

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



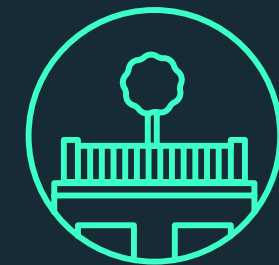
Air source heat pump air conditioning



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



Aviva Investors were founding members of the GRESB Standards



Amenity rich buildings encouraging wellbeing and collaboration



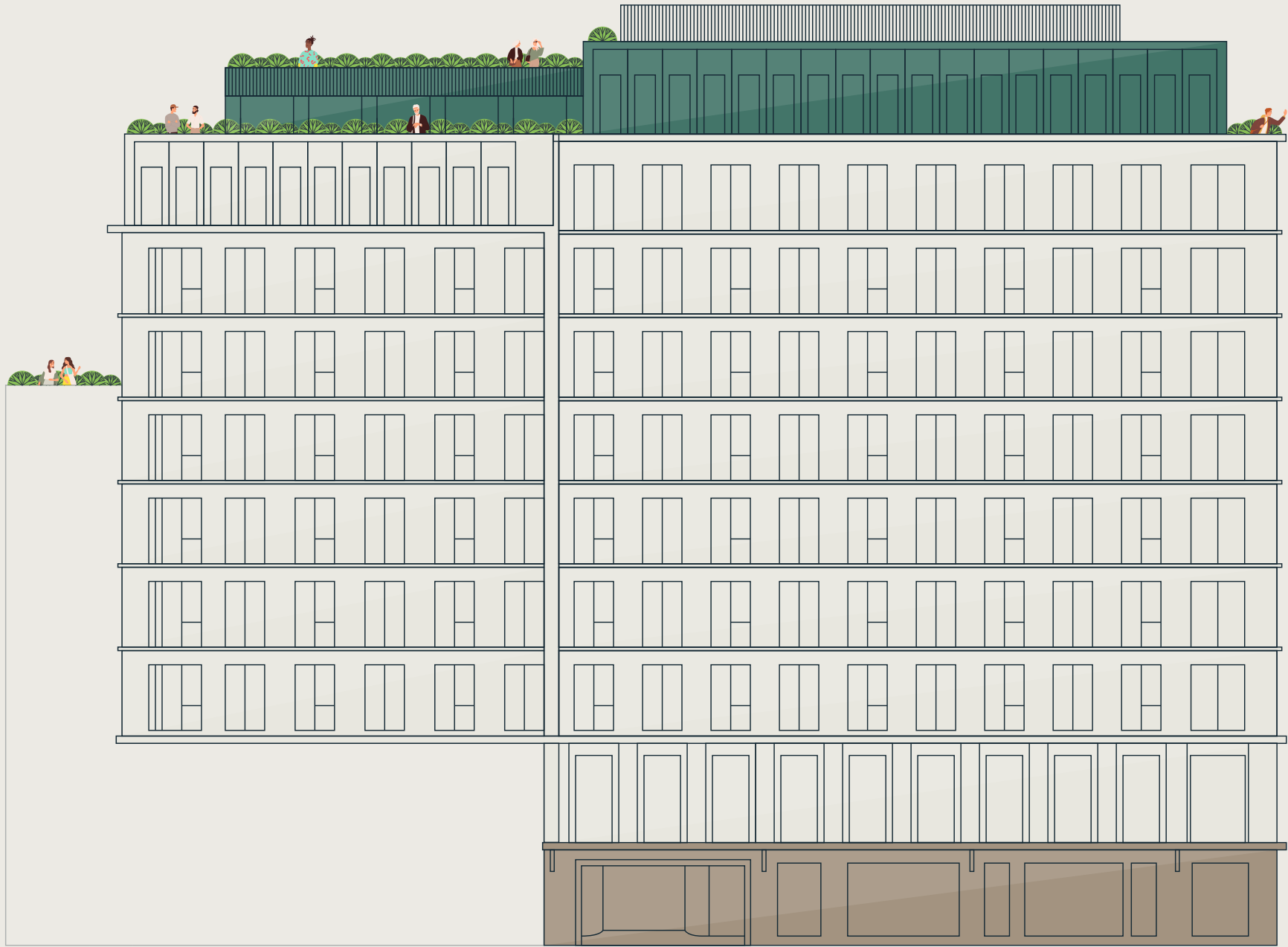
Immediate access to Crossrail providing the highest possible TFL PTAL score

