

MOORGATE

OUR FOCUS ON

SUSTAINABILITY

"EVERY ELEMENT
AND PHASE OF
THE 25 MOORGATE
DEVELOPMENT
HAS BEEN SHAPED
BY OUR DEEP
COMMITMENT TO
SUSTAINABILITY"

PAUL SMITH, BARINGS



LEADING TARGETS

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 **350kgCO₂e/m²** for current commercial offices. A high proportion of the existing building fabric is retained which has ultimately reduced the upfront carbon of the property. 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.

The future-proofed transformation of 25 Moorgate incorporates a series of energy efficient design initiatives to reduce and optimise operational energy consumption. Renewable energy will be procured and more carbon offsetting will occur via payments to offset schemes in line with UKGBC guidance to reach their Net Zero Carbon status.



LETI 2030

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



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.



BCO COMPLIANCE

Designed to best practice office specification.

BREEAM

TARGETING OUTSTANDING CERTIFICATION

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



TARGETED WIREScore PLATINUM

Rating for digital connectivity and infrastructure.

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.



SMARTScore GOLD ENABLED

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



PROVIDING SUSTAINABLE FEATURES AS STANDARD

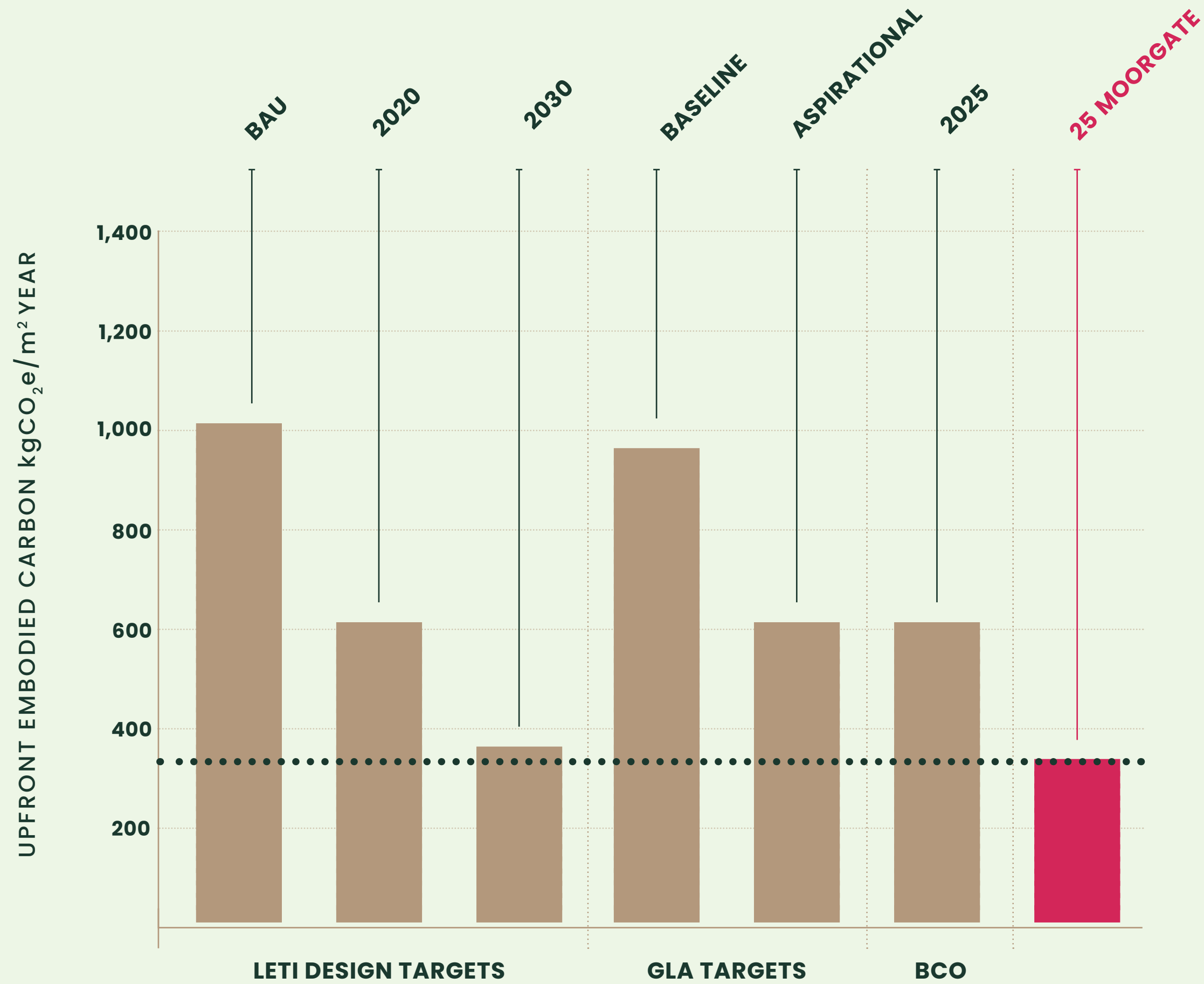
With the construction sector responsible for approximately 60% of global carbon emissions, we recognise that new refurbishments must reduce their footprint and increase their longevity. We have carefully chosen processes, materials and products for their ability to do both.

