

MOORGATE, EC2





## 70,000 sq ft of contemporary new workspace

- 9,000 sq ft highly flexible floorplates
- Outstanding ESG accreditations
- Unparalleled connectivity, sitting above Moorgate Elizabeth Line station
- 4,700 sq ft of private and communal terraces
- A highly impressive double height reception and mezzanine business lounge
- Best-in-class end of trip facilities



An indicative view of the arrival and retail on pedestrianised Moorfields



# 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 and dedicated terraces



Mezzanine tenant lounge



WiredScore Platinum



Significant biodiversity gain

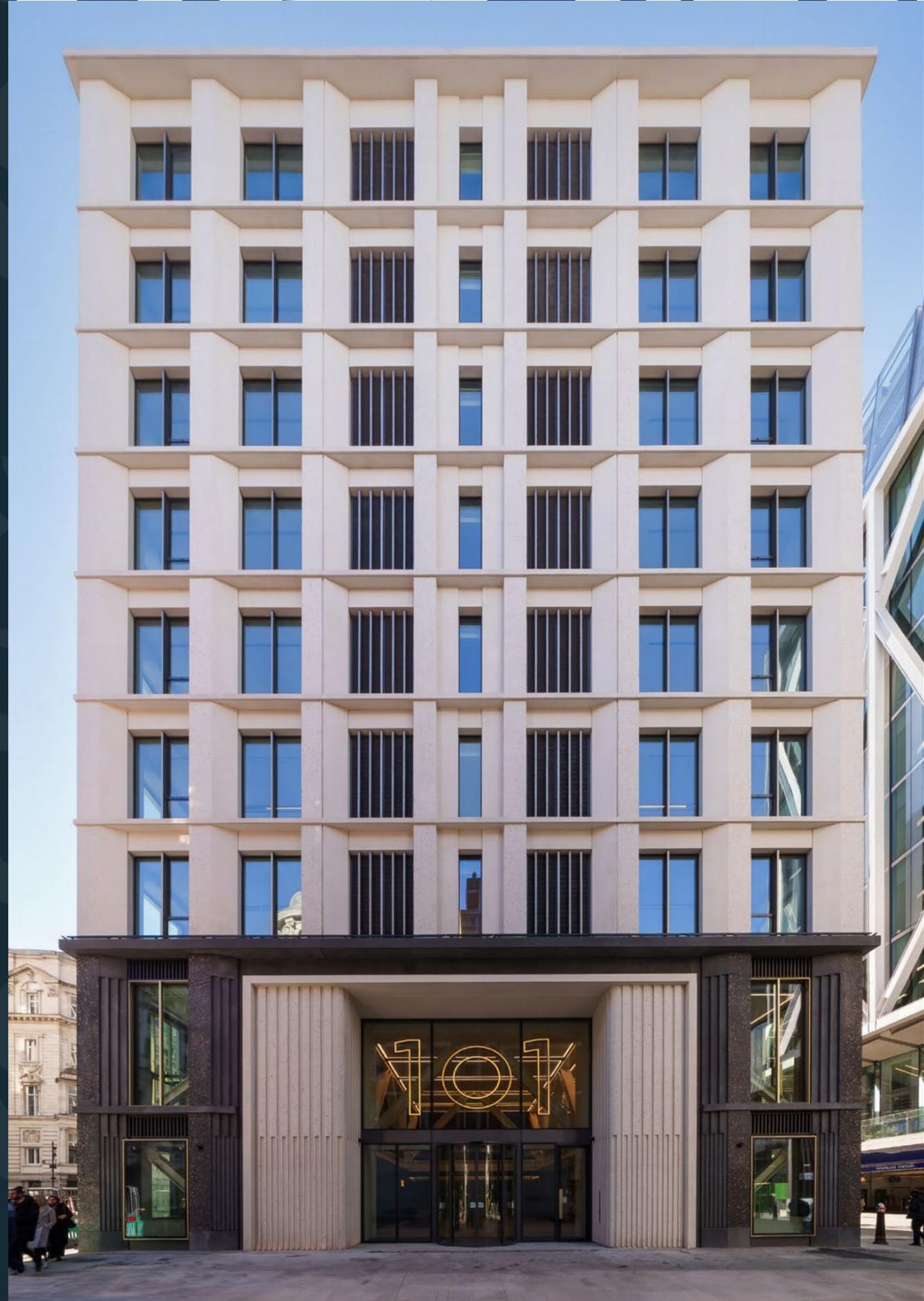


134 cycle spaces



10 showers, 1 accessible shower and 62 lockers

An **architecturally inspiring**, highly prominent office 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 or 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 commitment to reaching Net Zero by 2040:**

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

Since 2019 we have delivered £783 million in real estate sustainable transition loans.

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



100% Electric



Targeting NABERS 5\*



Targeting WELL Platinum



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



Targeting BREEAM Outstanding



Aviva committed to Net Zero by 2040



G R E S B

Aviva Investors were founding members of the GRESB Standards



Amenity rich buildings encouraging wellbeing and collaboration



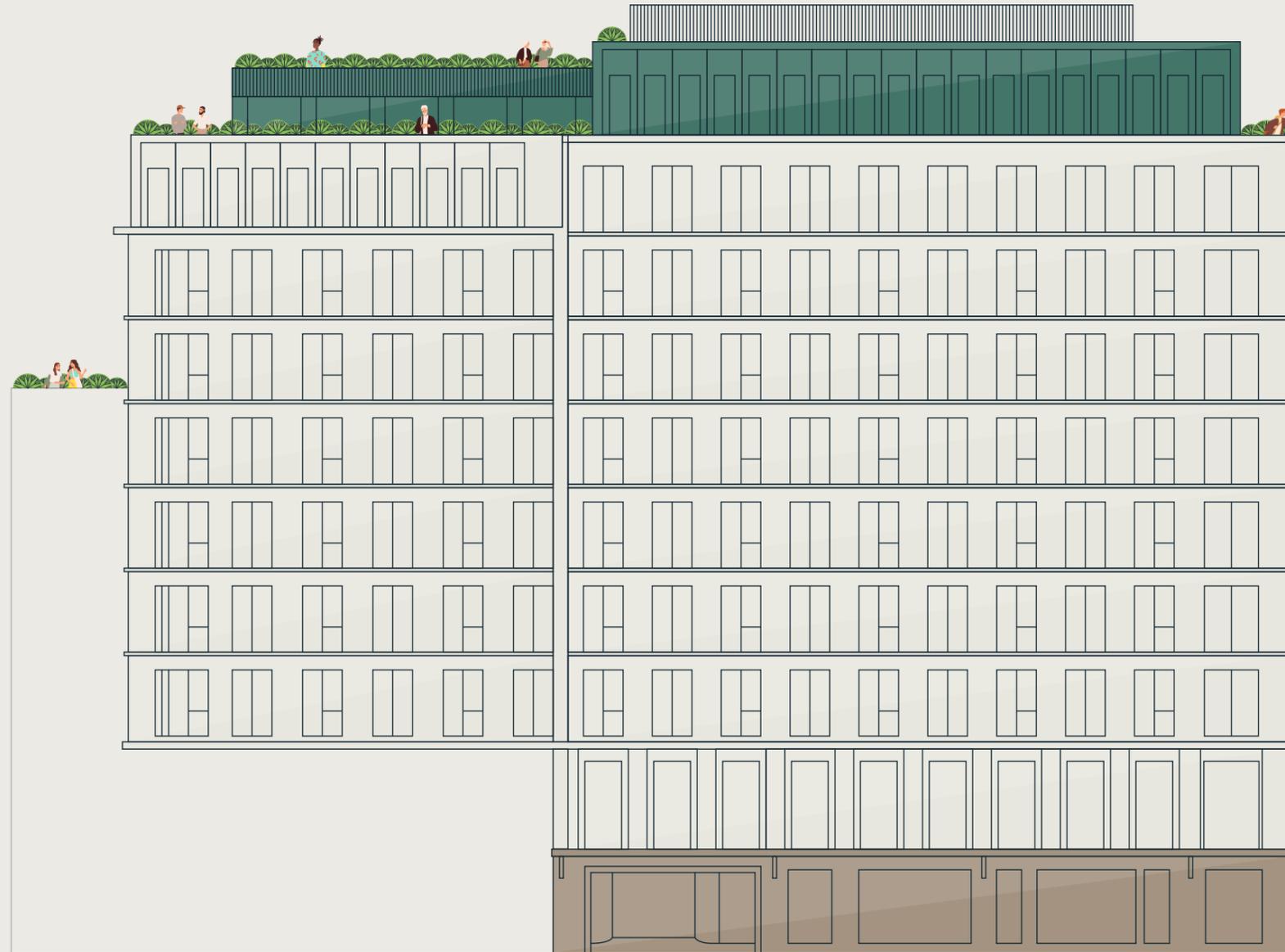
Immediate access to Crossrail providing the highest possible TFL PTAL score