THE BUILDING



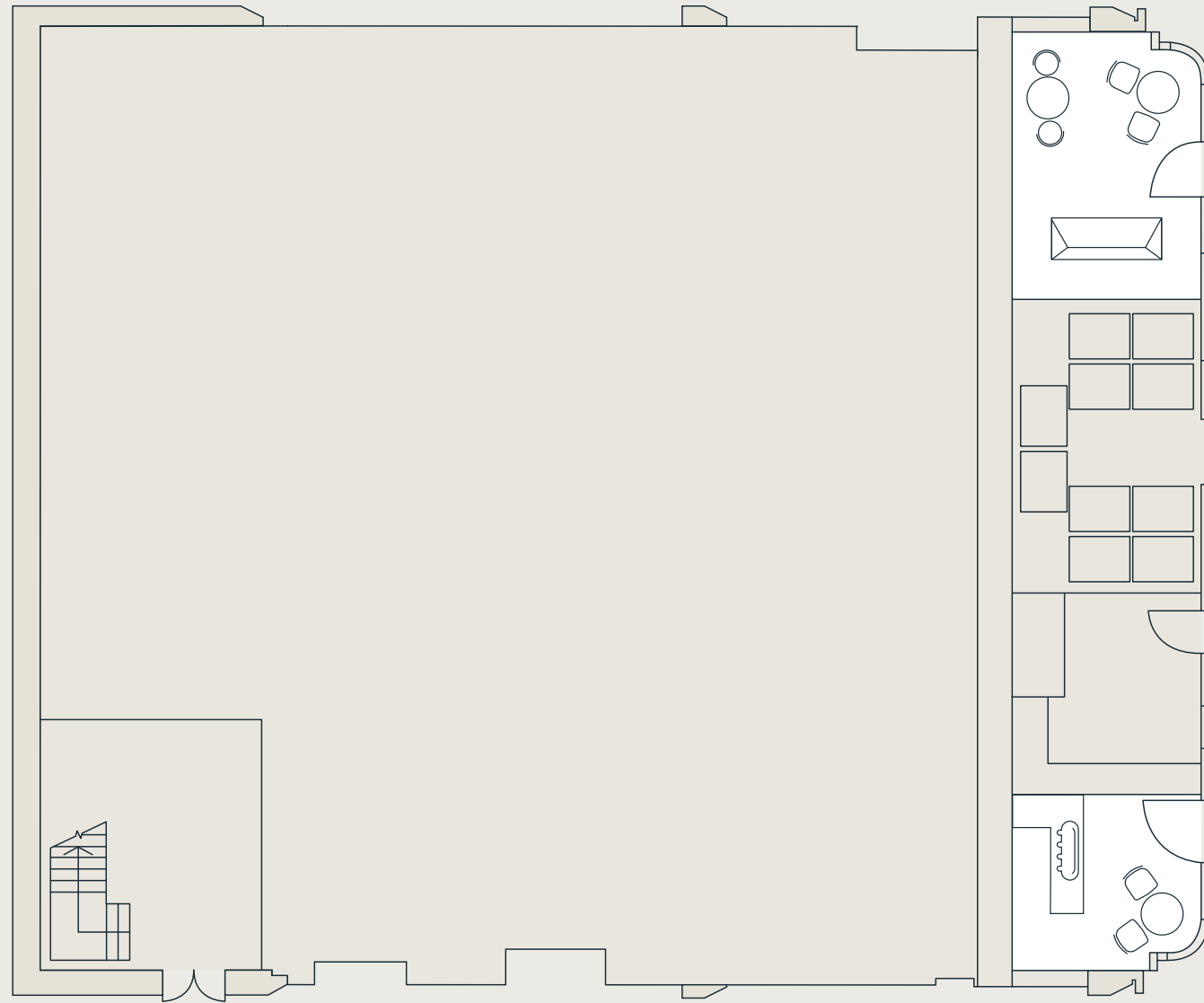


An indicative view of the large double height reception and amenity space

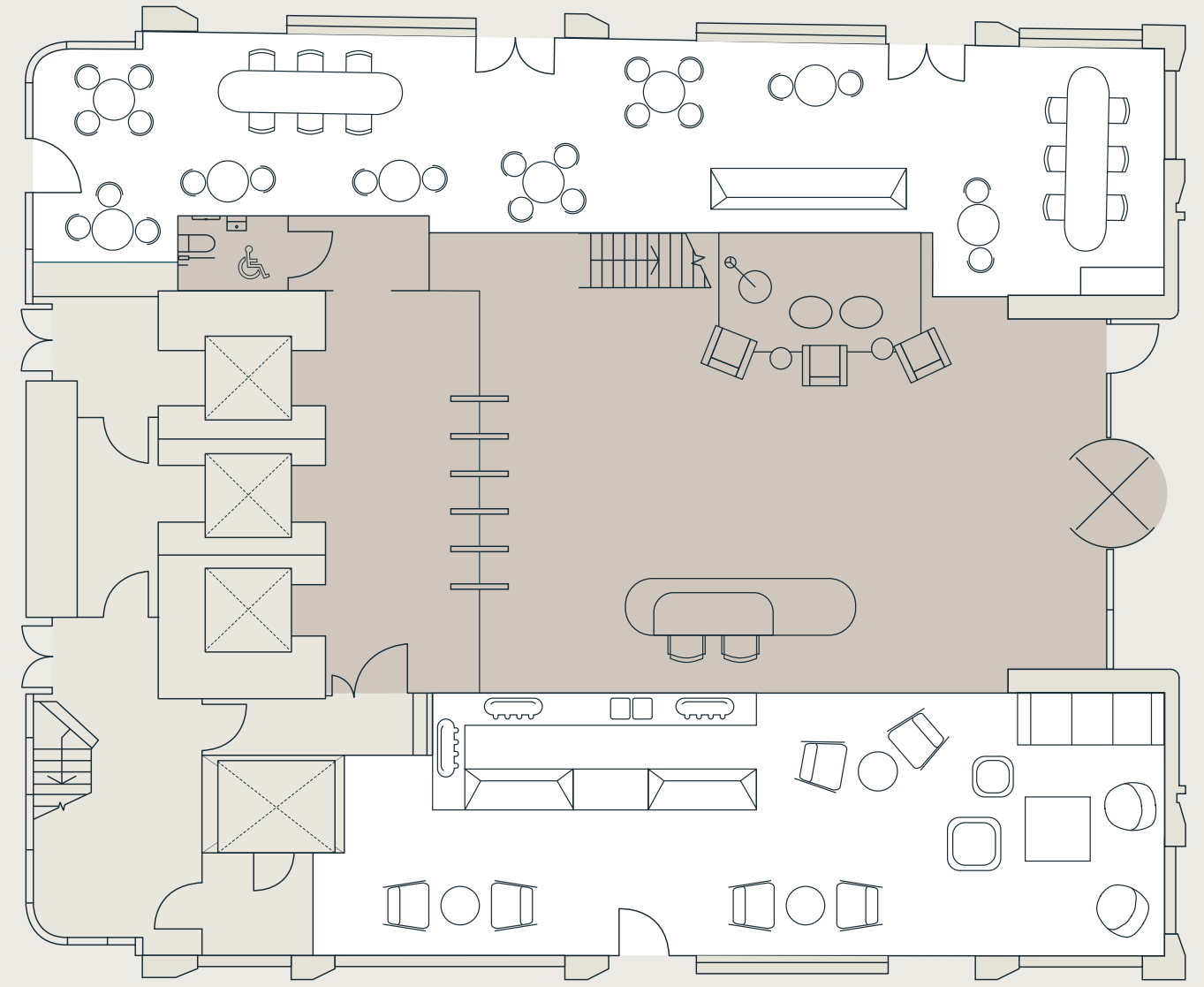


	Offices	Terrace
9		2,587 sq ft
8	7,048 sq ft	1,353 sq ft
7	8,642 sq ft	
6	8,651 sq ft	
5	8,745 sq ft	757 sq ft
4	8,939 sq ft	
3	8,935 sq ft	
2	8,946 sq ft	
1	8,944 sq ft	
M	938 sq ft	
G	2,527 sq ft	(FOOD & BEVERAGE)

