

MOORGATE, EC2





## A 70,000 sq ft contemporary new Grade A office

- 9,000 sq ft highly flexible floorplates
- Outstanding ESG credentials
- Unparalleled connectivity, sitting directly above the Moorgate Elizabeth line entrance
- 2,500 sq ft communal top floor roof terrace
- A highly impressive double height reception and mezzanine business lounge
- Best-in-class end of trip facilities

# SPECIFICATION



2.75–3.00m floor to ceiling heights, slab to slab 3.65m



Air source heat pump air conditioning



Openable windows



1:8 occupancy density



Communal terrace on top floor



Mezzanine Business Lounge



WiredScore Platinum



Increased urban greening factor by 35%



134 cycle spaces



10 showers, 1 accessible shower and 62 lockers

An **architecturally inspiring**, highly-prominent office building



THE BUILDING

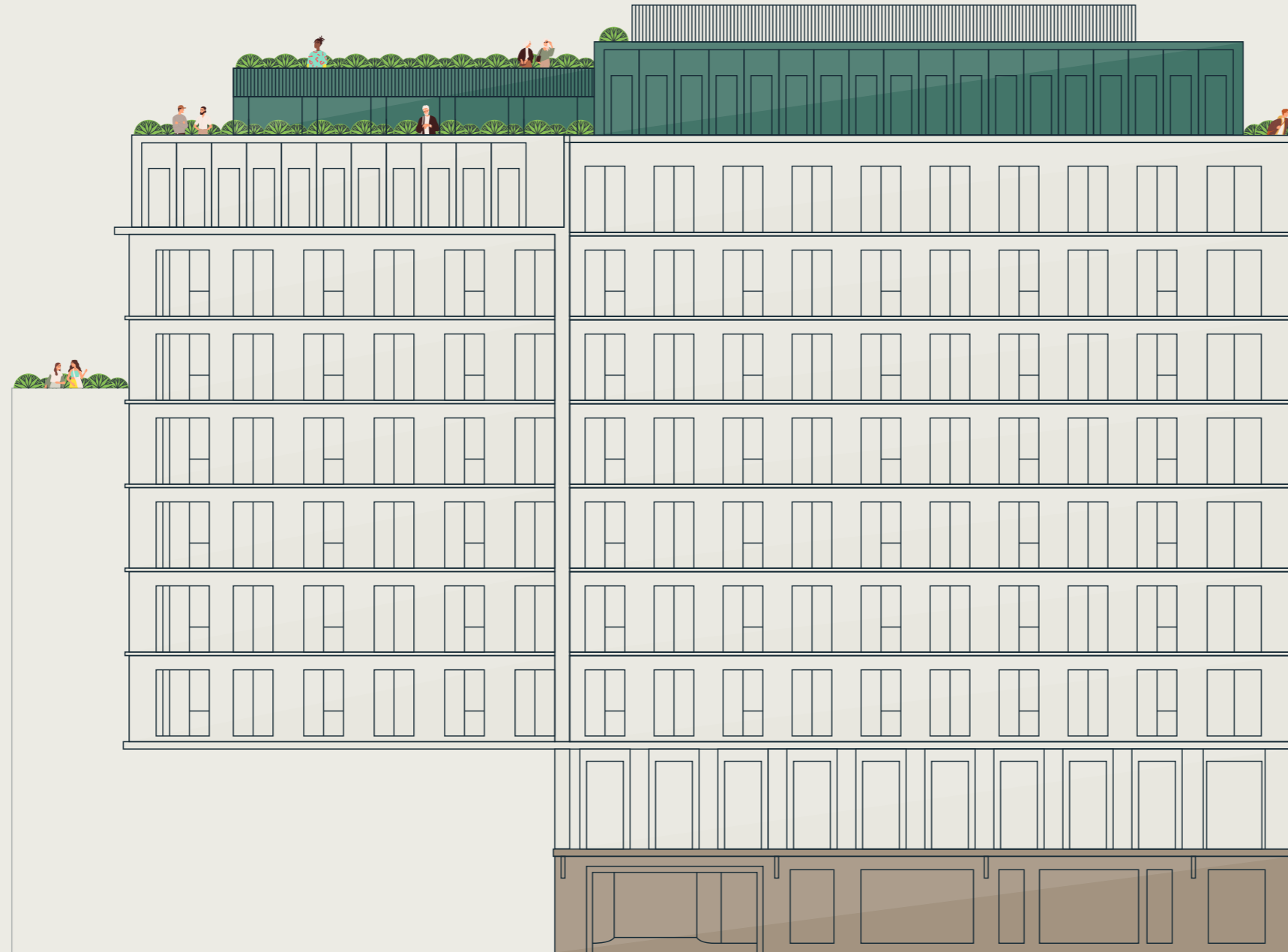


A view of the Moor Place entrance





A view of the large double-height reception



	Offices (sq ft)	Terrace (sq ft)
9		2,587
8	LET	
7	LET	
6	LET	
5	LET	
4	8,939	
3	8,935	
2	8,946	
1	LET	
M	938	
G	2,527 (FOOD & BEVERAGE)	