THE BUILDING





An indicative view of the large double height reception and amenity space



	Offices	Terrace
<b>9</b>		2,587 sq ft
<b>8</b>	7,048 sq ft	1,353 sq ft
<b>7</b>	8,642 sq ft	
<b>6</b>	8,651 sq ft	
<b>5</b>	8,745 sq ft	757 sq ft
<b>4</b>	8,939 sq ft	
<b>3</b>	8,935 sq ft	
<b>2</b>	8,946 sq ft	
<b>1</b>	8,944 sq ft	
<b>M</b>	938 sq ft	
<b>G</b>	2,527 sq ft	(FOOD & BEVERAGE)



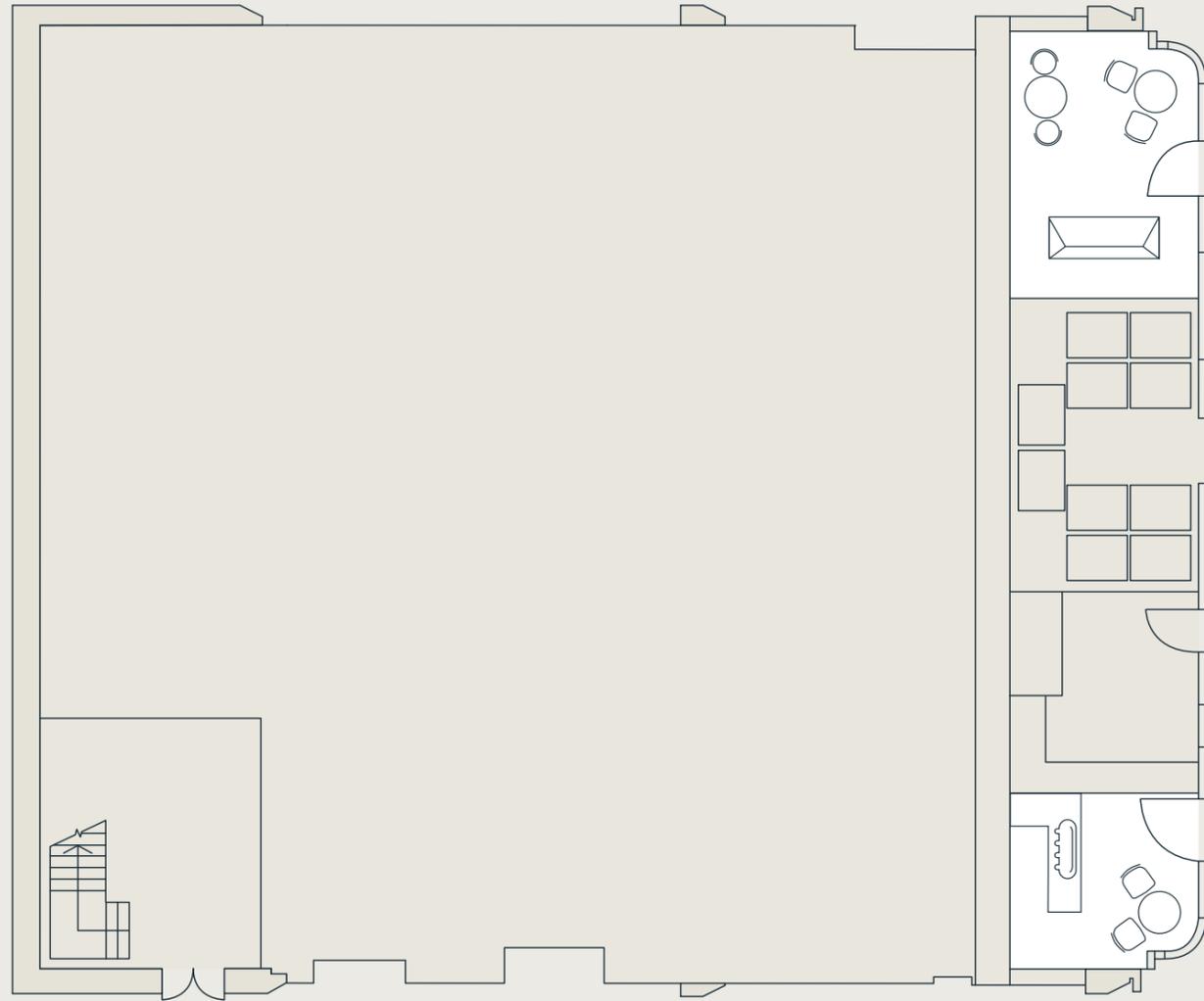
FOOD & BEVERAGE **2,527** SQ FT

OFFICE **68,850** SQ FT