MOORFIELDS



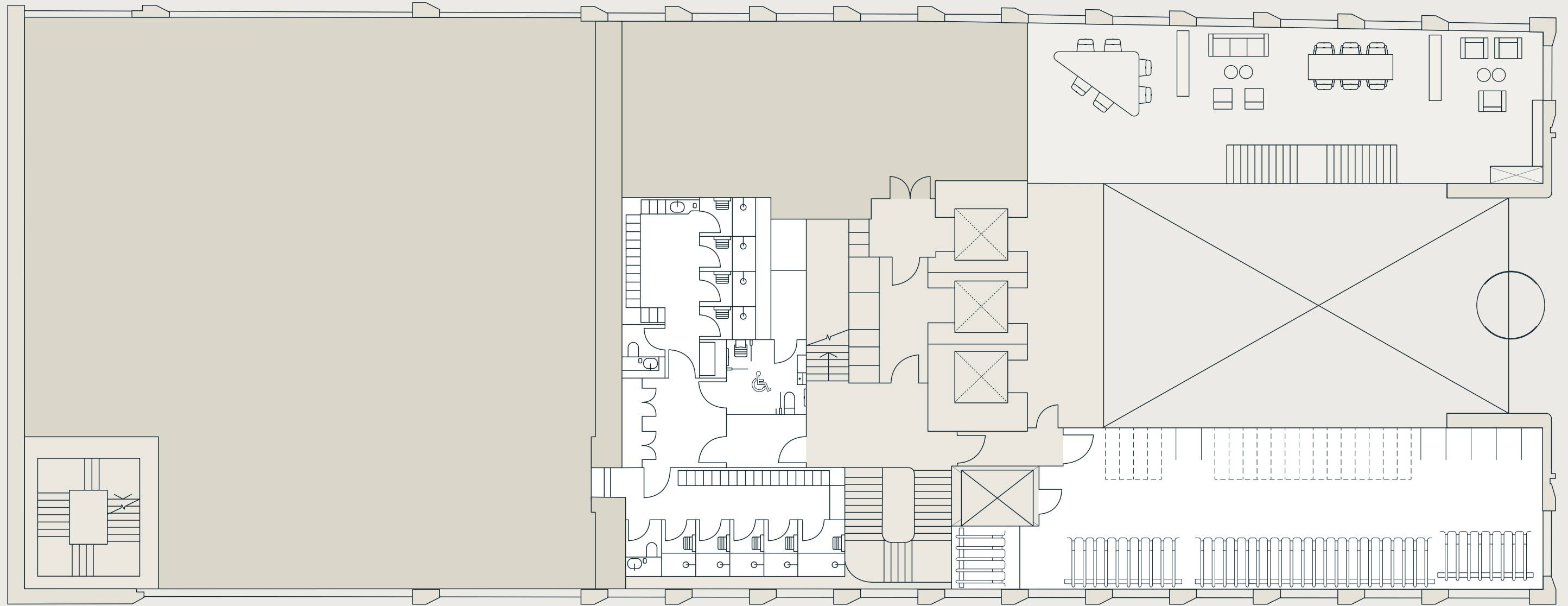
KEAT'S PASSAGE



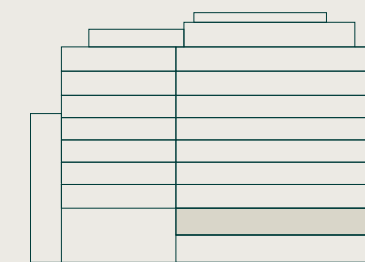
MOORGATE



MOORFIELDS



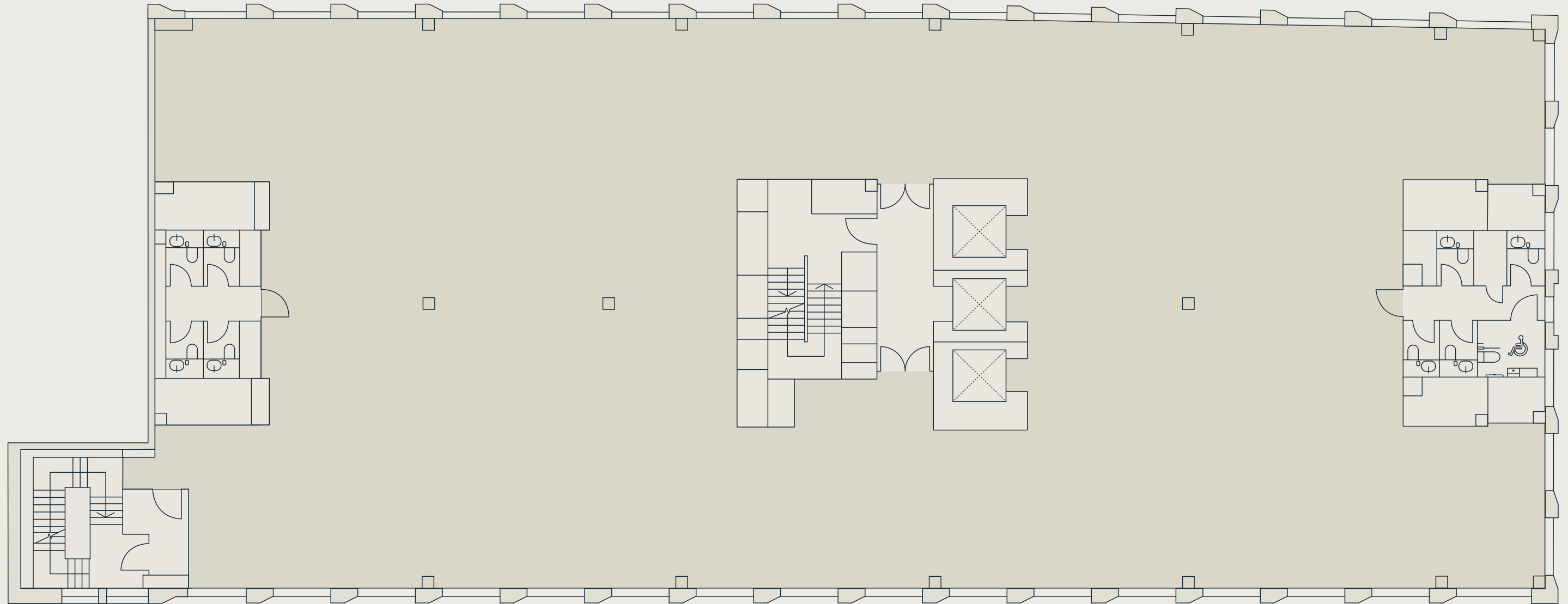
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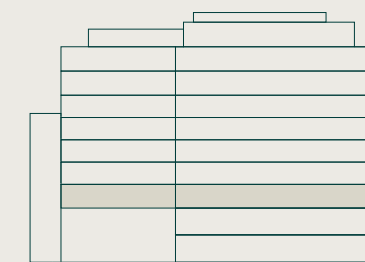