RAINWATER HARVESTING

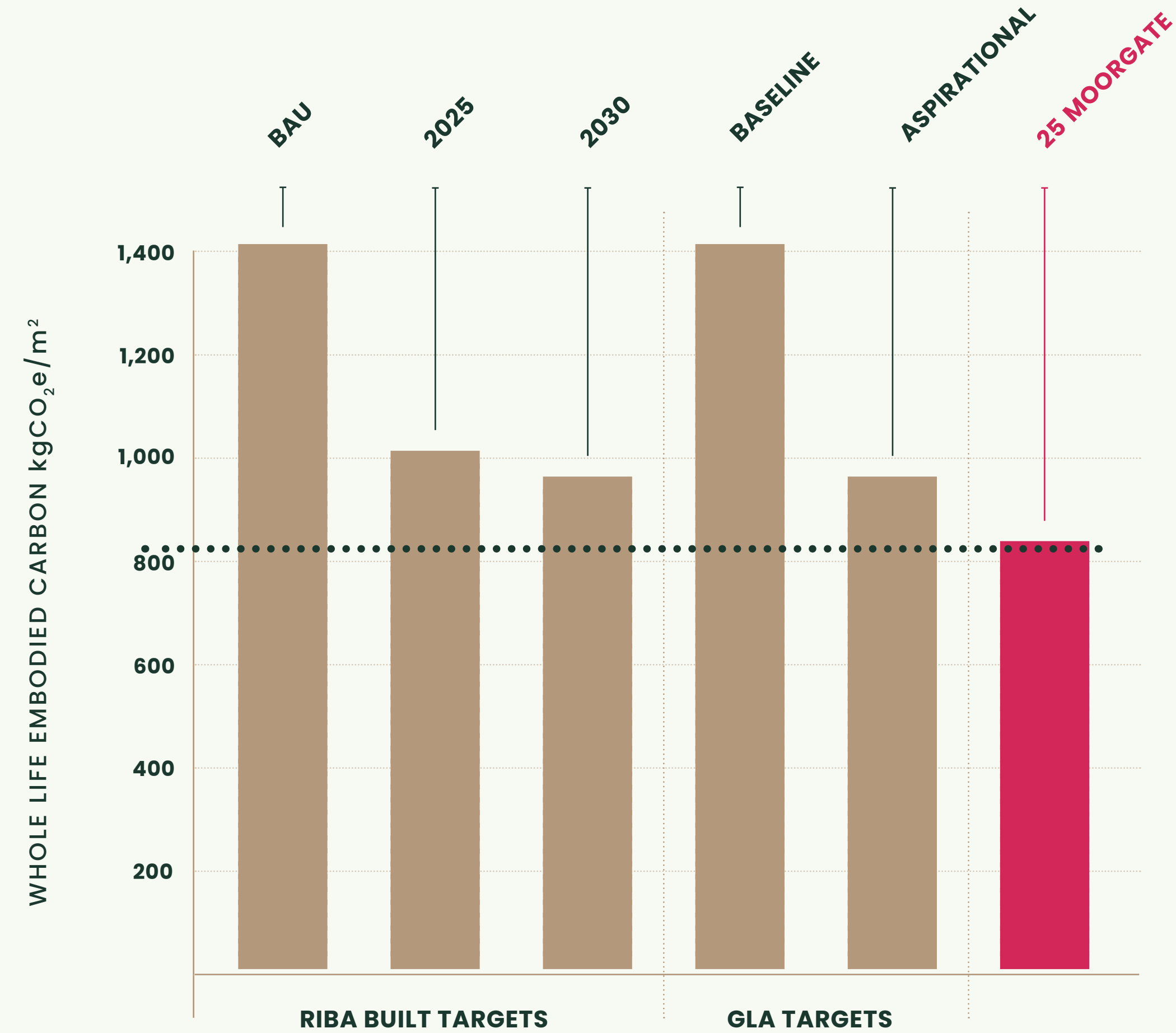
Rainwater harvesting saves circa 500,000 litres of water annually, equivalent to filling a swimming pool.