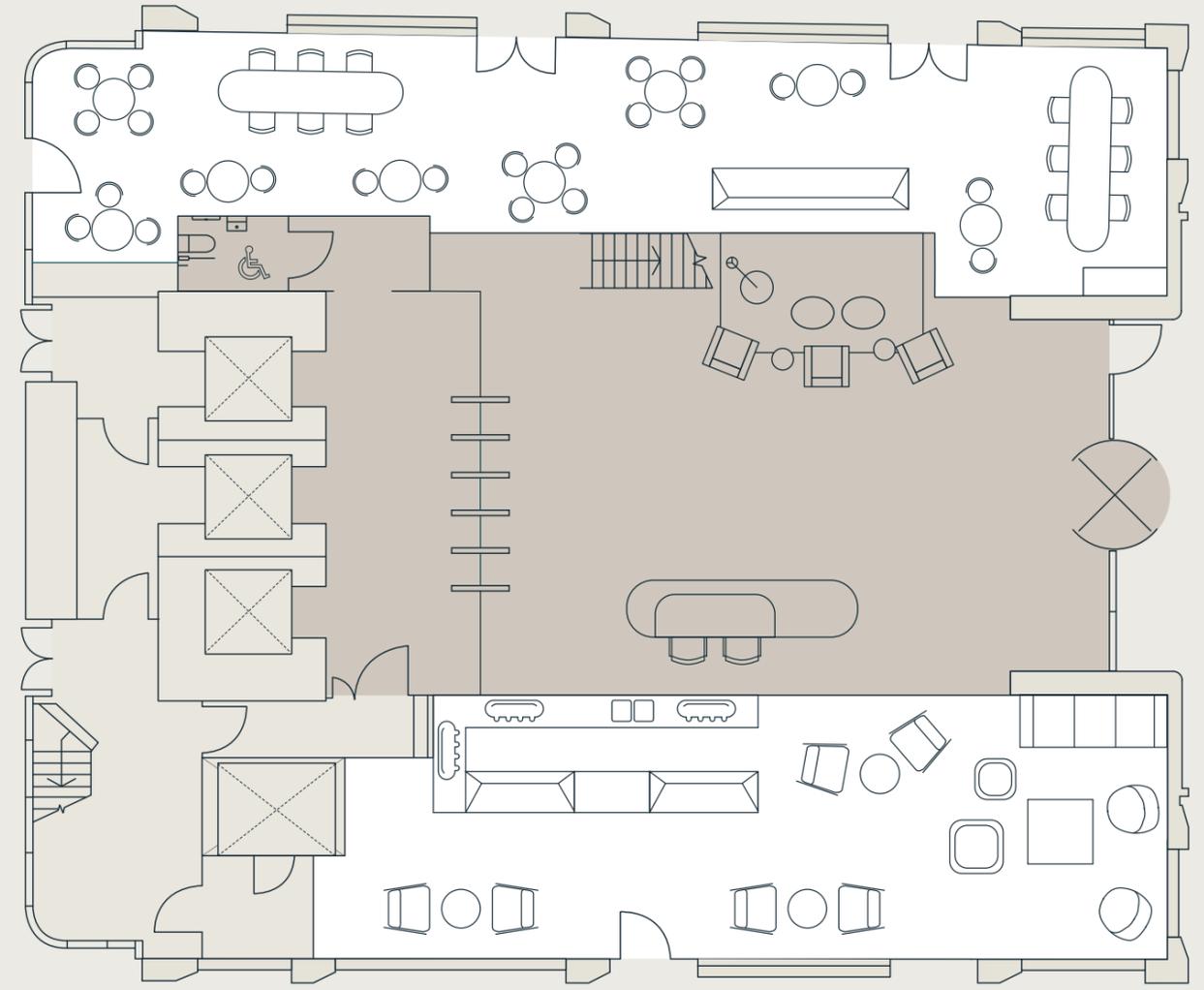
TERRACES **4,697** SQ FT

THE BUILDING

MOORFIELDS



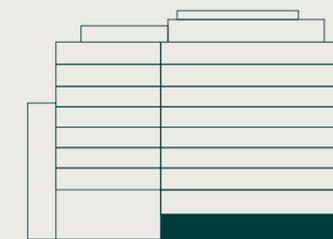
KEAT'S PASSAGE



MOORGATE



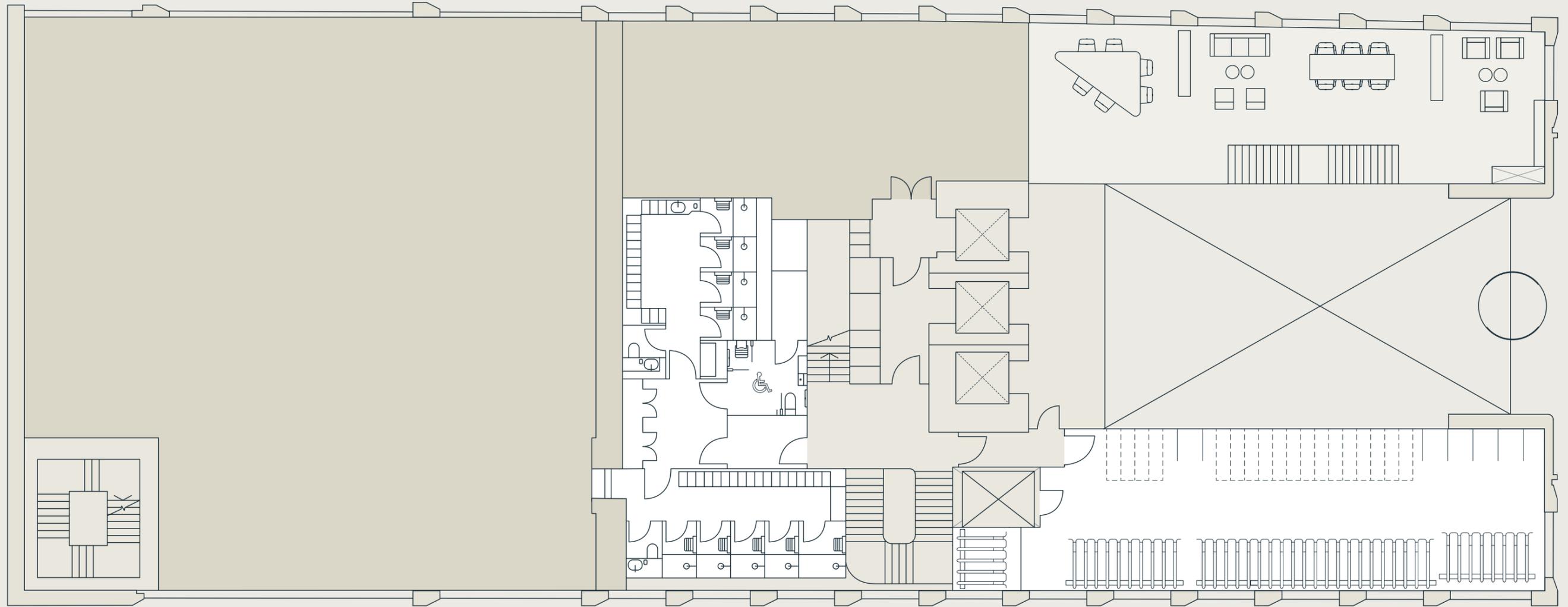
RETAIL  
**2,527** SQ FT



- North
- Retail
- Reception
- Core

THE BUILDING

MOORFIELDS

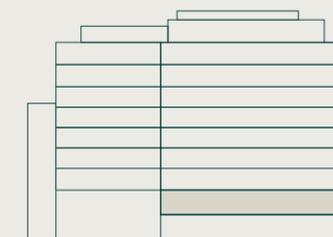


MOORGATE



MEET & GREET LOUNGE

**938** SQ FT



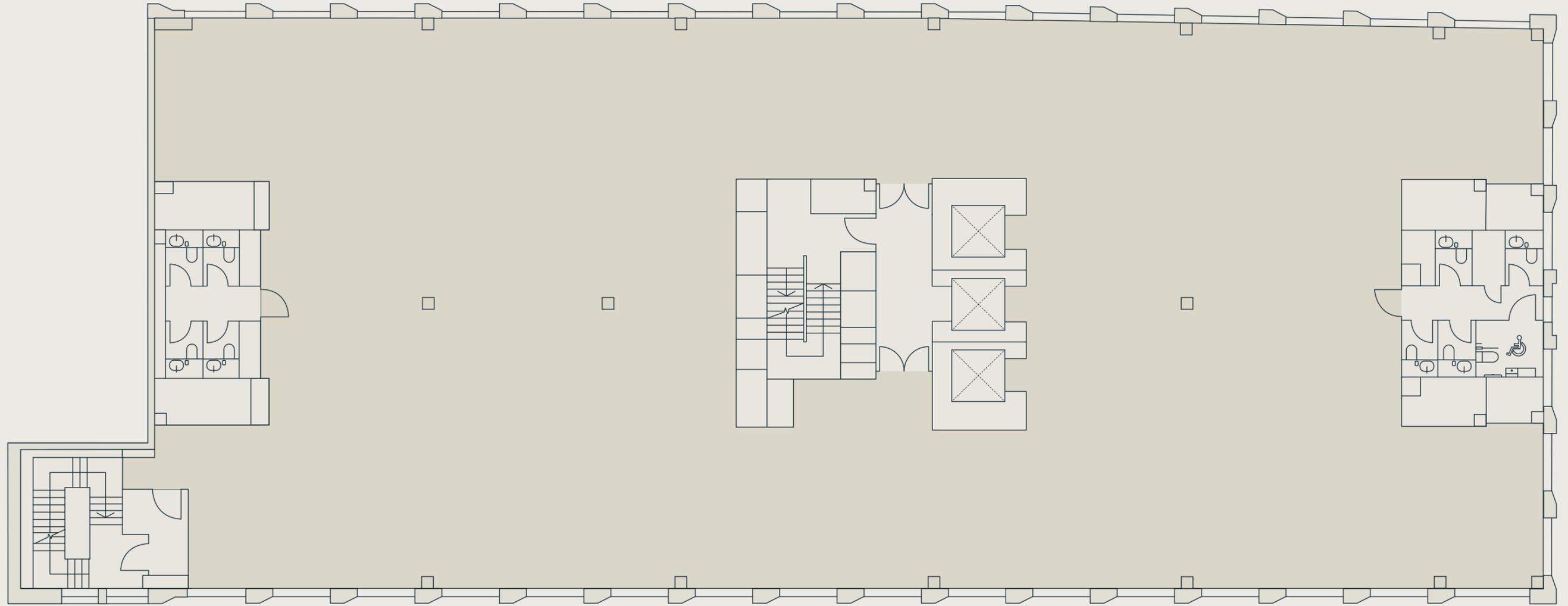
- Business lounge
  - End-of-trip
  - Core
- North