An indicative view of the mezzanine meet & greet lounge

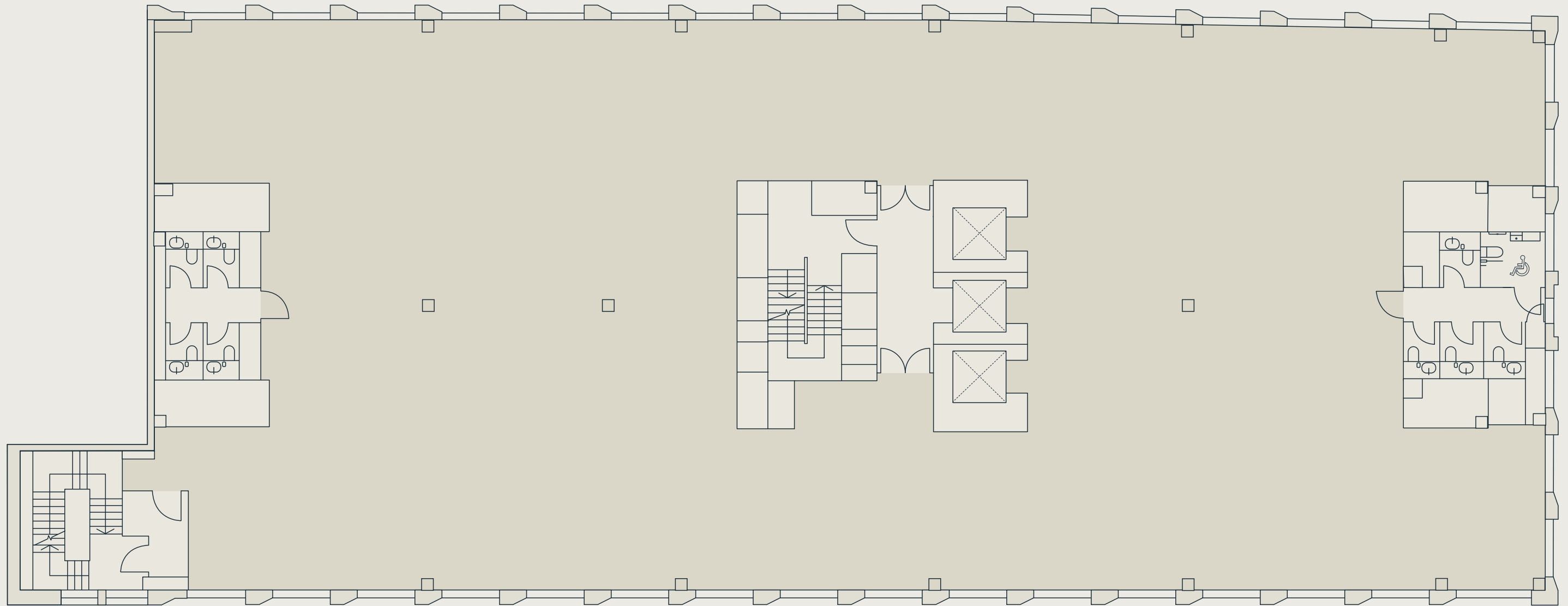
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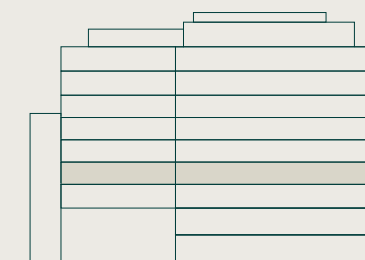
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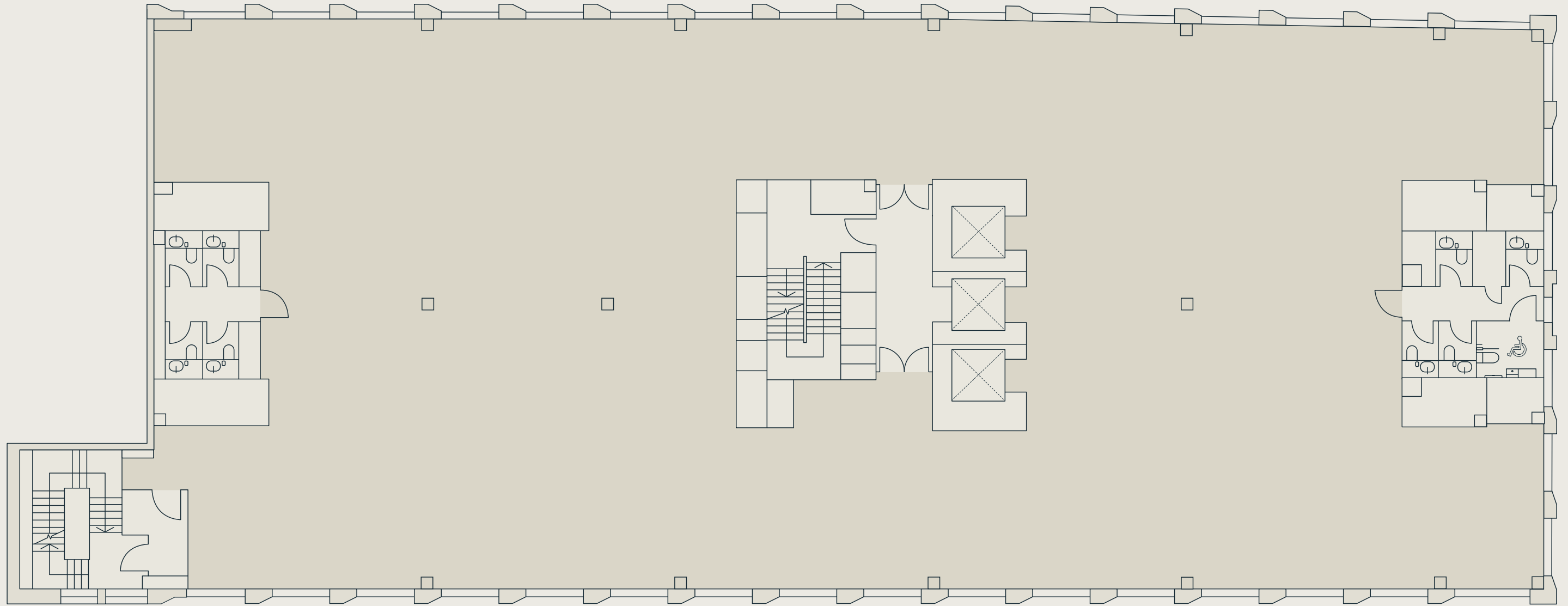
