



M
**MOOR
PLACE**

wework

1 Fore Street
Ave, EC2

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Building



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Meet Moor Place

Located in the heart of the City of London, Moor Place offers 8 floors of flexible workspace, with a range of meeting spaces, private offices and full floor solutions for single occupiers.





Building design

Moor Place was built in 2015 and achieved both BREEAM 'excellent' and 'gold' in the Leadership in Energy & Environmental Design certification.

To reduce the demand for water, recycled rainwater and grey water storage systems were installed which provide water for the toilets and irrigation systems.



Building Highlights

Grade A
building

8
floors of
WeWork space

167,912
total sq ft

20,000
sq ft communal
space*

34
bookable meeting
rooms

Terraces
for private members on
the 6th & 7th floors

02 minutes
walk to Moorgate
Station

BREEAM
EXCELLENT rating
Base build only

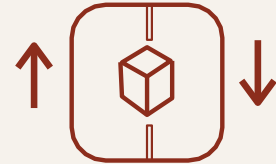
GOLD
LEED standard rating
Base build only



0.3 Amenities



6 Passenger lifts



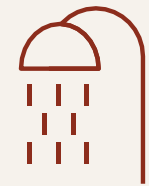
Goods lifts



34 bookable
meeting rooms



89 Cycle spaces



8 Showers



Complimentary
barista



Presentation and
event space



Parents'
room



Inspired design

From Brutalist architecture to 18th century ruins, Moor Place's design is inspired by its eclectic neighbours.

Inside, plush furnishings create warmth against tile, brick, and dark-stained oak finishes. Customisable lighting offers ambience at all times of the day, while artwork and graphic prints add edge to the space. Such details compliment the nearby Barbican Centre; from its rich, red colour palette to the brick slips found in the pantry (created by the same quarry as those inside the Barbican gallery).

Culture, history, and even a bit of Banksy artwork – Moor Place is the meeting place for inspiration and collaboration.



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Availability



Single Occupier Fourth Floor

23,943 sq ft

2,224 sq m

400 person office

Currently programmed as:

- 276 desks
- 22 internal rooms
- 9 phone booths
- Breakout space

Membership passees included: 400

Monthly credits: 800

Enjoy access to shared
building amenities:

- Access to communal amenity space
- 34 bookable meeting room
- 44 communal phone booths
- In-house barista, event space, beer taps, parents room, cycle and shower facilities.



Single Occupier Fifth Floor

23,890 sq ft

2,219 sq m

400 person office

Currently programmed as:

- 288 desks
- 17 internal rooms
- 9 phone booths
- Breakout space

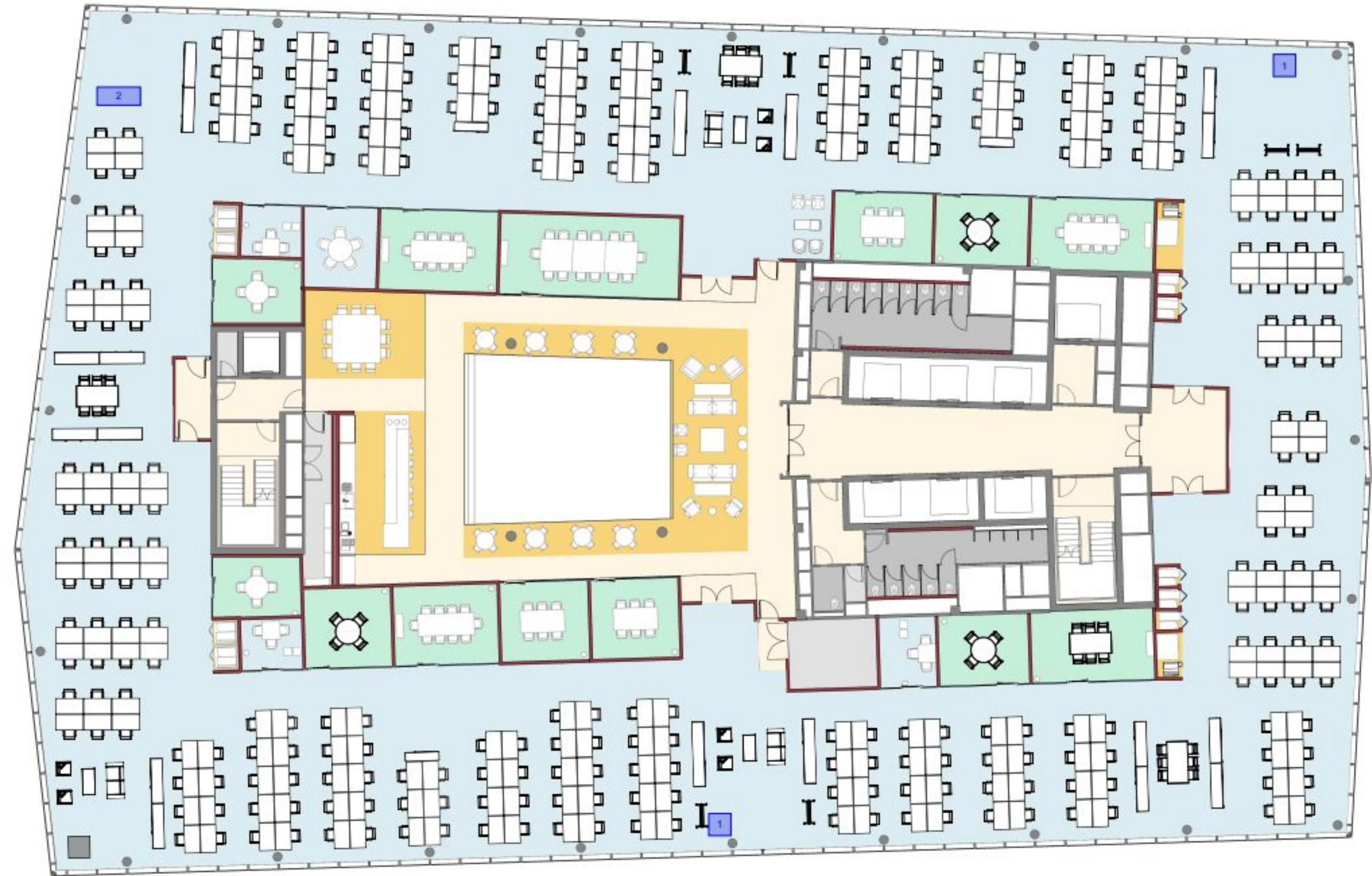
Membership passees included: 400

Monthly credits: 800

**Enjoy access to shared
building amenities:**

- Access to communal amenity space
- 34 bookable meeting room
- 44 communal phone booths
- In-house barista, event space, beer taps, parents room, cycle and shower facilities.

Moor Lane



Fore Street

Fore Street Avenue

- Meeting Rooms
- Work areas
- Amenities
- Circulate
- Operations
- Wash

Single Occupier Sixth Floor

22,907 sq ft

2,128 sq m

400 person office

Currently programmed as:

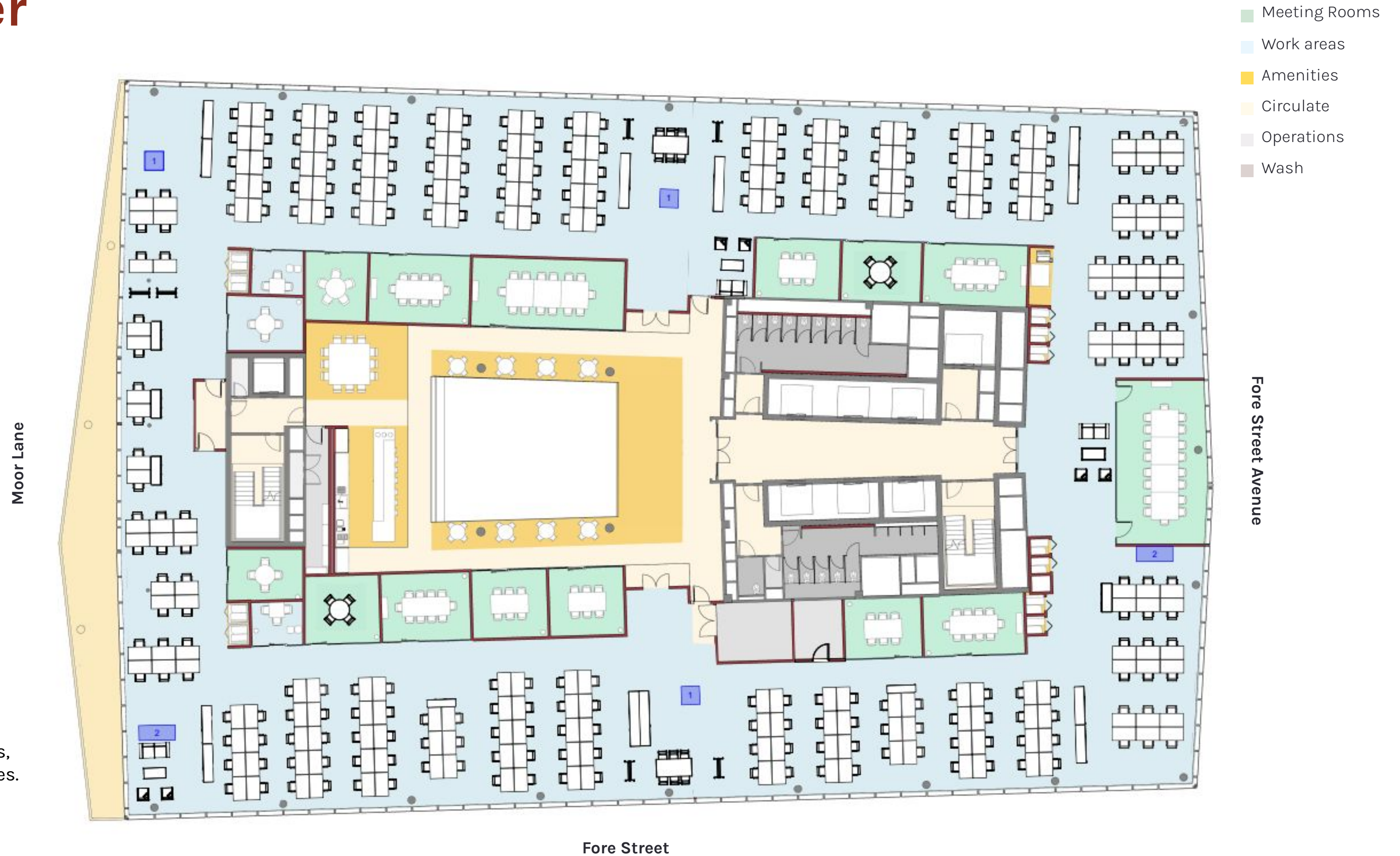
- 266 desks
- 17 internal rooms
- 11 phone booths
- Breakout space
- Private terrace

Membership passees included: 400

Monthly credits: 800

**Enjoy access to shared
building amenities:**

- Access to communal amenity space
- 34 bookable meeting room
- 44 communal phone booths
- In-house barista, event space, beer taps, parents room, cycle and shower facilities.