An indicative view of the mezzanine meet & greet lounge



MOORFIELDS

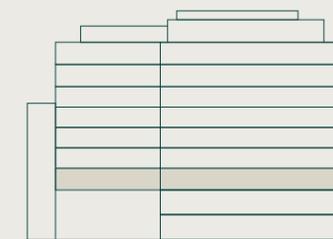


MOORGATE



L1

OFFICE  
**8,944** SQ FT

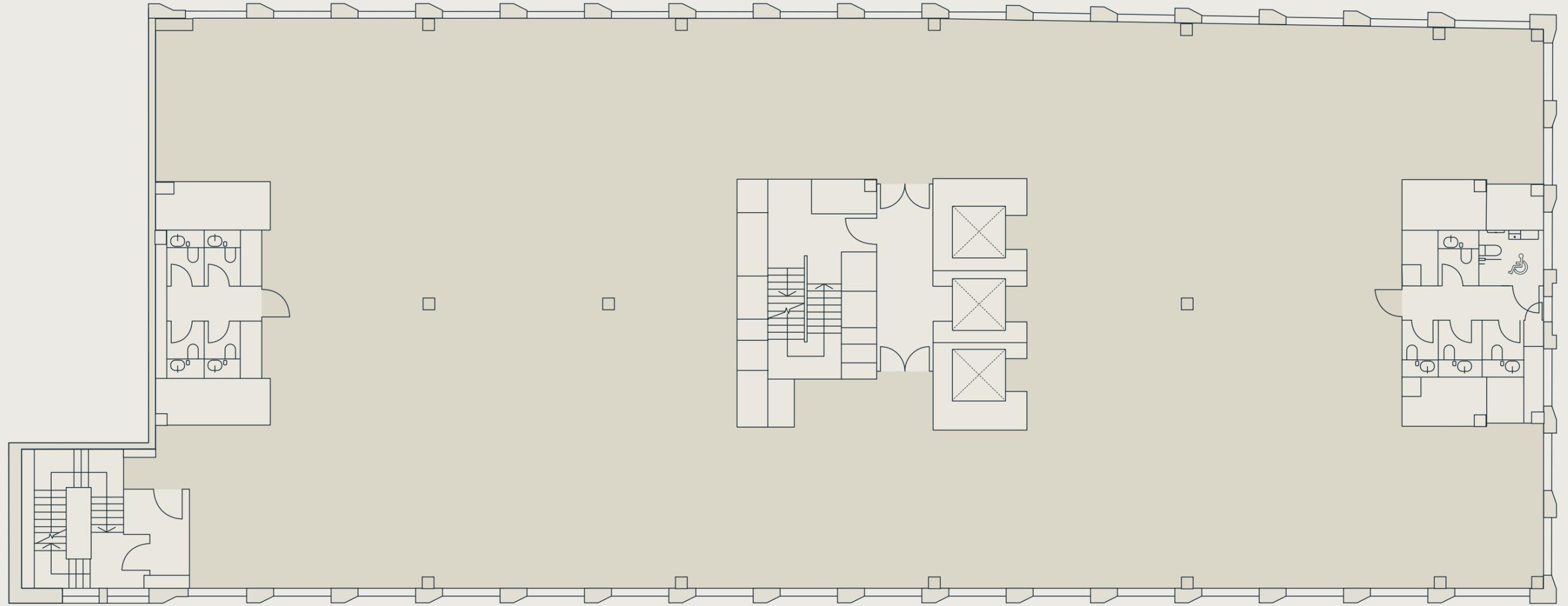


North

Office  
Core

THE BUILDING

MOORFIELDS

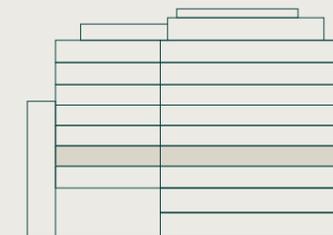


MOORGATE



L2

OFFICE  
**8,946** SQ FT

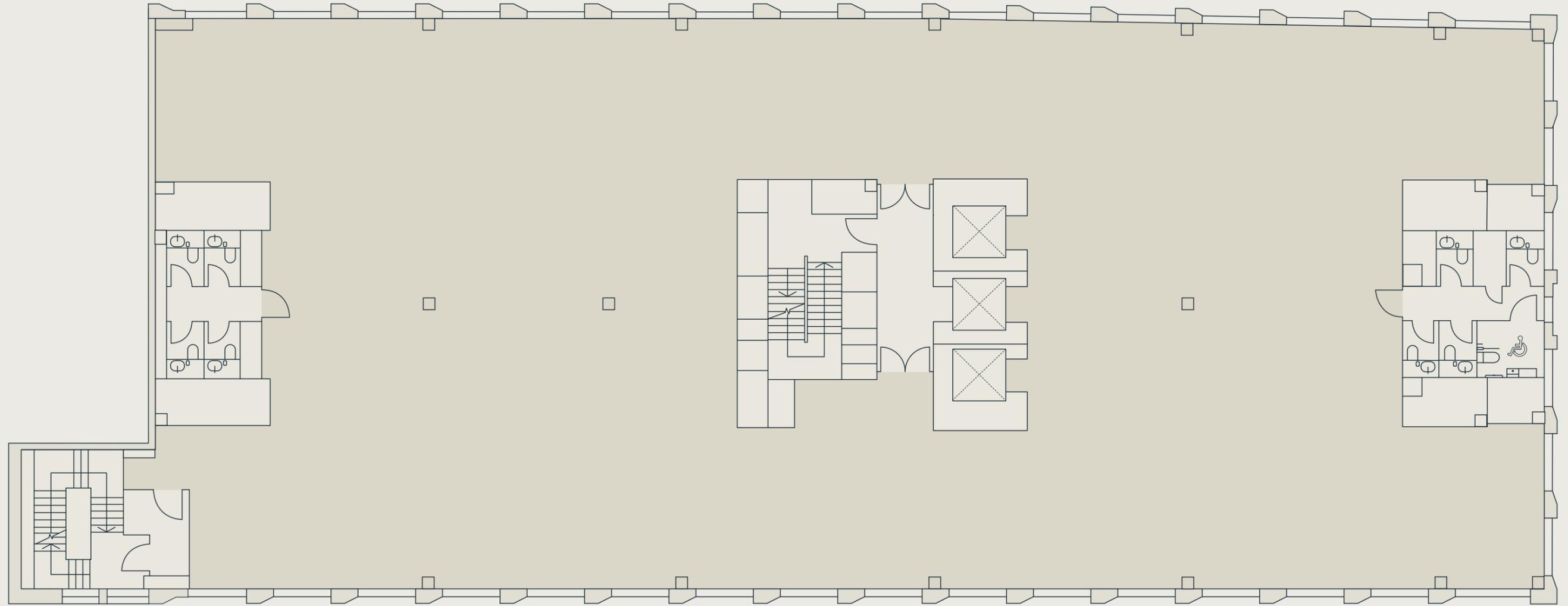


North

Office  
Core

THE BUILDING

MOORFIELDS

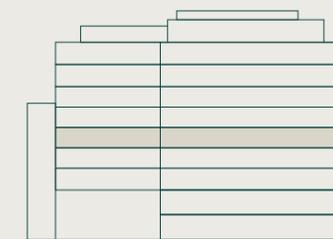


MOORGATE



L3

OFFICE  