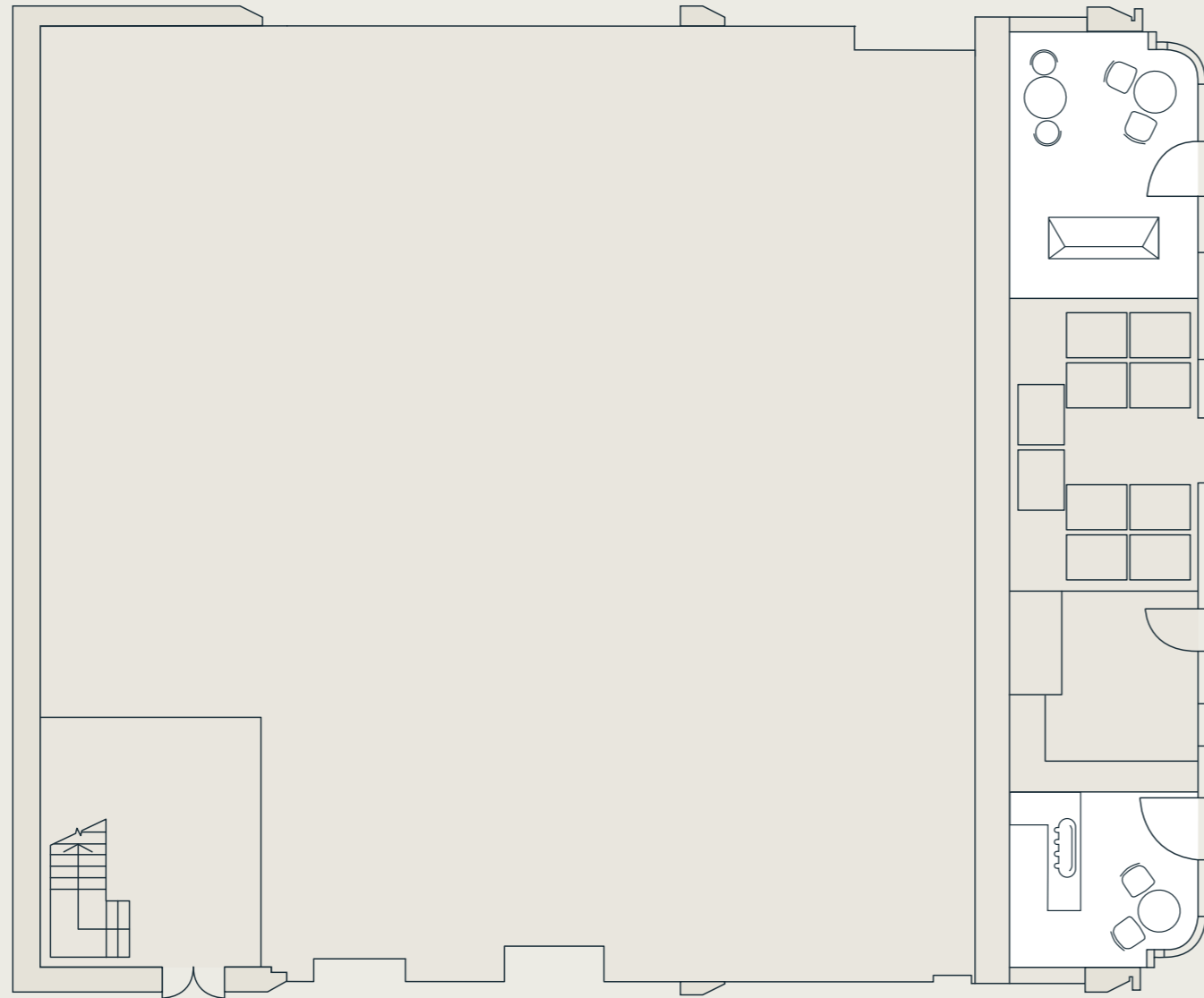
FOOD & BEVERAGE **2,527** SQ FT

OFFICE **26,820** SQ FT

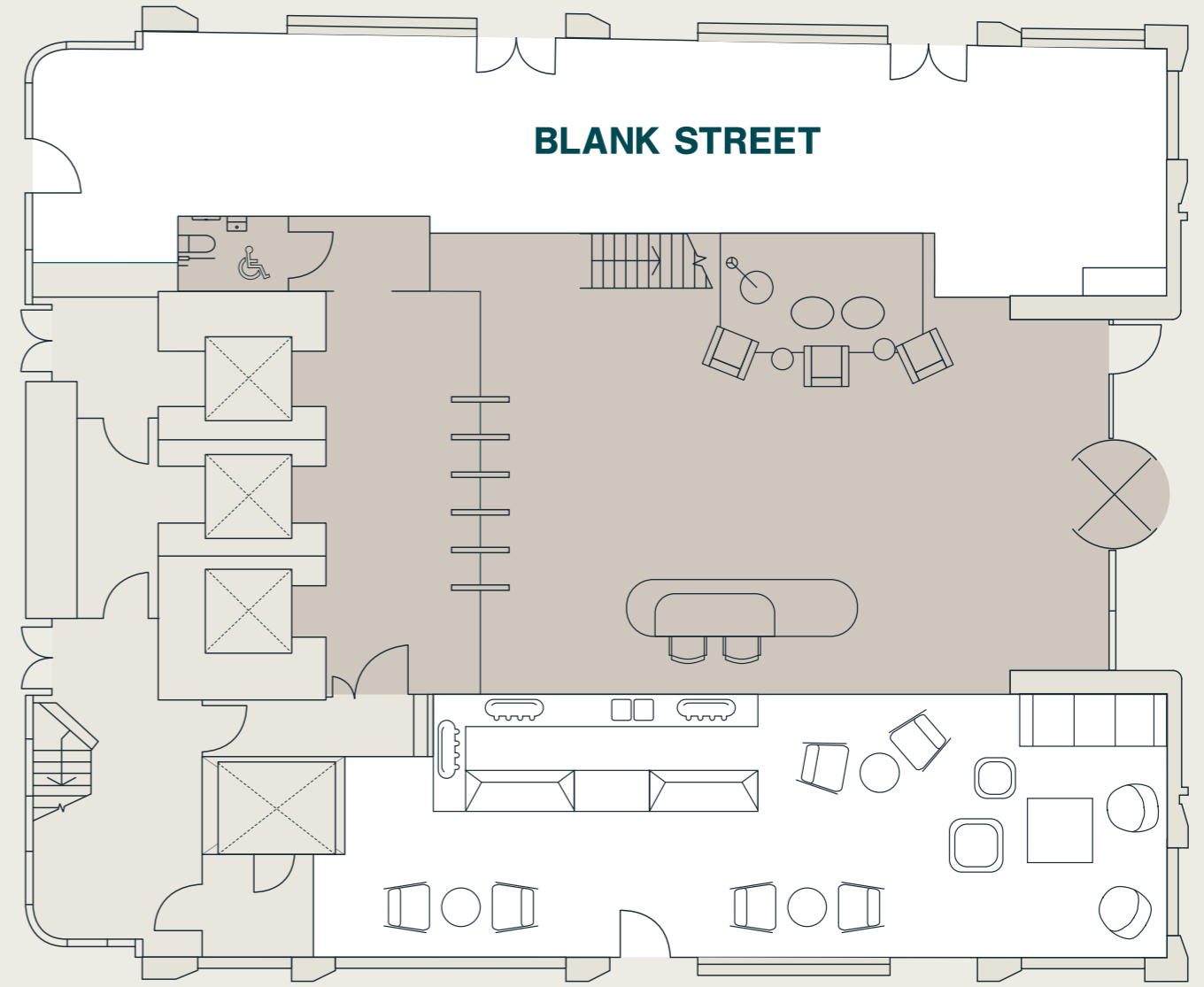
COMMUNAL TERRACE **2,587** SQ FT

THE BUILDING

MOORFIELDS



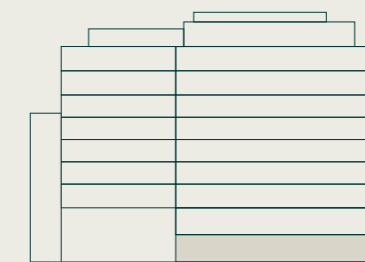
KEAT'S PASSAGE



MOORGATE



RETAIL  
**2,527** SQ FT



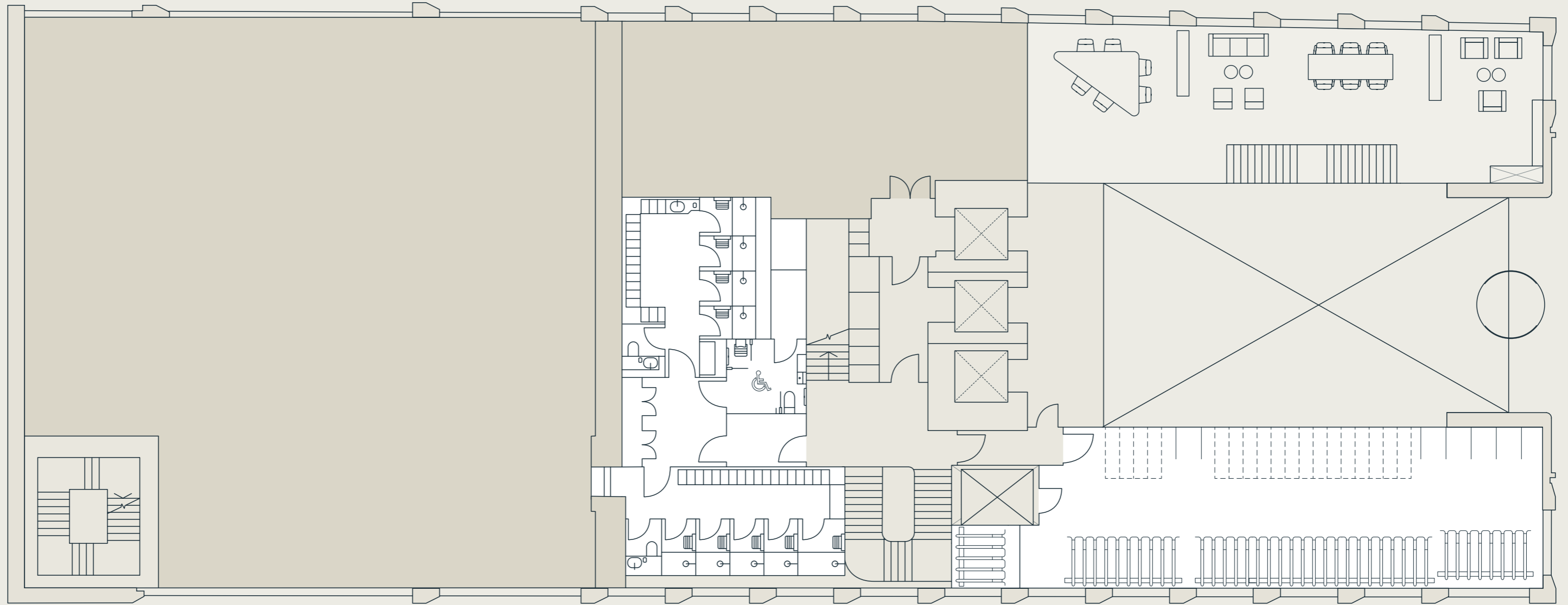
- Retail
  - Reception
  - Core
- North



A view of the large double-height reception