Upfront Carbon emissions and the whole life embodied carbon performance of 25 Moorgate compared to the Industry Standard benchmarks for new build office buildings.


UPFRONT EMBODIED CARBON



WHOLE LIFE EMBODIED CARBON



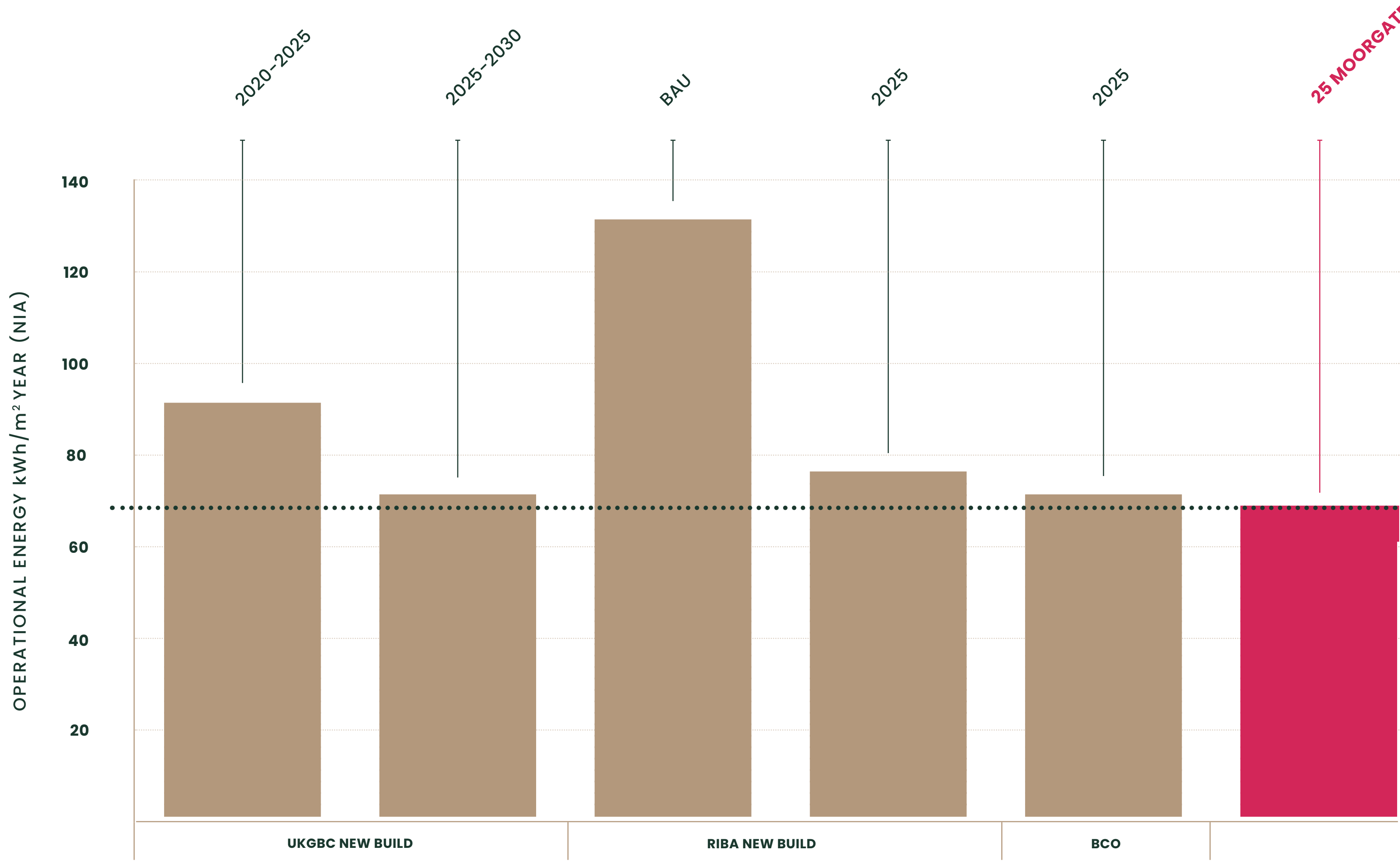
BAU - 'Business as usual' as per RIBA definition for new build compliance approach.