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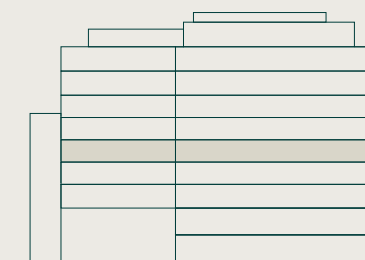
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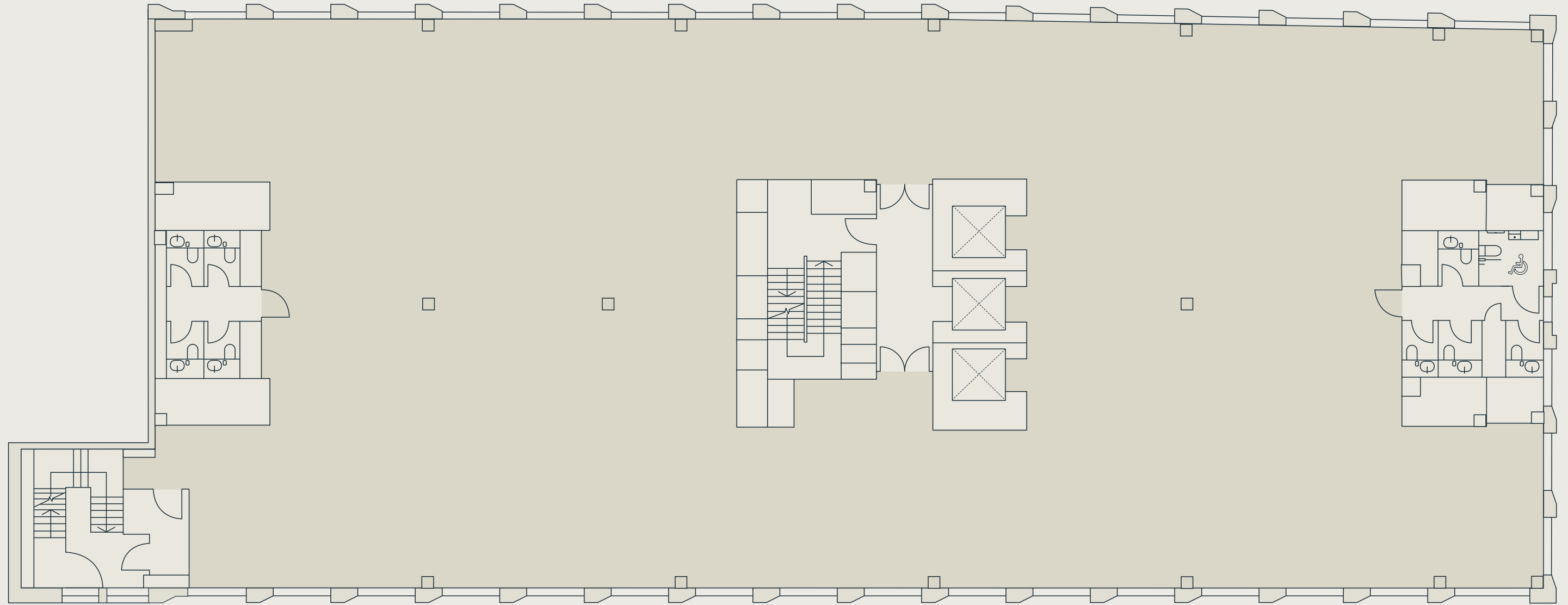
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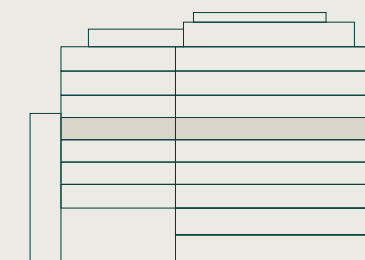
MOORGATE