THE BUILDING

MOORFIELDS

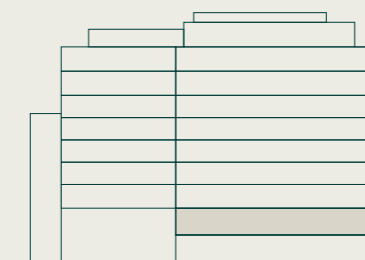


MOORGATE



BUSINESS LOUNGE

**938** SQ FT



North

- Business lounge
- End-of-trip
- Core

THE BUILDING

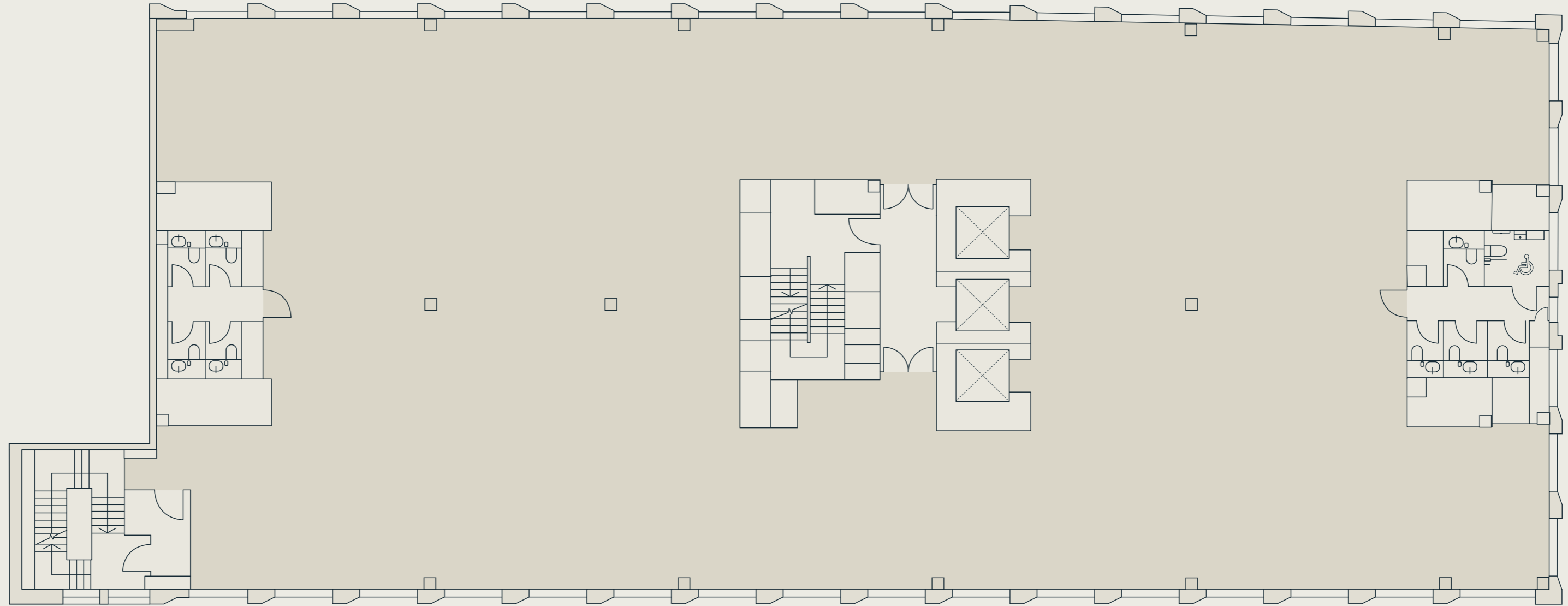
101  
MOORGATE, EC2  
101moorgate.co.uk

A view of the mezzanine business lounge





MOORFIELDS

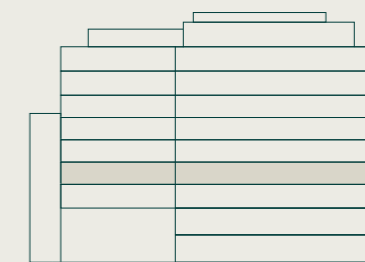


MOORGATE



L2

OFFICE  