**8,935** SQ FT

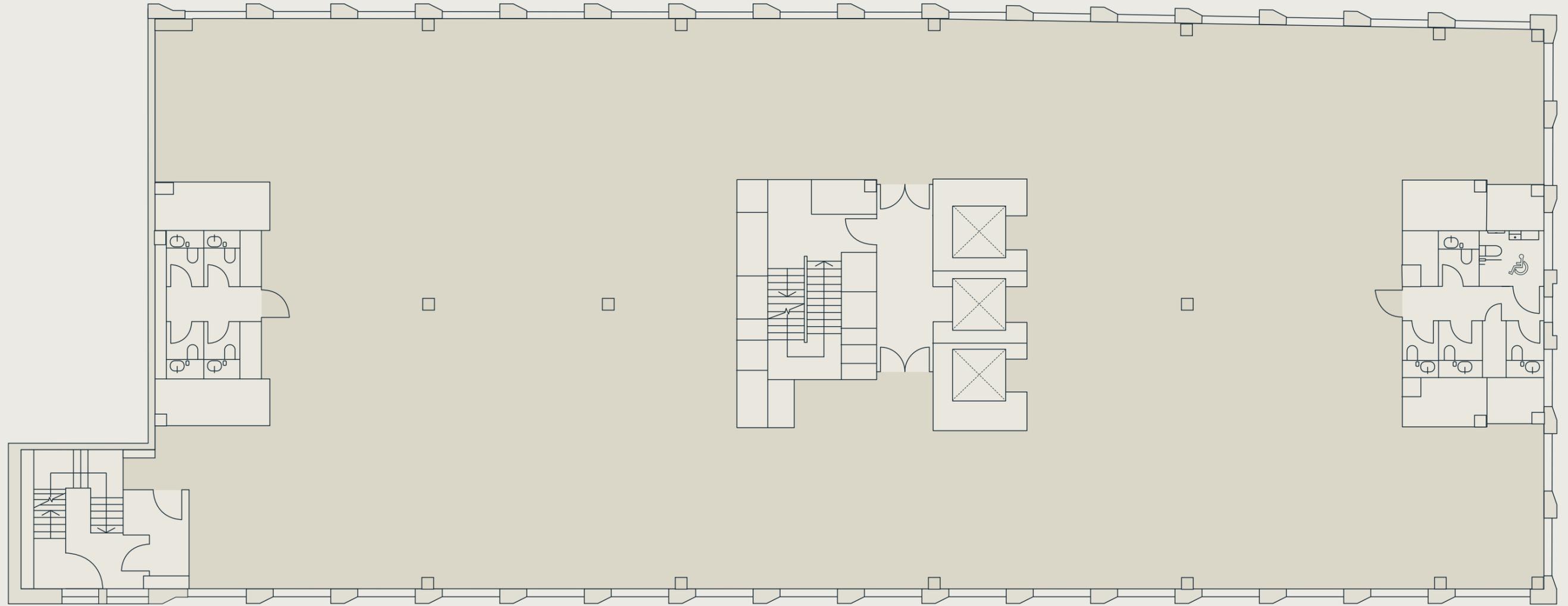


North

Office  
Core

THE BUILDING

MOORFIELDS

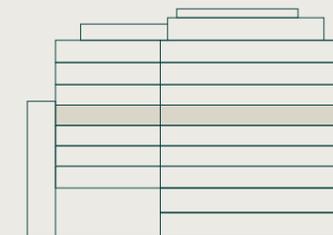


MOORGATE



L4

OFFICE  
**8,939** SQ FT



North

Office  
Core

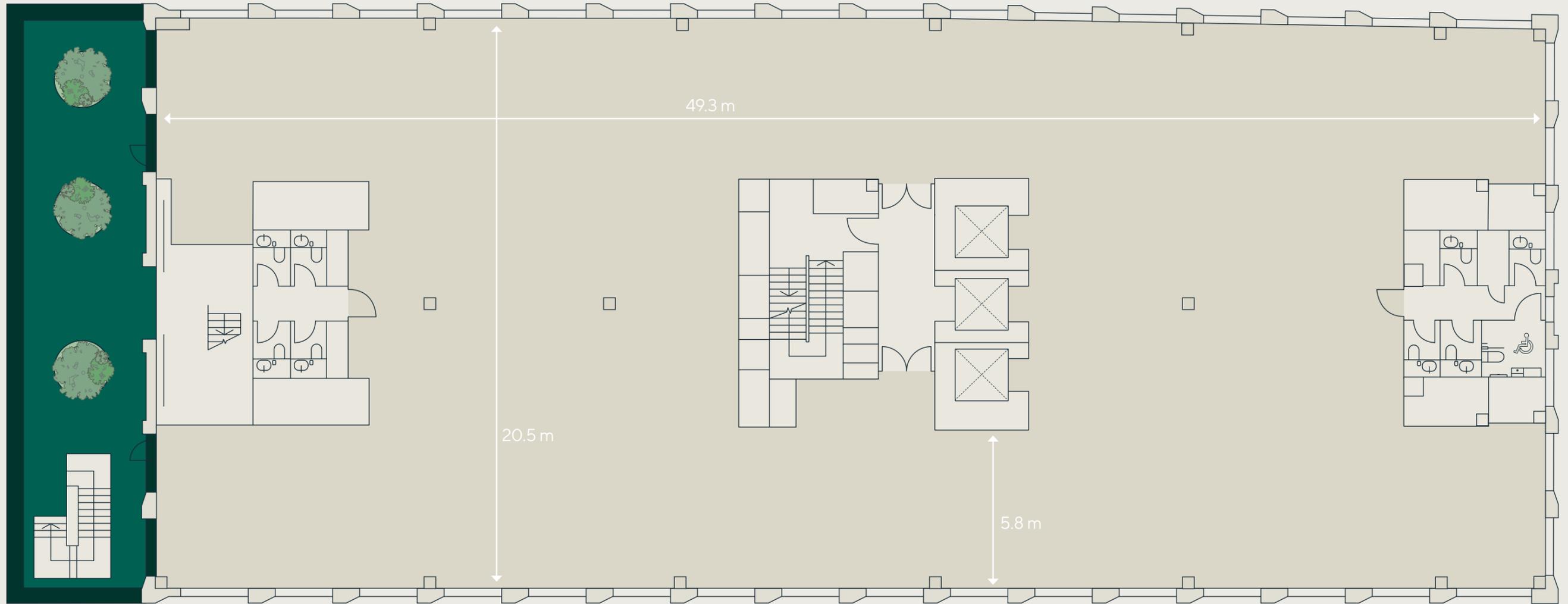


An indicative view of a typical office floor



An indicative view of a typical office fit out

MOORFIELDS



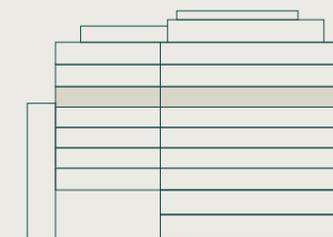
MOORGATE



# L5

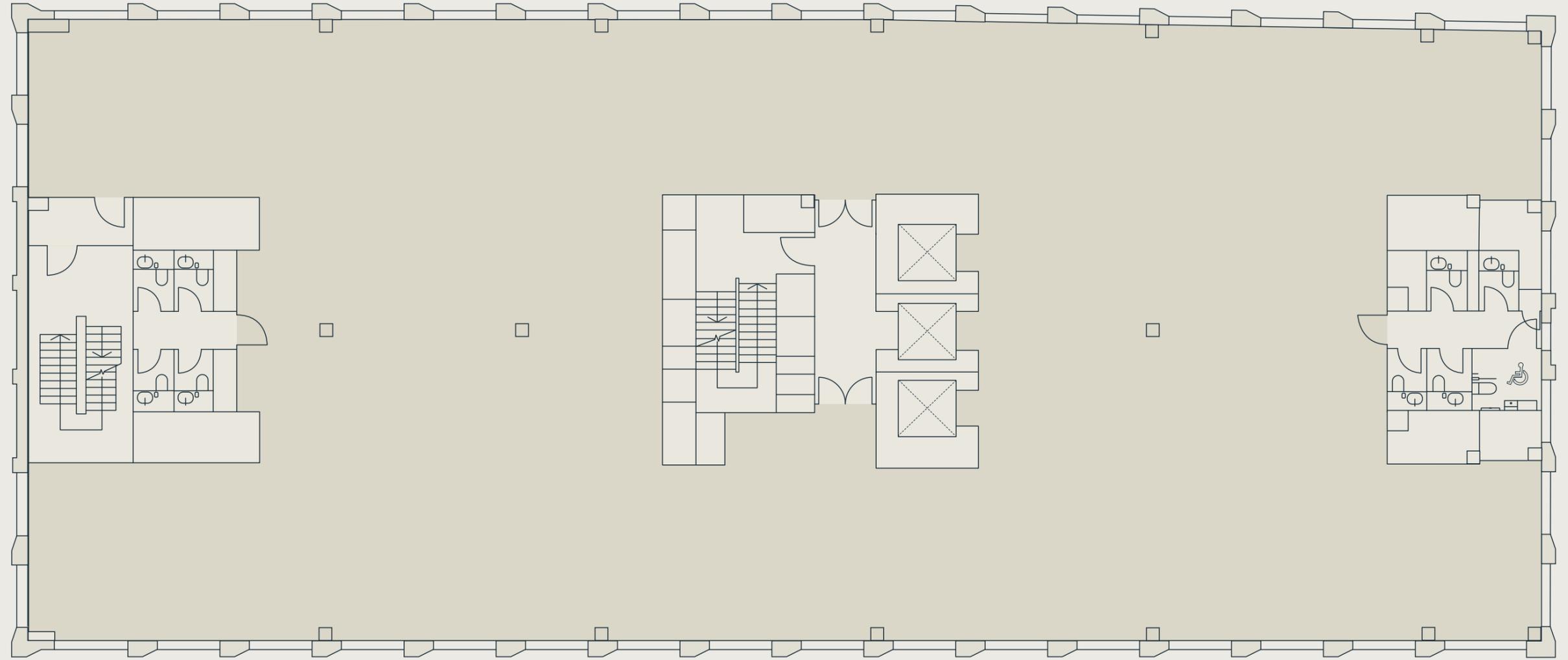
OFFICE  
**8,745** SQ FT

TERRACE  