MOORFIELDS



MOORGATE



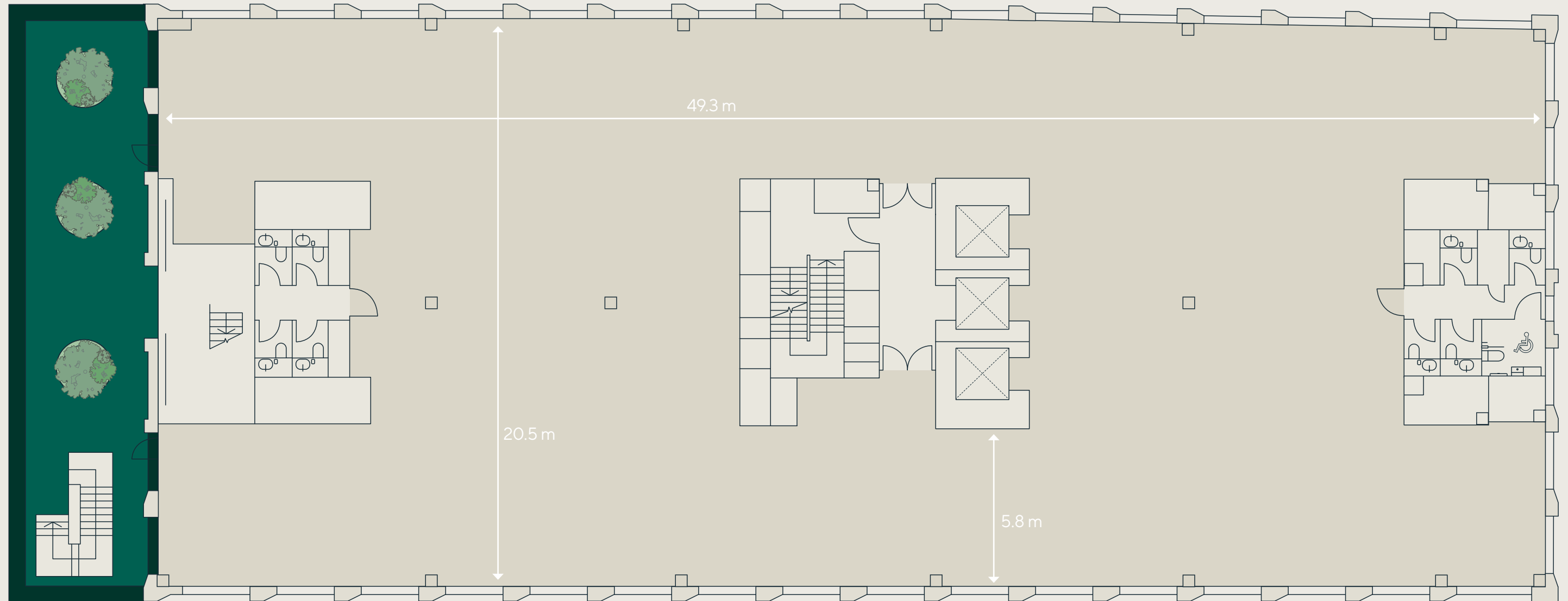


An indicative view of a typical office floor



An indicative view of a typical office fit out

MOORFIELDS

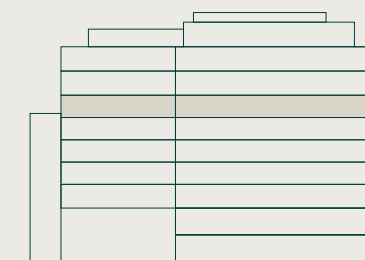


MOORGATE

L5

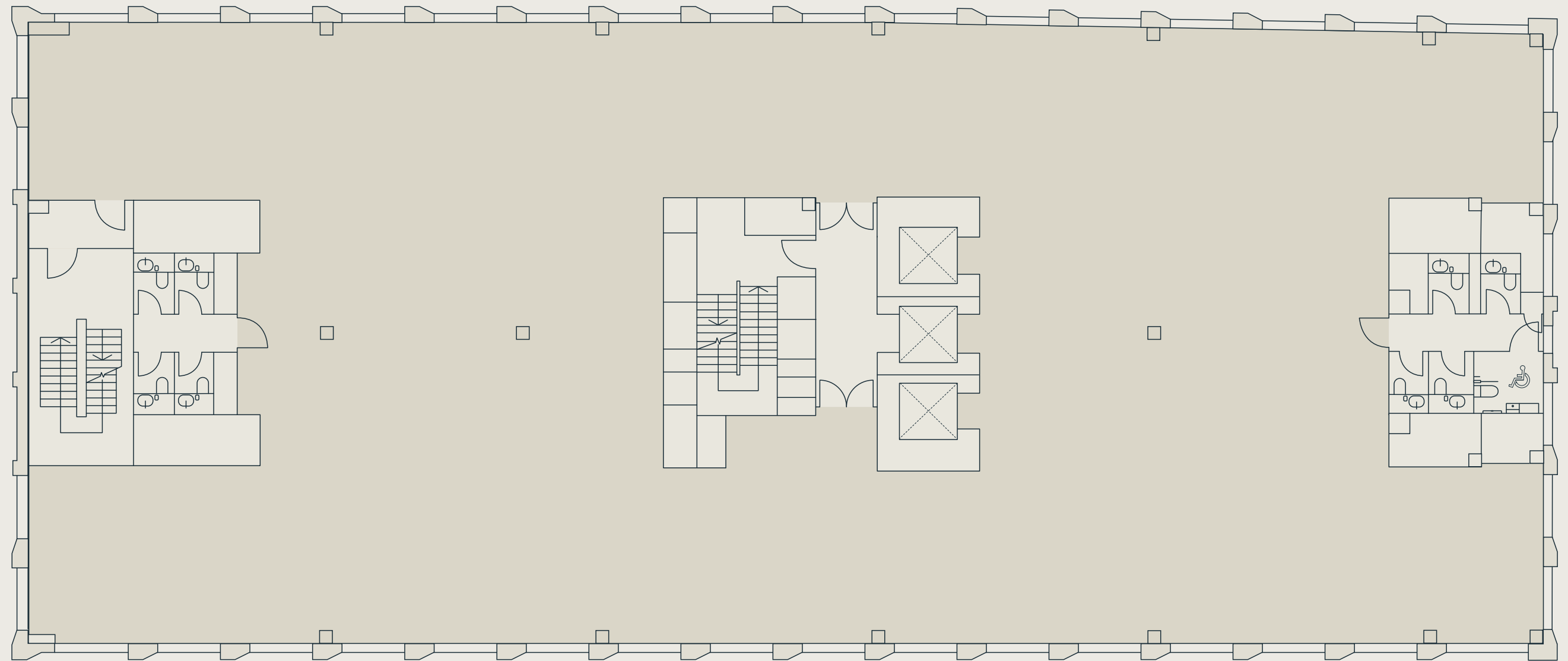
OFFICE
8,745 SQ FT

TERRACE