**8,946** SQ FT



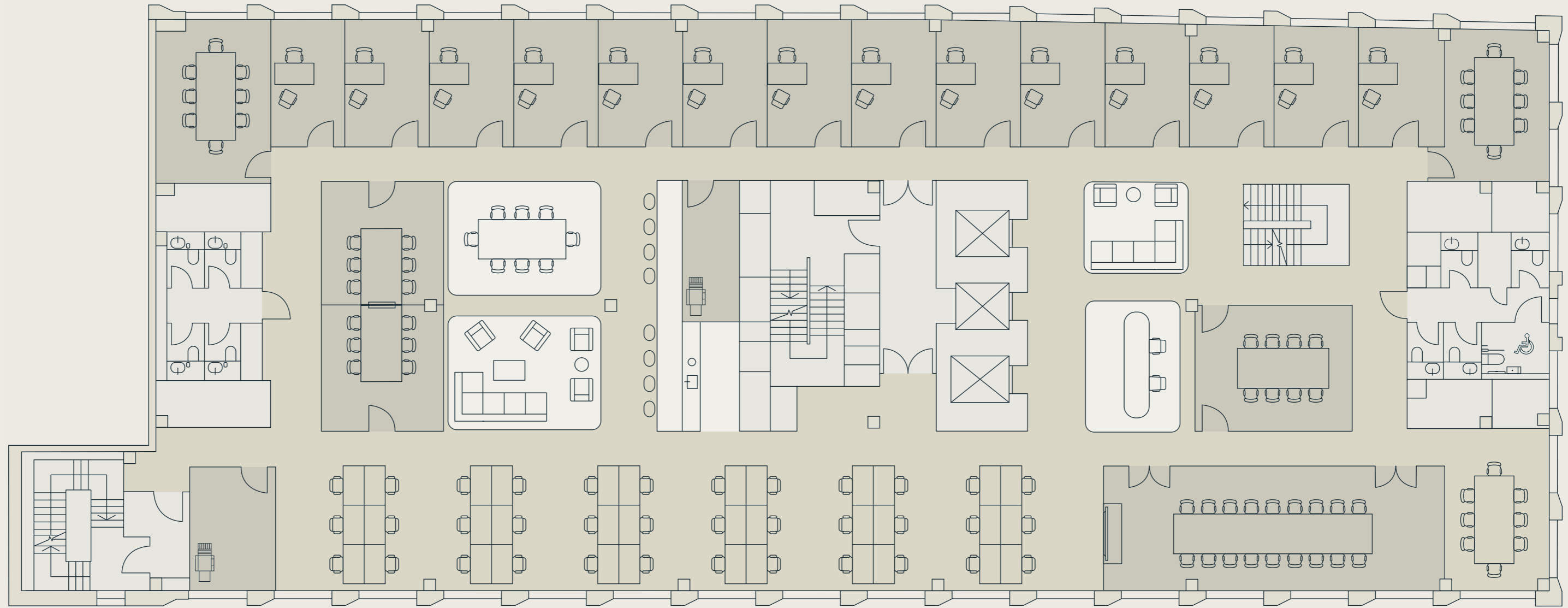
North

Office  
Core

INTERCONNECTED HYBRID LEGAL SPACEPLAN

MOORFIELDS

THE BUILDING

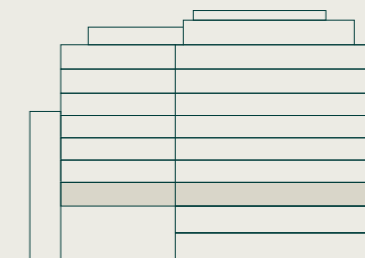


MOORGATE

L2

Open plan workstations	<b>36</b>
Single offices	<b>14</b>
6 person conference rooms	<b>2</b>
18 person boardroom	<b>1</b>

8 person meeting rooms	<b>3</b>
Breakout area	<b>2</b>
Tea point	<b>1</b>
Comms room	<b>1</b>