An aerial photograph of a modern, multi-story building with a green roof. The roof is covered with solar panels and lush greenery. People are visible walking on the roof, and there are outdoor seating areas. The building is situated in an urban environment with other buildings visible in the background.

**ALL ELECTRIC SYSTEM,
GENERATING 7,200kWh/
YEAR OF CLEAN AND
RENEWABLE GREEN ENERGY
FROM PV GENERATION,
ENSURES A FUTURE FREE OF
GAS IN AN ECO-CONSCIOUS
ENVIRONMENT.**

OPERATIONAL ENERGY

The base build predicted operational energy for the refurbishment of 25 Moorgate is being compared against standards for new build developments. It shows that 25 Moorgate retrofit is aligned with the recommendations for new build developments established by UKGBC for buildings being delivered to market between 2025 and 2030.



BAU - 'Business as usual' as per RIBA definition for new build compliance approach.

**A 49% REDUCTION IN
BASE BUILD ENERGY
USAGE EQUATING
TO A £9/m²/YEAR
P/A SAVING OVER A
BUSINESS AS USUAL
BENCHMARK.**

*BASED ON 14.4P/kWh, WOULD EQUATE TO A ~£10/m² P/A SAVING COMPARED TO A RIBA BUSINESS AS USUAL BENCHMARK OFFICE.



TARGET UPFRONT CARBON
RATING OF 326 kgCO₂e/m²
INCLUDING DEMOLITION –
45% BETTER THAN
THE LETI 2020 TARGET.

CARBON IN OPERATION

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

NET ZERO CARBON

"At 25 Moorgate, we're focusing on educating and giving occupiers the tools and the technology that will allow them to make the right decisions to ensure they stay Net Zero Carbon in operation."

PAUL SMITH, BARINGS

A BASE BUILDING ENERGY
CONSUMPTION OF ONLY
67kWh/m²/YEAR - **26%**
LOWER THAN UKGBC 2020-
2025 TARGET - WITH ENERGY
METERING THROUGHOUT.

GREEN SPACES

Our commitment to biodiversity is reflected in the extensive planting that we have incorporated into the design. This carefully curated selection of flora and fauna will not only encourage biodiversity, but also support it. The plants will provide habitats for a variety of different species and help to maintain a healthy ecosystem. This not only helps to preserve the natural world, but also creates a more pleasant environment for everyone to enjoy.

At the same time, generous, light-filled spaces with easy access to fresh air and greenery make for a healthier, happier place to work and visit.



ROOFTOP GARDEN

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

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 WELL-BEING, AND HELPS REDUCE ENERGY USAGE.

LOW ENERGY LIGHTING

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

RAINWATER HARVESTING

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

COMMUTER AMENITIES

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

COOLING & HEATING

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

"THE CLIMATE
EMERGENCY IS NOW.
AS DESIGNERS,
WE NEED TO TAKE
IMMEDIATE ACTION
TO HAVE AN IMPACT."

MARK TILLET, HEYNE TILLET STEEL





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



NICK LINES

Nick.Lines@jll.com
07817 586971

JEREMY ATTFIELD

Jeremy.Attfield@jll.com
07703 234261

KATIE SOMMER

Katie.Sommer@jll.com
07703 608316



ELEANOR REED

Eleanor.Reed@cushwake.com
07860 267086

GEORGE HOMER

George.Homer@cushwake.com
07584 118298

TIM PLUMBE

Tim.Plumbe@cushwake.com
07768 146280

WWW.25MOORGATE.UK

JLL and Cushman & Wakefield for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of JLL and Cushman & Wakefield has any authority to make or give any representation or warranty whatsoever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. September 2023.

Crafted by CAB Property.