Building Specification

Building Grade & Sustainability

- Grade A building
- BREEAM Excellent*
- LEED Gold*
- EPC B
- 100% Renewable Energy
- Zero Plastic Policy
- IAQ Monitoring

Backup Power

- 1000kva Landlord generator: supports lifts, fire alarm and sprinklers

Acoustic Standard

- Storefront: 10mm tempered glass (30DB)
- Solid walls between suites
- Three solid walls of meeting rooms (target 45DB)
- Acoustic treatment - walls: enclosed work and meet spaces (target NRC > 0.70)
- Acoustic treatment - flooring: carpet tile in work and meet spaces (target NRC 0.10 - 0.15)
- Ceilings: dropped ceilings throughout

Structural Loading Capacity

- 350kg/m2 in majority of areas

Raised Floor

- Ranges from 70mm to 100mm across floors

Lighting

- Simmtronic lighting controlled system
- CIBSE code for lighting standards

HVAC

- 100% renewal @25m3/ hour/ WU.
- Seimens BMS, 3 Chillers, 2 Evaporated Cooling Towers, 3 Boilers, 1 HWS Boiler, FCUs 4 pipe (perimeter)
- 2 pipe internal
- 07:00-19:00 Monday to Friday

IT

- 7 IT Closets (1MDF+6IDF)
- Dedicated space available on request

AV

- Dedicated meeting rooms 4p+ are AV-ready
- Include power, data, HDMI & wireless bridge

Network

- WeWork, WeWork Guest & WeWork WiFi available. Both 2.4Ghz and 5Ghz frequency

Power & Data

- Workstation Data - 1:1 port per desk

Security

- 24/7





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Location

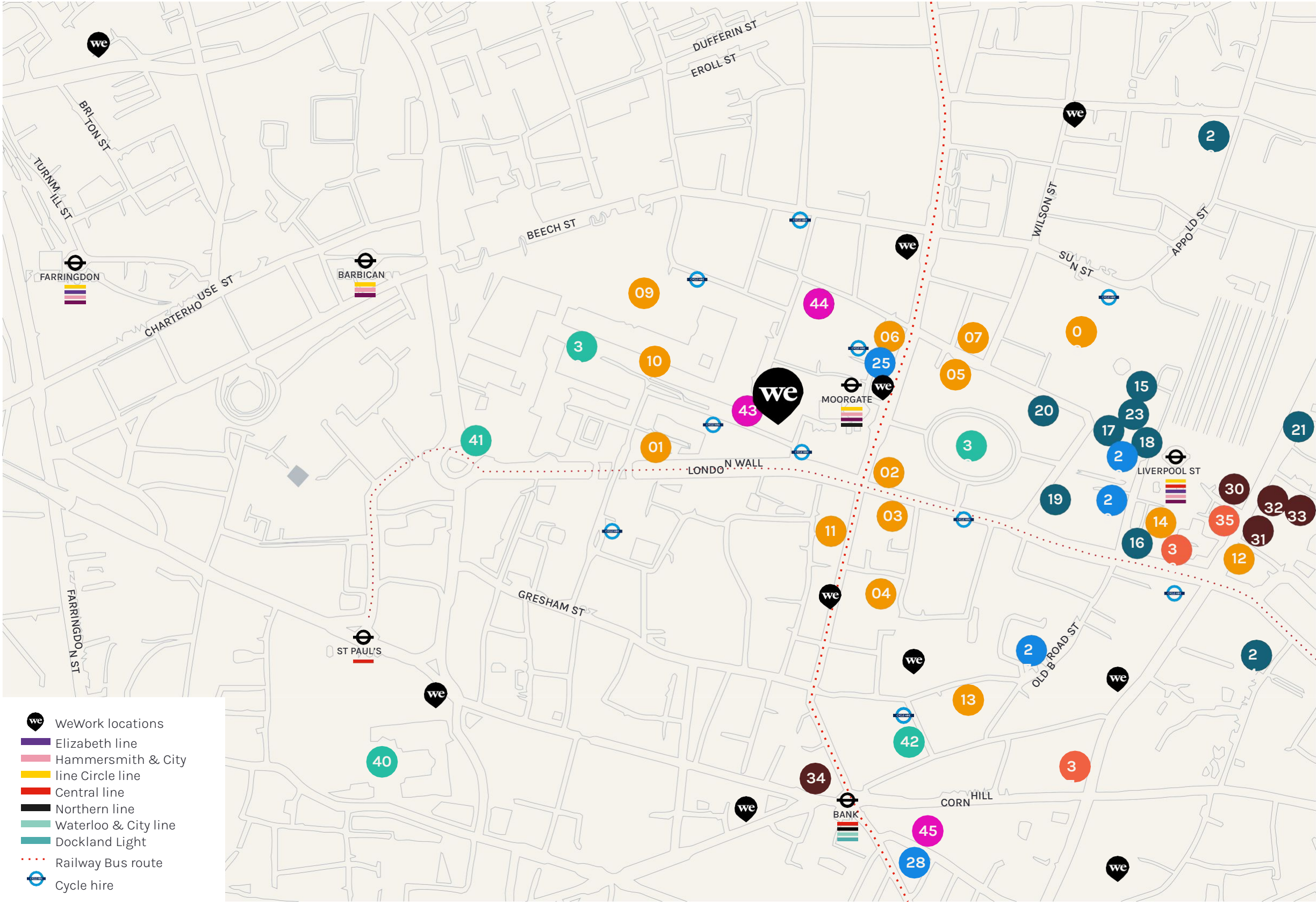
Moor Place is located in the heart of the City, just a few minutes from Moorgate station.

