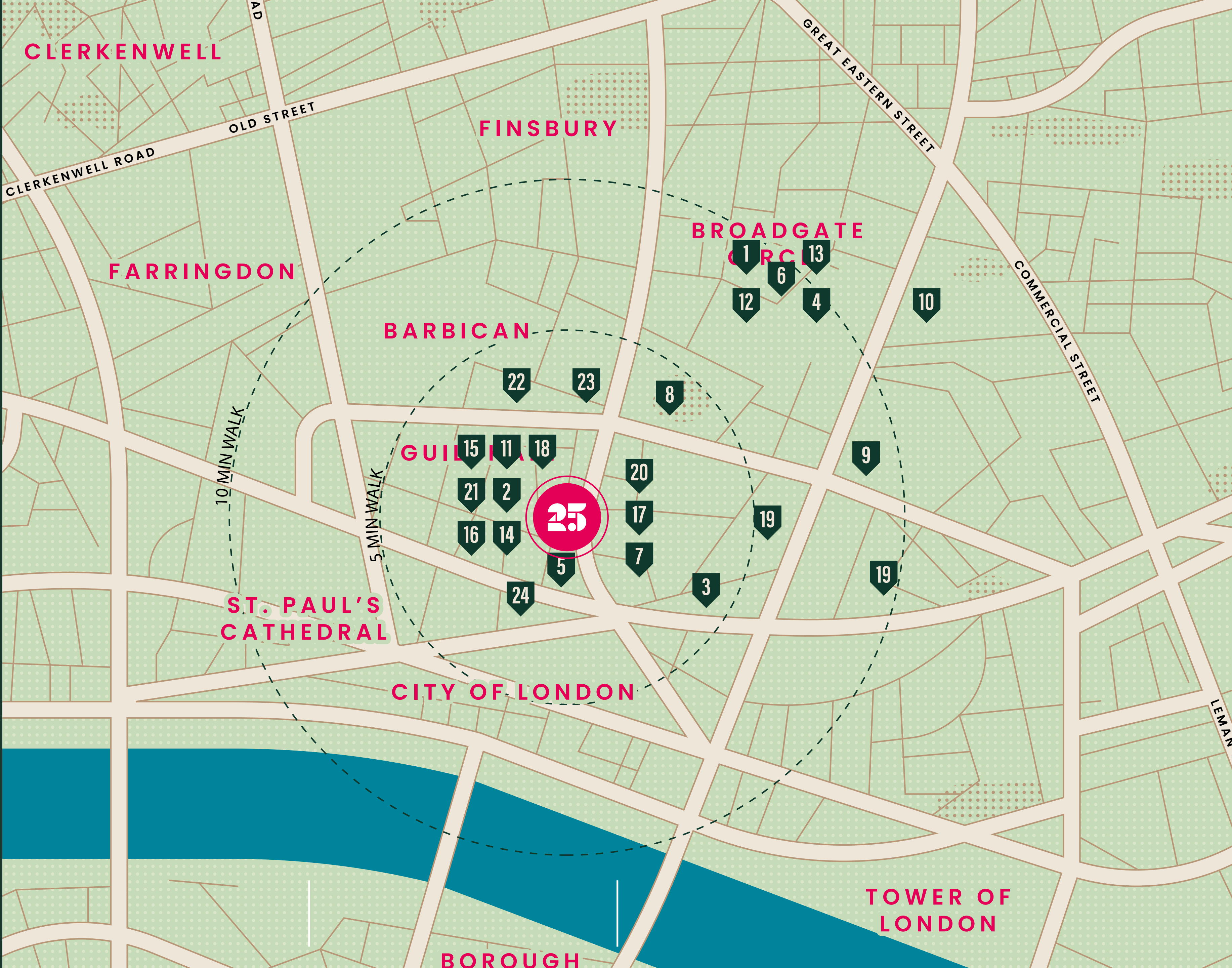
A GATEWAY TO BUSINESS

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



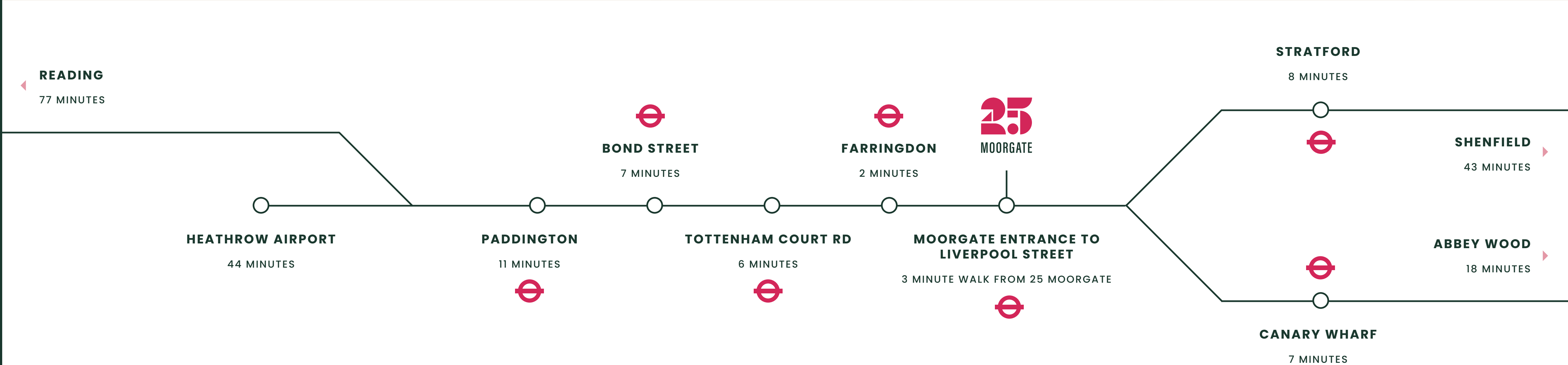
MOORGATE CONNECTIVITY

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 CONNECTIVITY

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.





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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