North  
 Office  
 Core

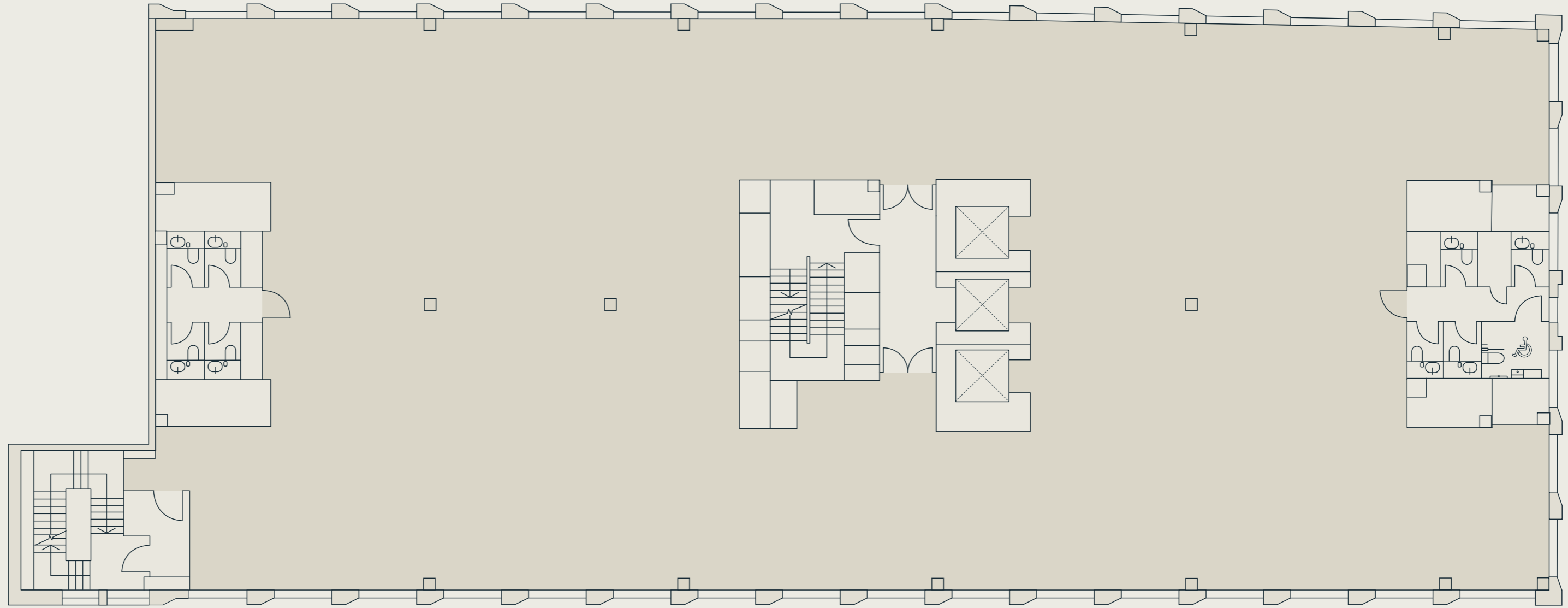




A view of level 2

THE BUILDING

MOORFIELDS

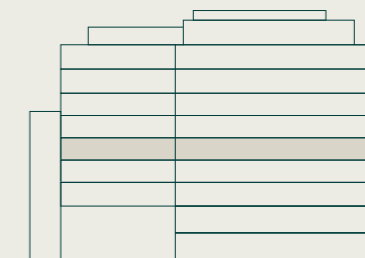


MOORGATE



L3

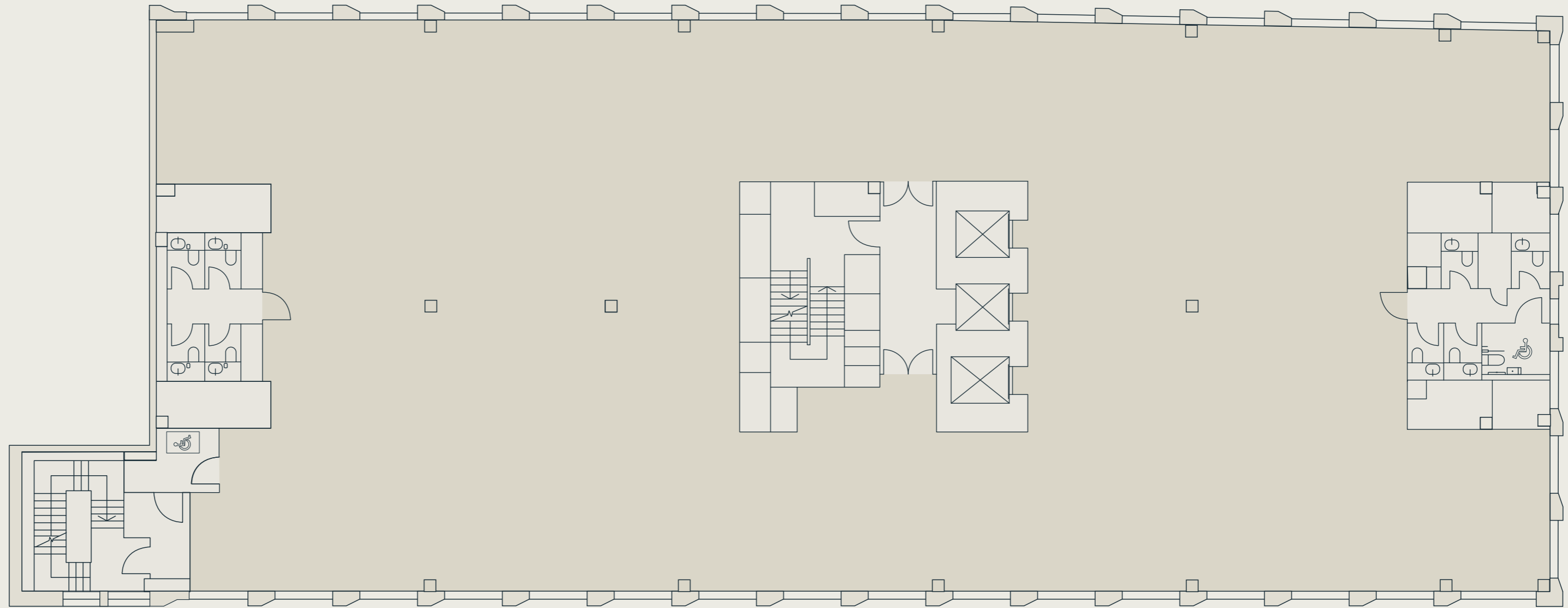
OFFICE  
**8,935** SQ FT



North

Office  
Core

MOORFIELDS

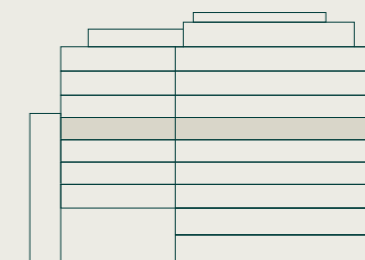


MOORGATE



L4

OFFICE  
**8,939** SQ FT

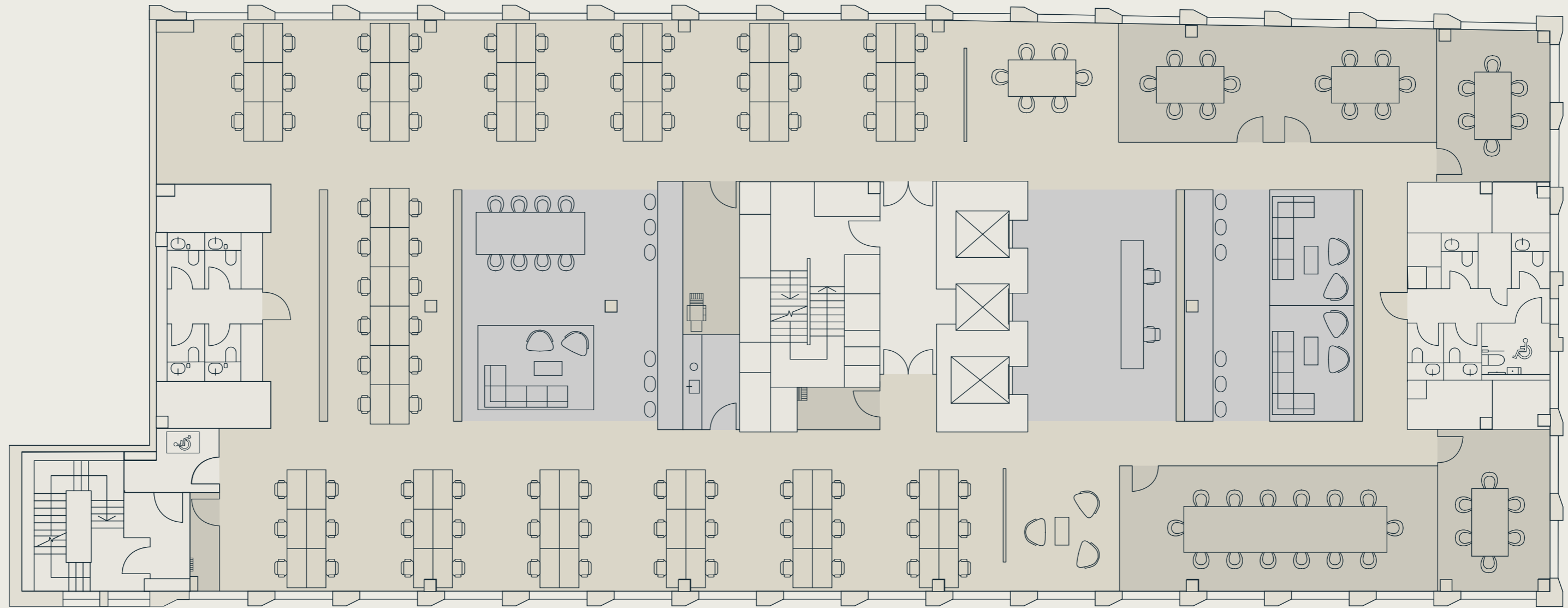


North

Office  
Core

OPEN PLAN SPACEPLAN

MOORFIELDS



MOORGATE

THE BUILDING



Open plan workstations	<b>84</b>
6 person meeting room	<b>4</b>
14 person boardroom	<b>1</b>