Moorgate takes its name from the northern gate of the City of London's defensive wall, which itself dates back to the Roman times. Today, Moorgate contains a breathtaking array of architecture through the ages, from the remnants of antiquity to the gleaming skyscrapers of modern London.



The City at your doorstep

Moor Place is within walking distance of the City’s diverse selection of restaurants and bars, perfectly catering for business breakfasts, lunch on the go and after work dinners. You can also explore some of London's most historic and cultural attractions, including The Barbican and St Paul’s Cathedral.



Map is not to scale and is for illustrative purposes only.

Did you know? As part of our WeWork All Access membership, you can visit hundreds of workspaces across our global portfolio. Contact us for more information.

Food & Beverage		
Barbie Green	1	
Banh Mi Keu Deli City	2	
Charcoal Pizza	3	
The Lampery, Copthall Avenue	4	
Bread Street Kitchen & Bar	5	
Leon Moorgate	6	
3 South Place Restaurant & Grill	7	
Gaucha Broadgate	8	
Bonfire	9	
Wood Street Bar & Restaurant	10	
Clays	11	
Duck & Waffle	12	
Le Relais de Venise l'Entrecôte	13	
The Ivy City Garden	14	
Shopping		
Gant	15	
Hackett London	16	
Tommy Hilfiger	17	
Reiss	18	
Charles Tyrwhitt	19	
BOSS	20	
Anthropologie	21	
LoriCroft	22	
Oliver Bonas	23	
TKMaxx	24	
Convenience Stores & Pharmacy		
Boots	2	
Tesco Express	5	
Tesco Express	27	
Sainsbury's Local	9	
M&S Simply Food	9	
Hotels		
Andaz (concept by Hyatt) Pan	30	
Pacific London	31	
The Bull & the Hide OYO	3	
Home	2	
The Ned	34	
Banks		
Metro Bank	35	
Barclays Bank	36	
HSBC	37	
Cultural Places		
Finsbury Circus Gardens	38	
Barbican Centre	39	
St Paul's Cathedral	40	
Museum of London	41	
Bank of England Museum	42	
Gym & Wellness		
Digme Fitness Moorgate	43	
Nuffield Health Moorgate	44	
Gymbox Bank	45	

Superbly Connected

Moor Place’s proximity to Moorgate, Bank and Liverpool Street means commuting to the office is convenient for most commutes, with all stations within a 10 minute walk.