757 SQ FT

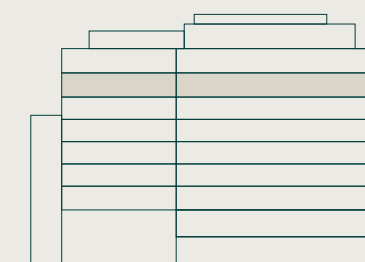


North
Terrace
Office
Core

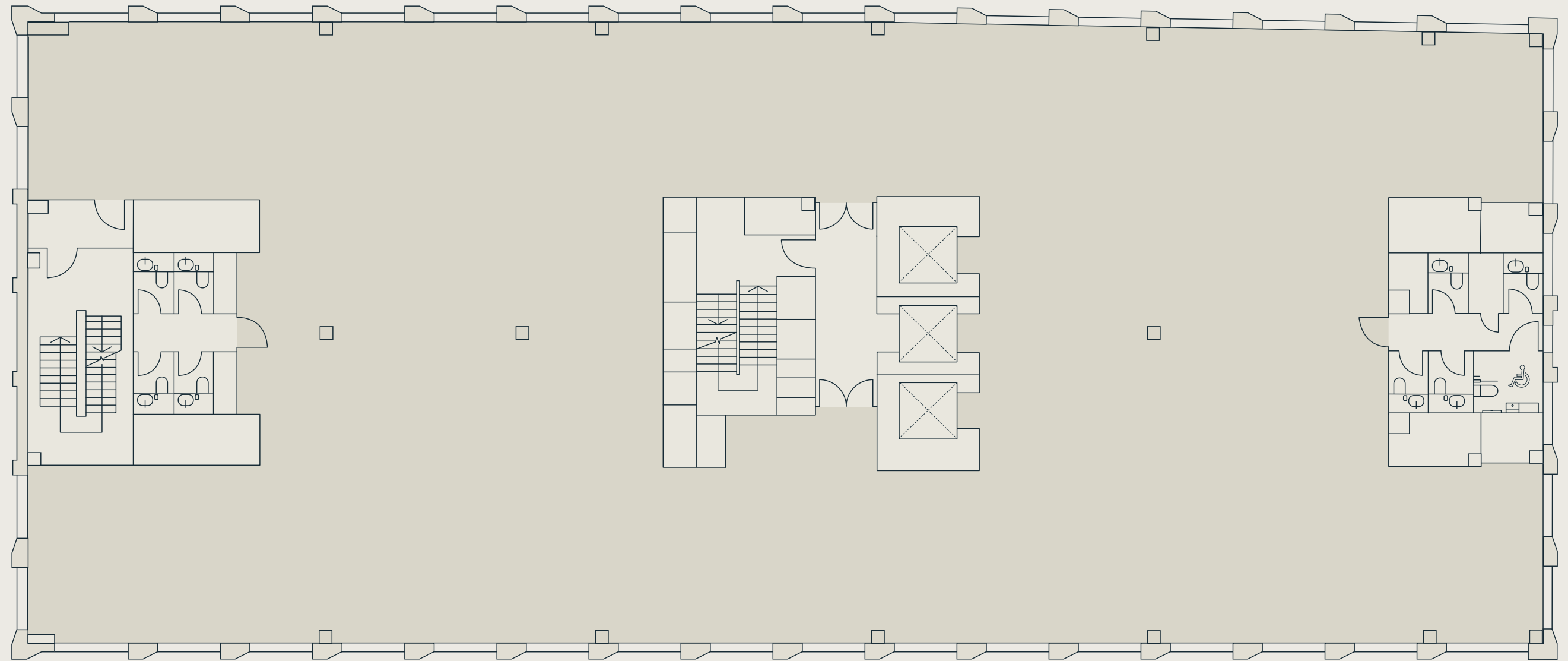
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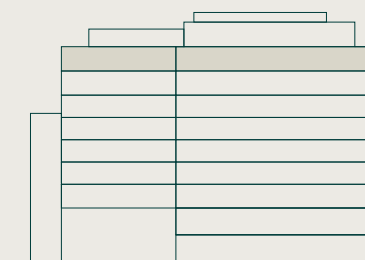
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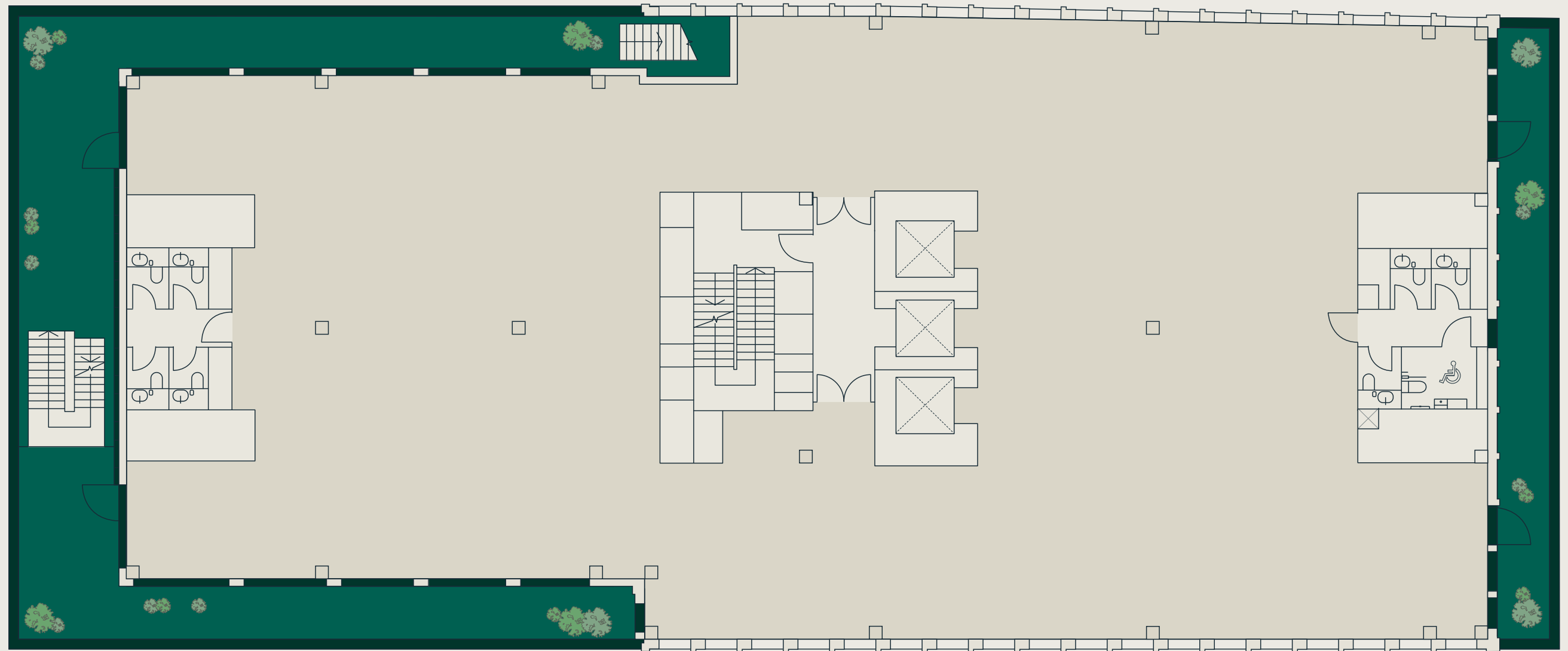