Breakout areas	<b>2</b>
Tea point	<b>1</b>
Comms room	<b>1</b>



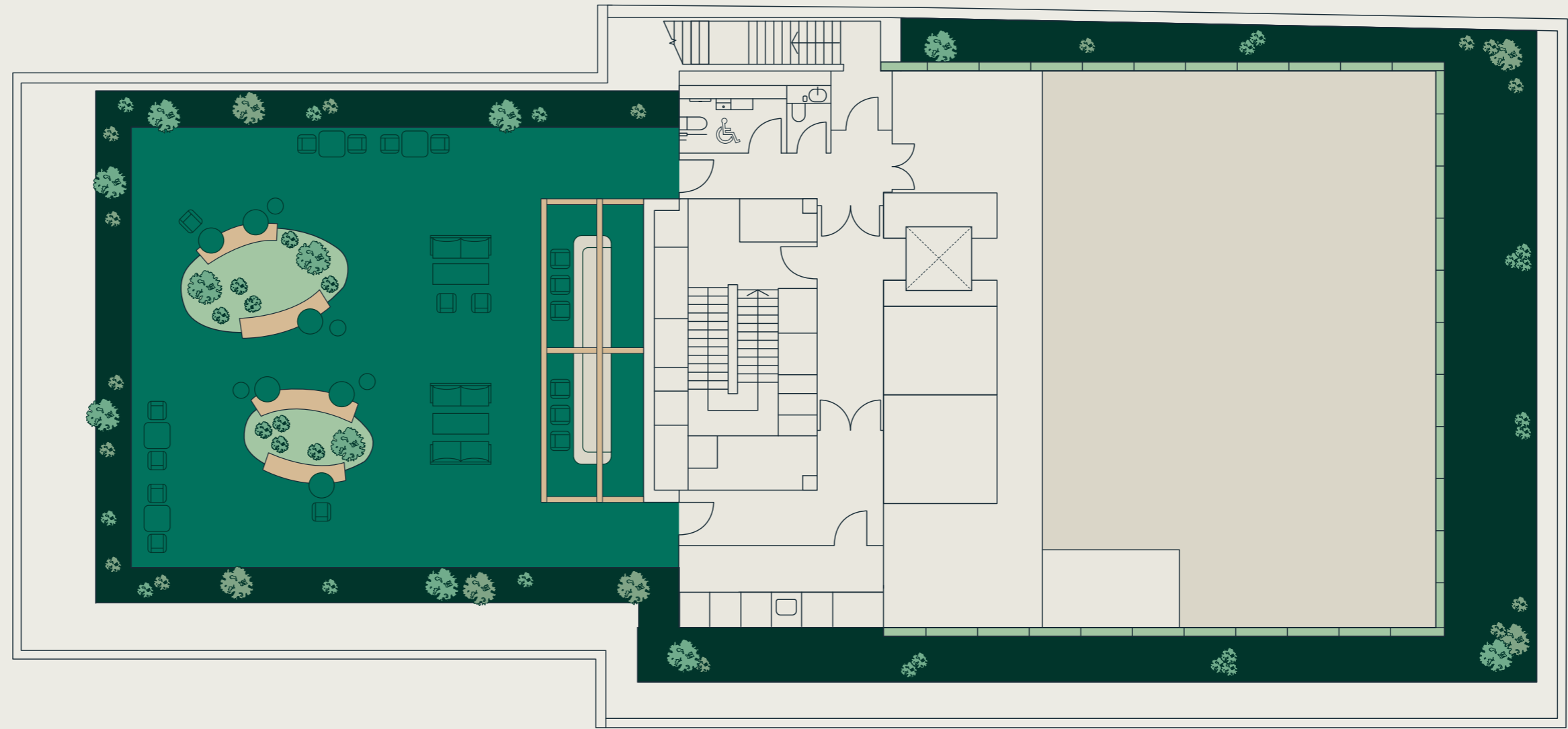
North  
 Office  
 Core





An indicative view of a typical office fit out

MOORFIELDS



MOORGATE



L9

TERRACE  
**2,587** SQ FT



North

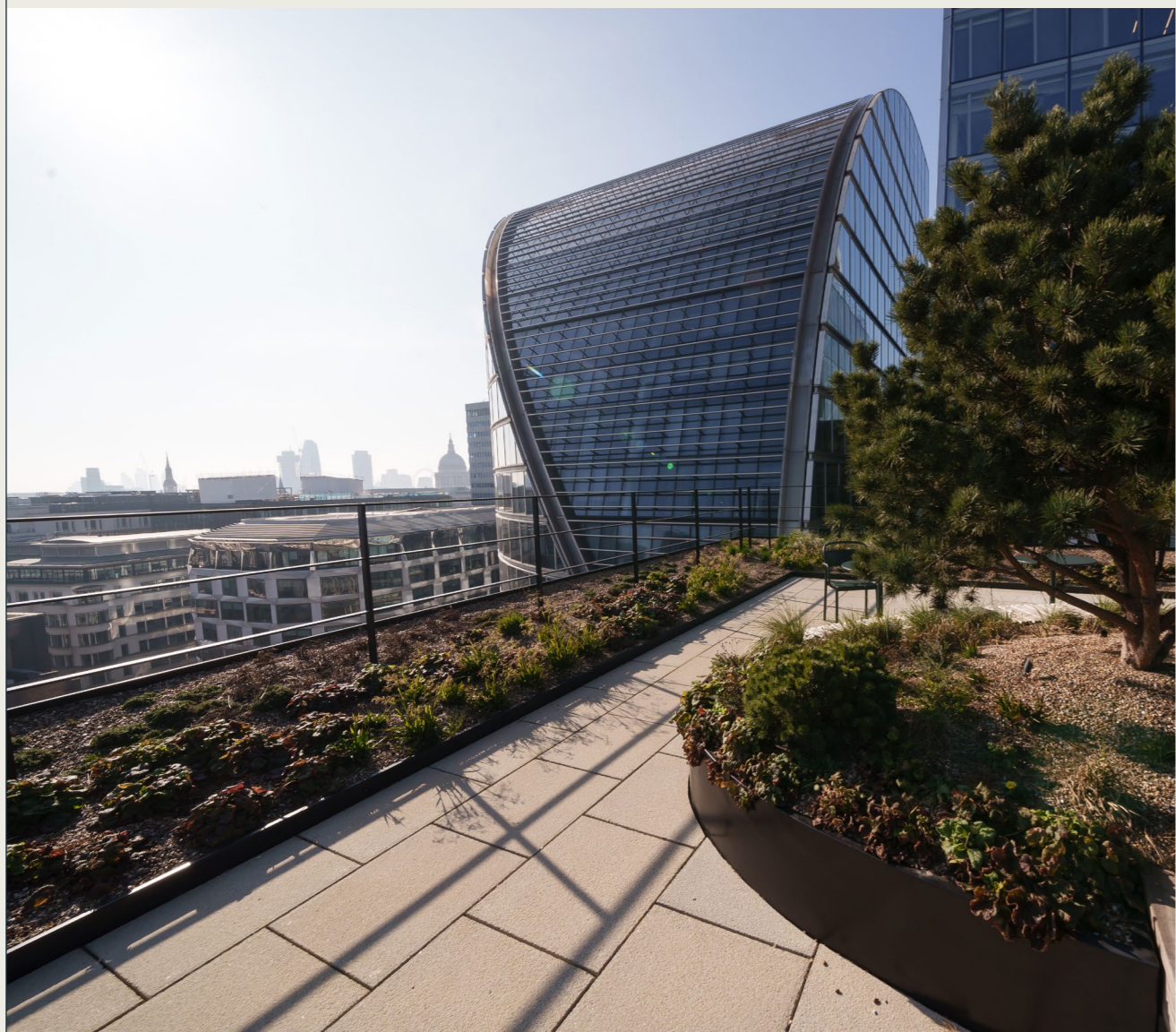
Terrace  
Core

THE BUILDING



A view of the Level 9 roof terrace

THE BUILDING



# SUSTAINABLE DEVELOPMENT

At Aviva Investors we're committed to building **a sustainable world through ESG integration** and investing for **long-term impact**.

**As long-term investors in real assets, we invest in the buildings and infrastructure we need to build a sustainable world:**

We are one of the UK's largest investors in social infrastructure with £13.3 billion of AUM.

We invest in projects which support social mobility, from building affordable housing to financing social care.

We're building 500,000 square feet of wellbeing focused office space.