Walk

Moorgate 02 mins

There is pedestrian underground access from Moorgate Station to the new Elizabeth Line at Liverpool Street

Liverpool Street 07 mins

Bank 09 mins

Underground Connections

Liverpool Street → Paddington 11 mins

Liverpool Street → Tottenham Court Road 05 mins

Liverpool Street → Kings Cross 07 mins

Liverpool Street → Heathrow 40 mins

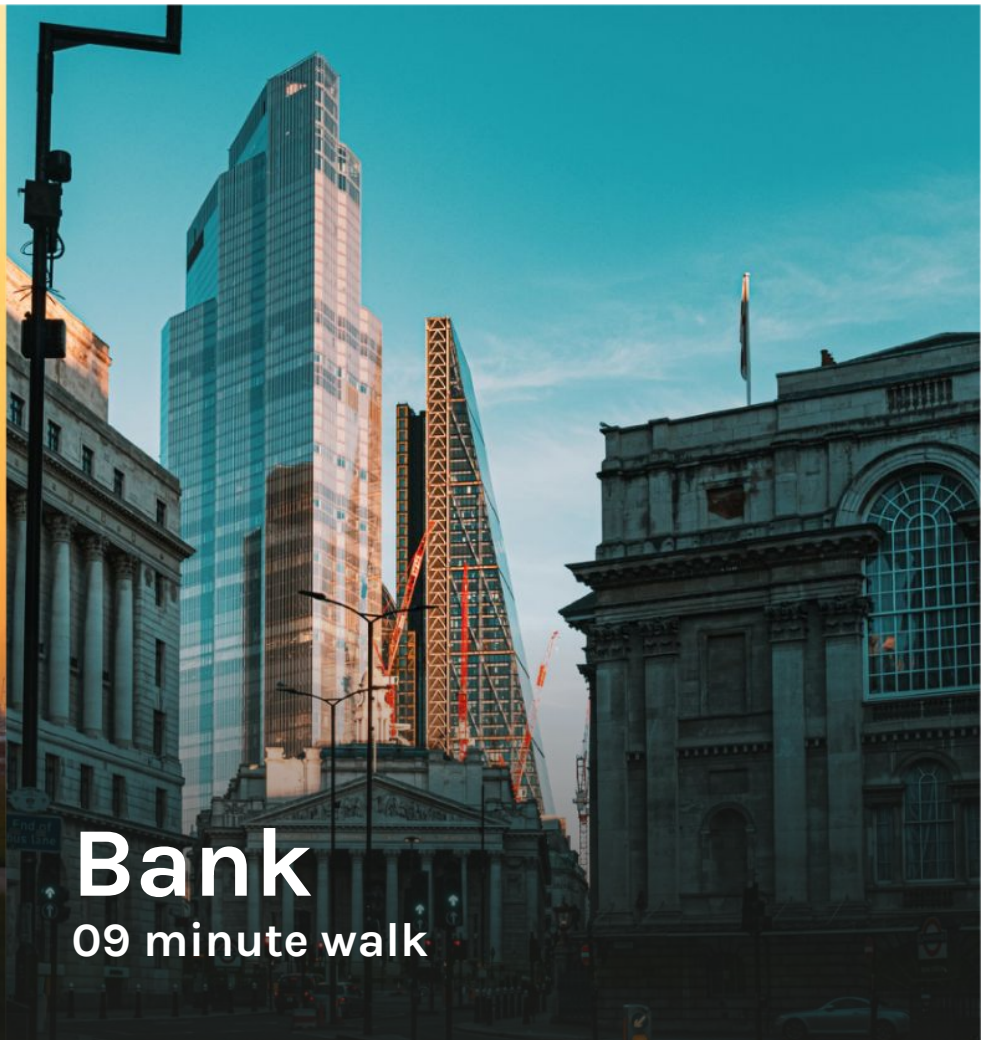
Airport T2 03 mins

Bank → Waterloo 21 mins

Bank → City Airport



London City Airport
27 minutes



Bank
09 minute walk



Moorgate
02 minute walk



Liverpool Street
07 minute walk

Times are approximate only
Underground connections do not include walking times.
.Source TFL.co.uk, Google.com/maps