**757** SQ FT



-  Terrace
  -  Office
  -  Core
- ① North

MOORFIELDS

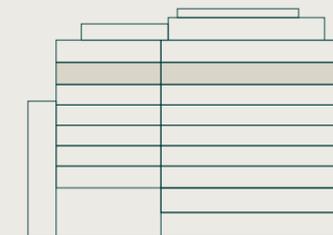


MOORGATE



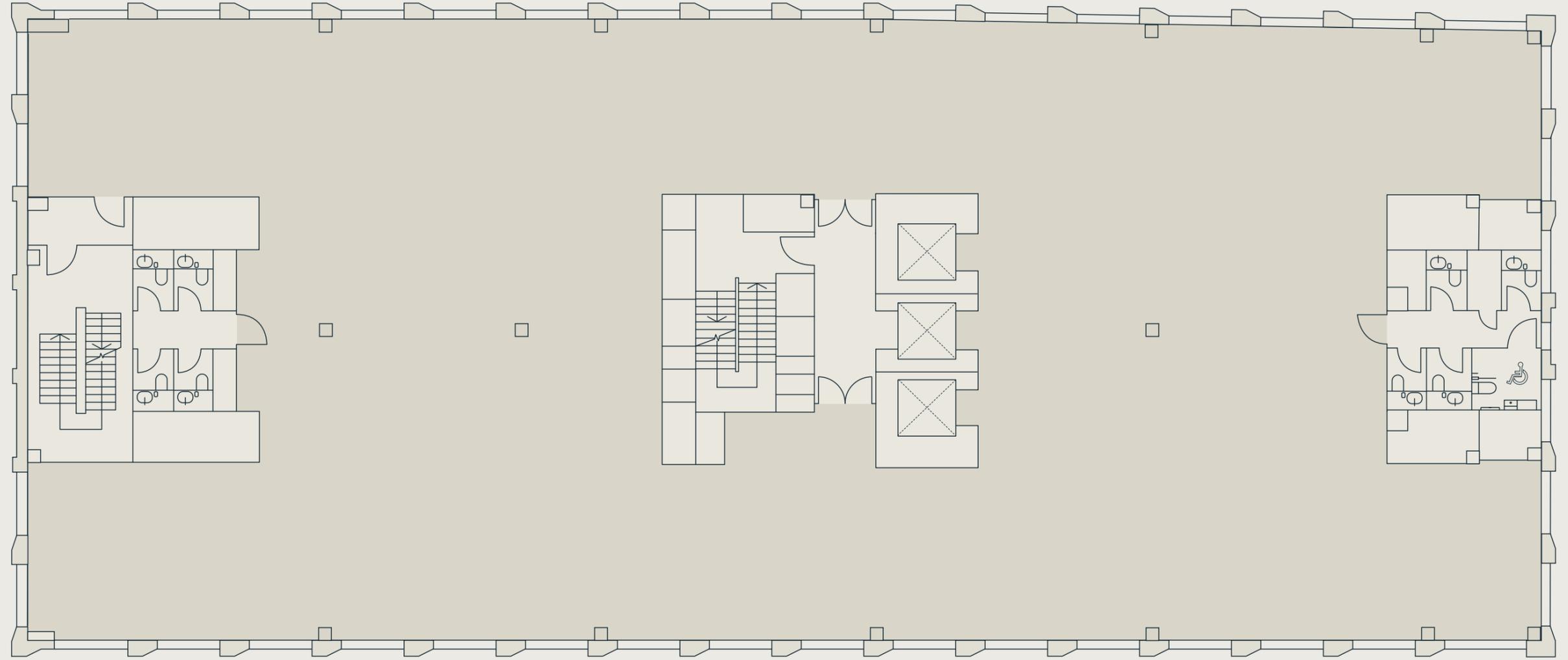
L6

OFFICE  
**8,651** SQ FT



North  
Office  
Core

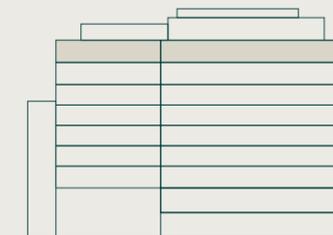
MOORFIELDS



MOORGATE



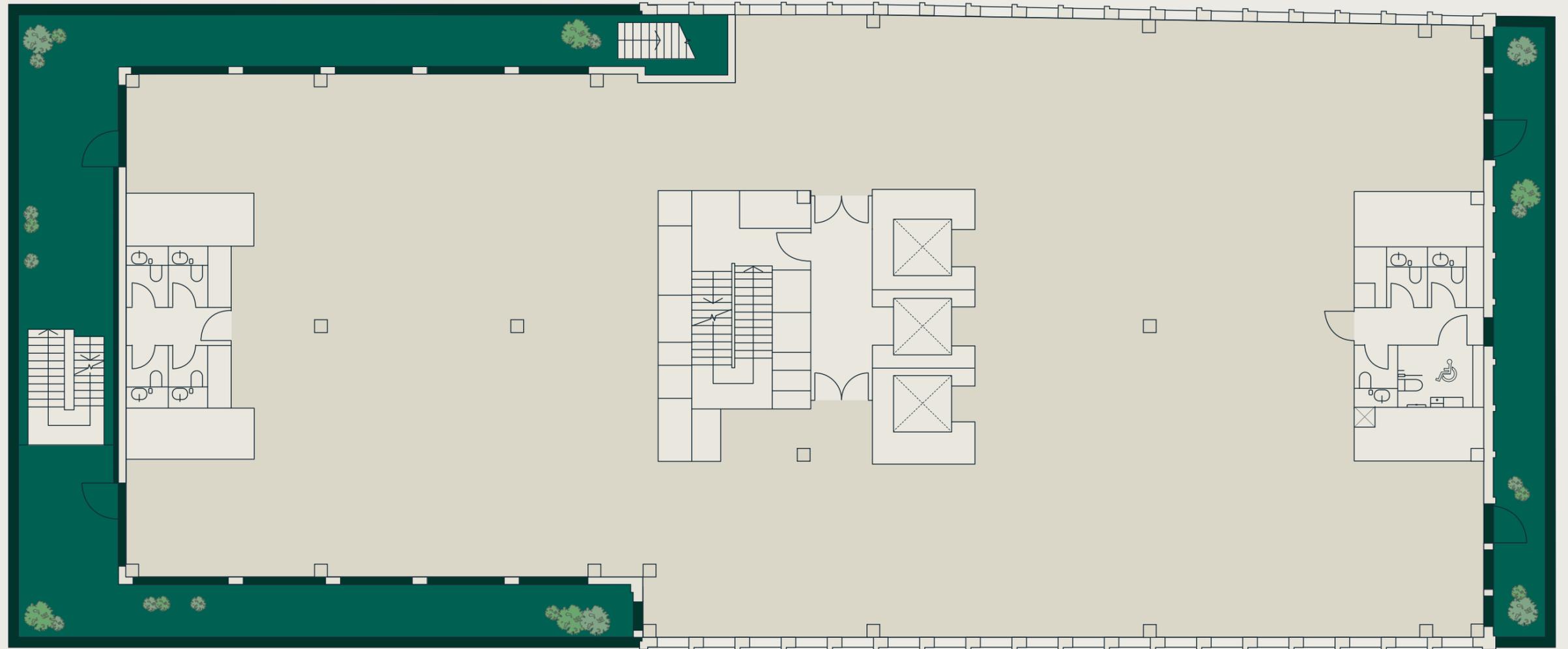
OFFICE  
**8,642** SQ FT



North

Office  
Core

MOORFIELDS



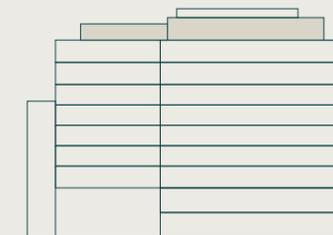
MOORGATE



# L8

OFFICE  
**7,048** SQ FT

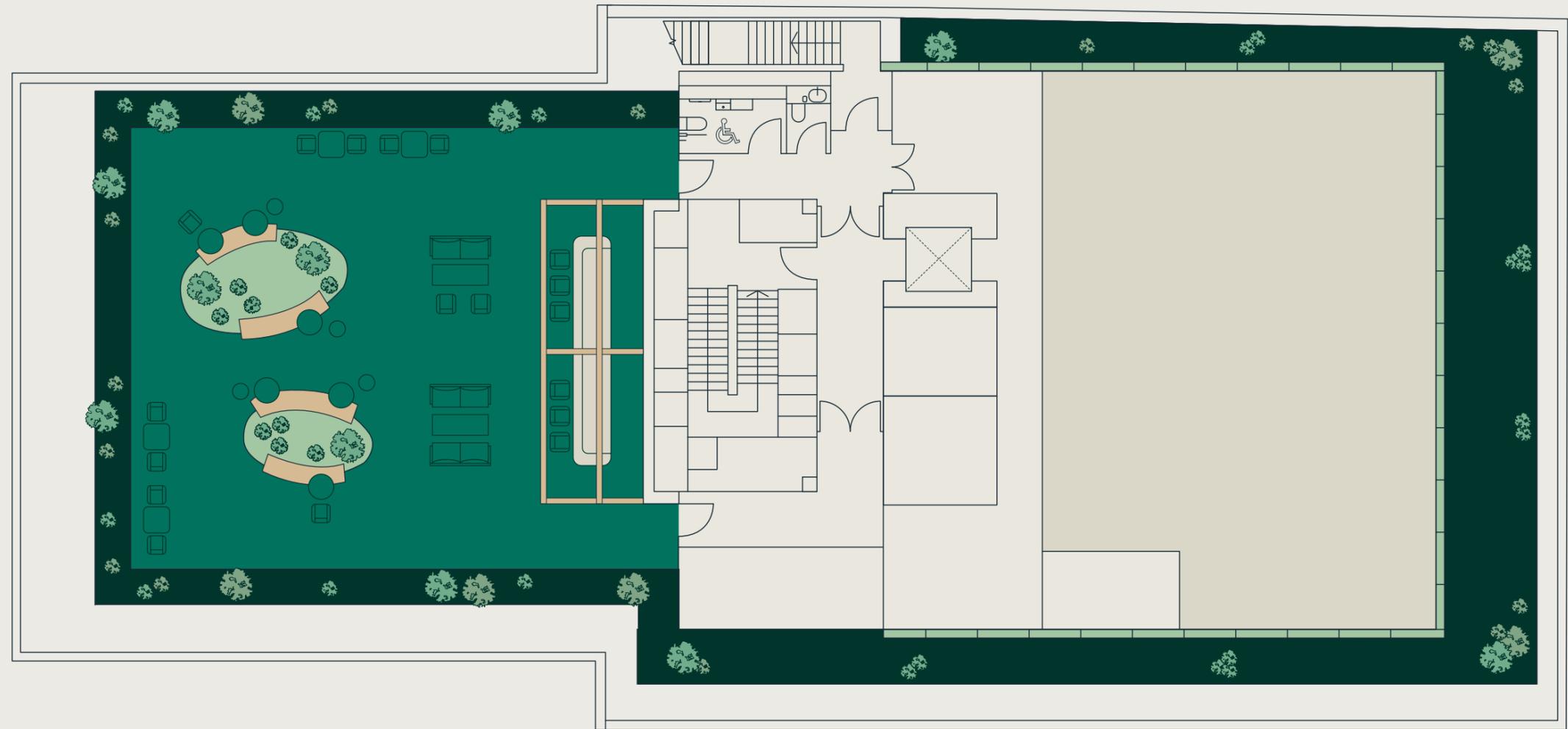