**We are making great progress following our ambition to reach Net Zero by 2040:**

In 2021 alone we financed £1.2 billion of low-carbon infrastructure and buildings.

Since 2019 we have delivered £1 billion in real estate sustainable transition loans.

Our smart buildings programme has delivered £3 million in energy cost savings since 2016.



ESG risk and impact is embedded into Aviva's decision-making process



Targeting BREEAM Outstanding



100% Electric



Targeting NABERS 5\*



Targeting WELL Platinum



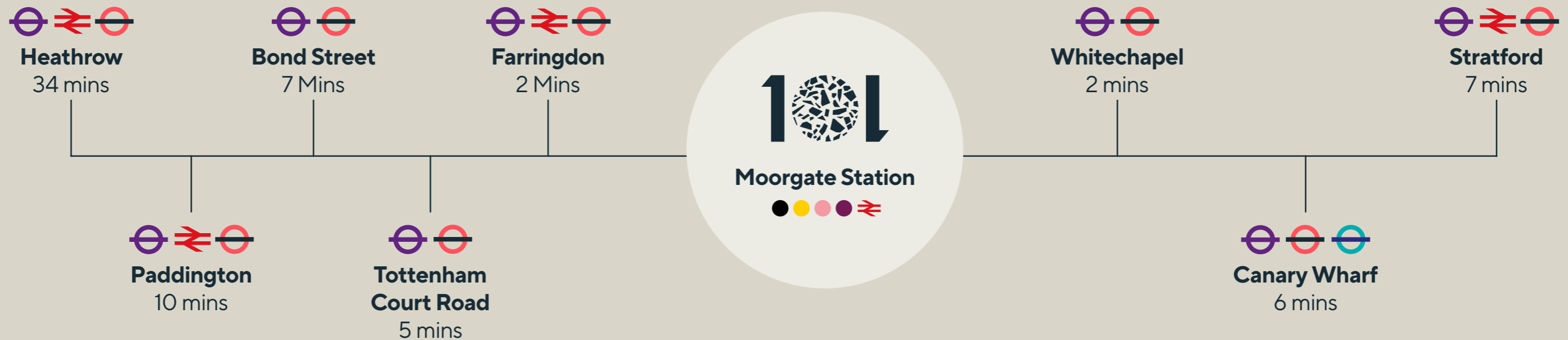
Amenity rich buildings encouraging wellbeing and collaboration



Immediate access to Crossrail providing the highest possible TFL PTAL score

# The centre of London for connections

Positioned directly above Moorgate Station, the Elizabeth line is immediately accessible, connecting you across London and beyond.



## Key travel times from Moorgate Station





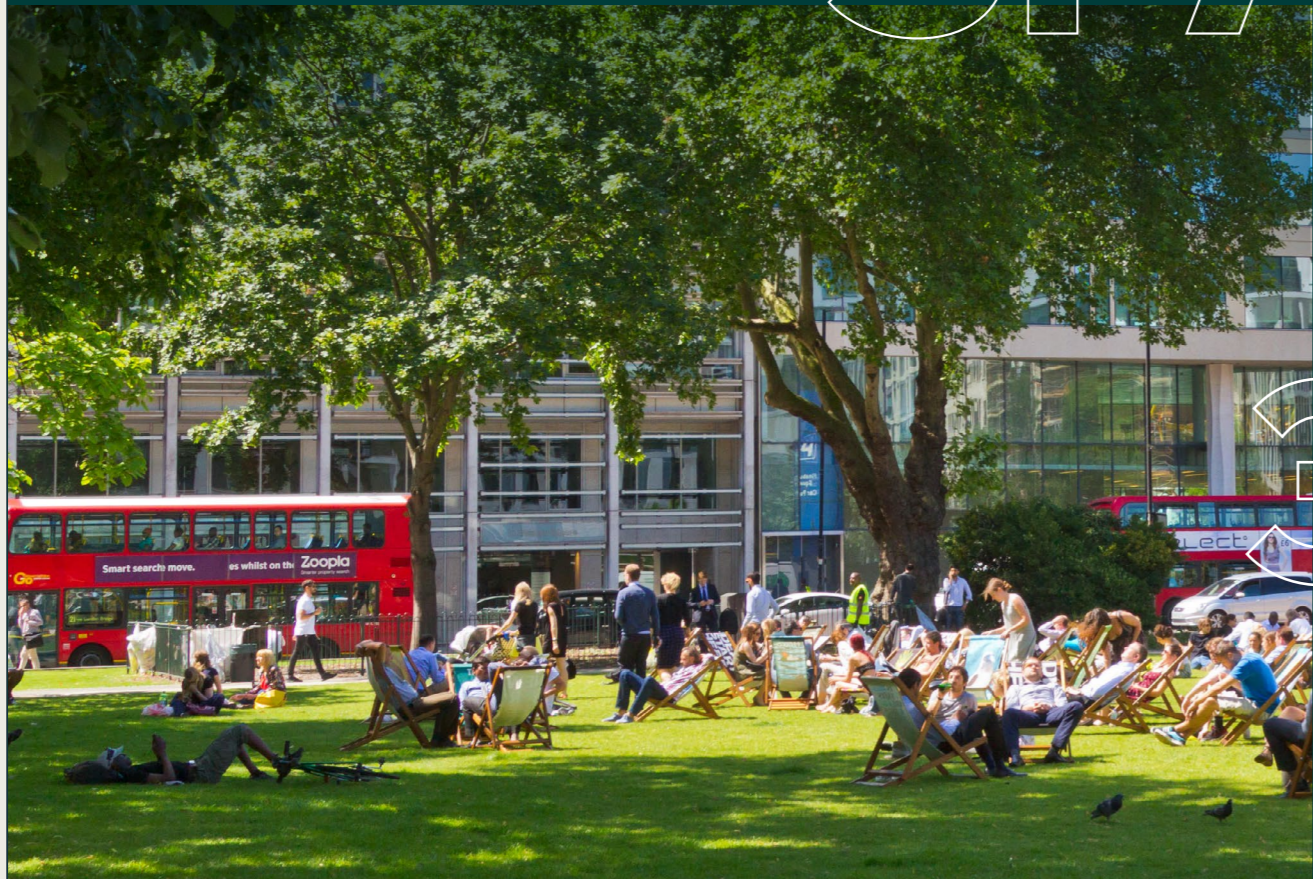
6 MIN  
Exchange Square  
Public Square



1 MIN  
Finsbury Circus  
Public Park

# GREEN

# SPACES



3 MIN  
Finsbury Square  
Public Square



5 MIN  
The Conservatory  
Barbican



2 MIN

**Barbie Green**  
All day Australian  
café, Restaurant & bar

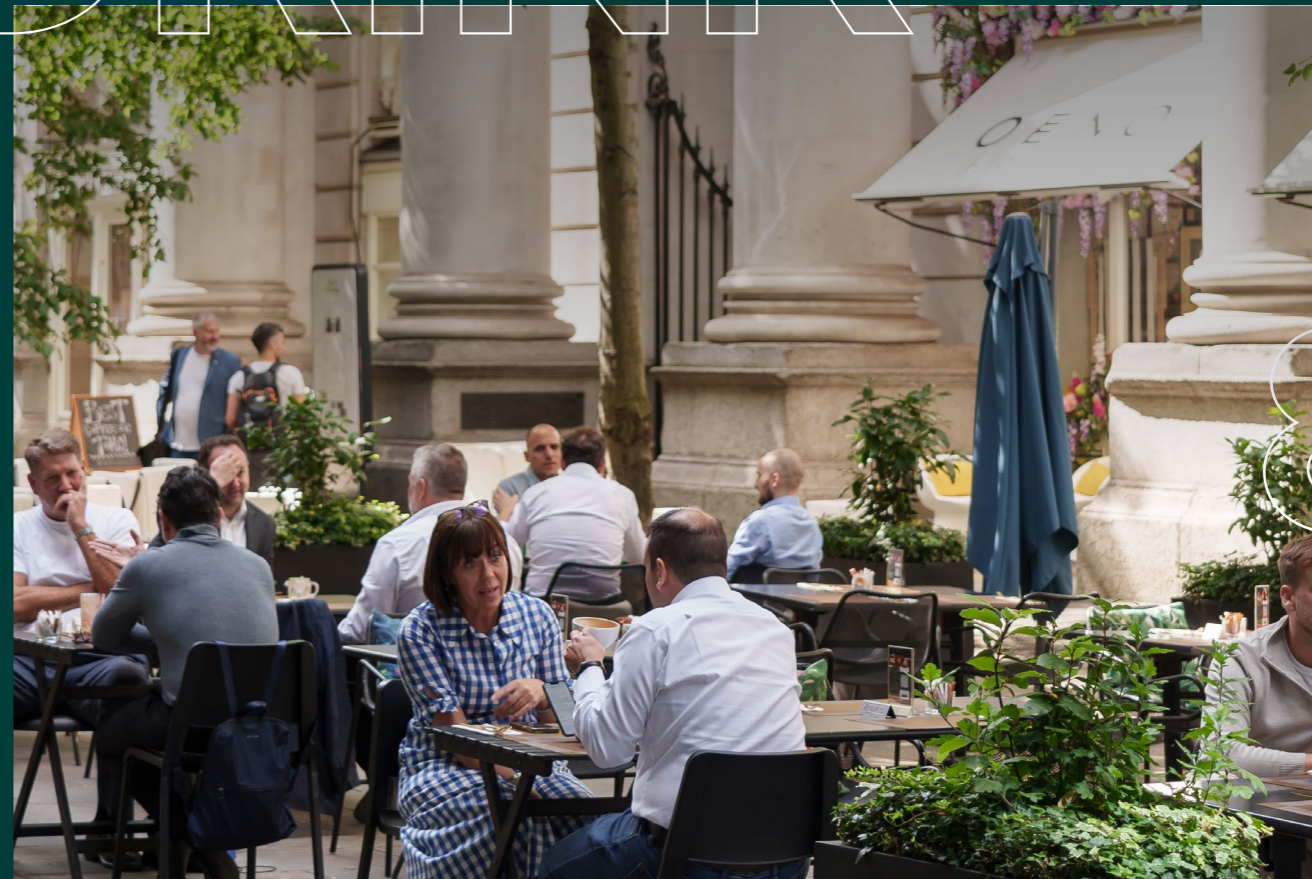
Home to a **diverse**  
**plethora** of places to  
**eat, drink** and **unwind.**

# FOOD & DRINK



5 MIN

**Broadgate Circle**  
Superb food, retail  
& culture



3 MIN

**Royal Exchange**  
A variety of restaurants,  
eateries and a wine bar



# PROFESSIONAL TEAM

## DEVELOPER

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Architect

Quantity Surveyor

M&E Engineers

Landscape Architects

Structural Engineers

Main Contractor

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## AVIVA INVESTORS

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Orms

Alinea

Atelier10

Fabrik

Mott Macdonald

Mace



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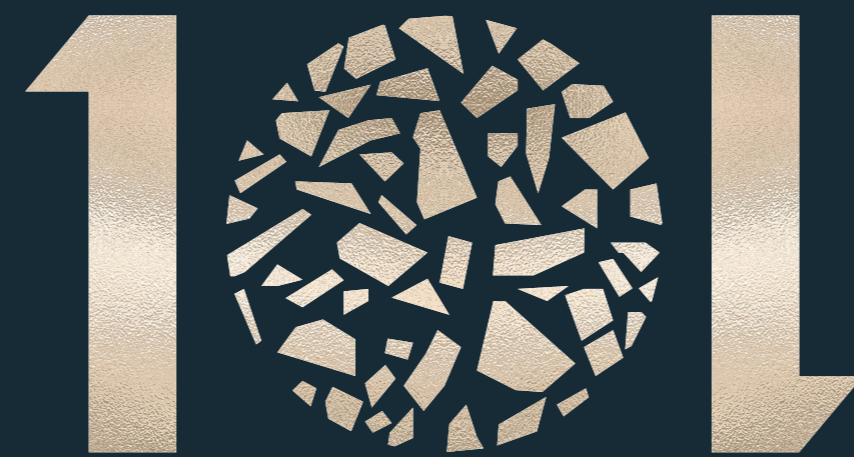
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A Development By



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