TERRACE  
**1,353** SQ FT



North

- Terrace
- Office
- Core

MOORFIELDS

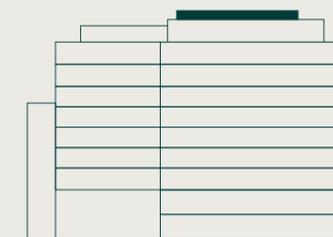


MOORGATE



L9

TERRACE  
**2,587** SQ FT



North

Terrace  
Core

THE BUILDING



An indicative view of the roof terrace



# 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

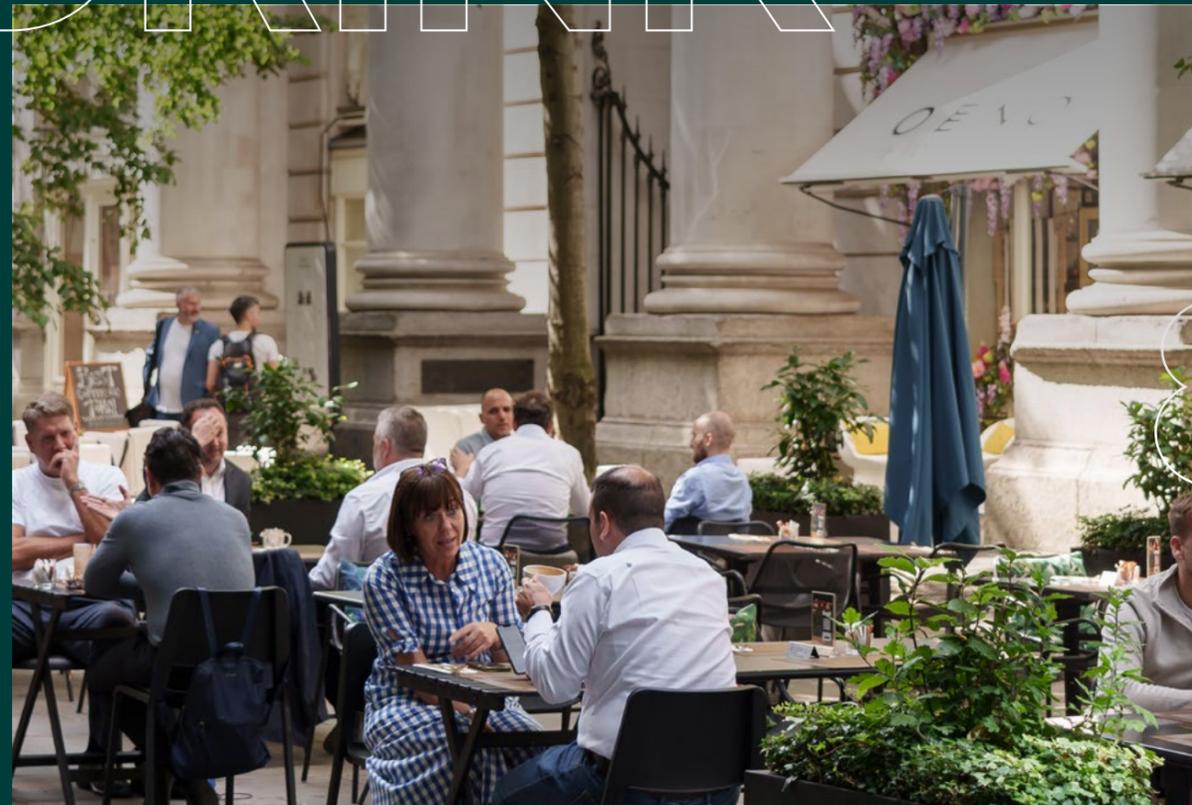
Home to a **diverse**  
**plethora** of places to  
**eat, drink** and **unwind.**

# FOOD & DRINK



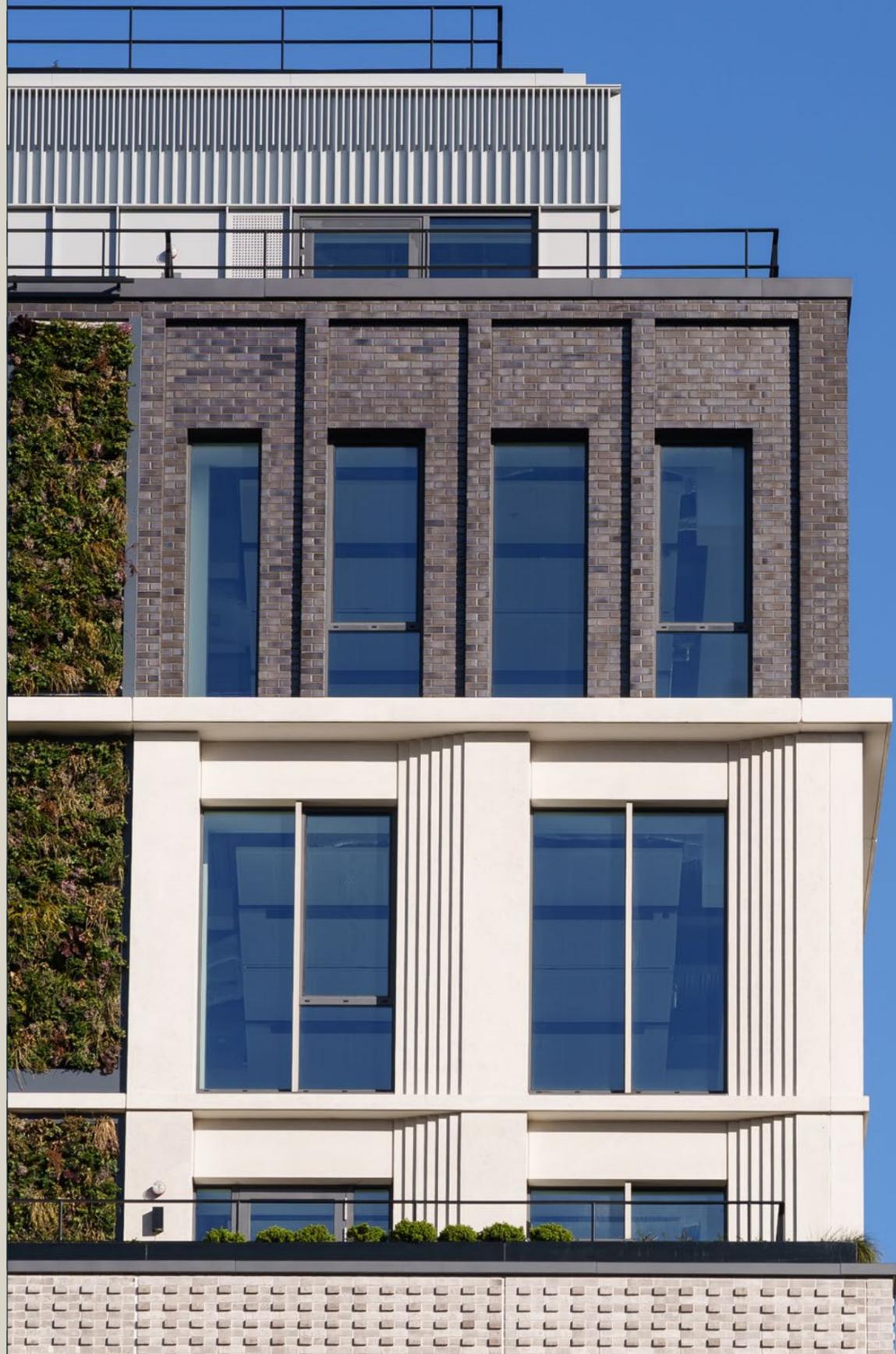
5 MIN

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



3 MIN

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



# PROFESSIONAL TEAM

## DEVELOPER

Architect

Quantity Surveyor

M&E Engineers

Landscape Architects

Structural Engineers

Main Contractor

## AVIVA INVESTORS

Orms

Alinea

Atelier10

Fabrik

Mott Macdonald

Mace



# GET IN TOUCH



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A Development By



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