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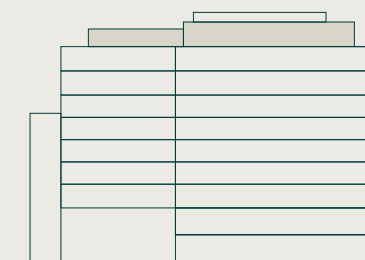
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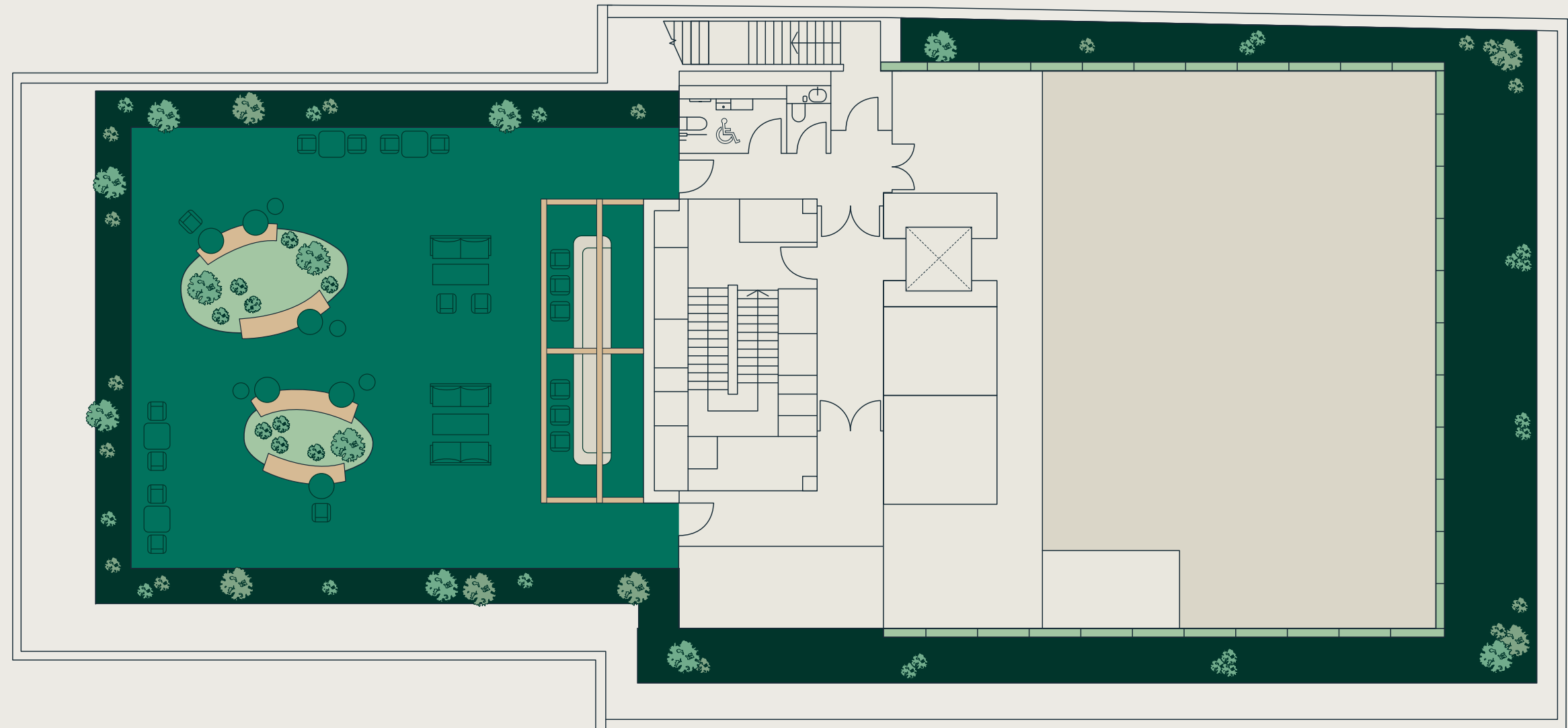
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MOORGATE



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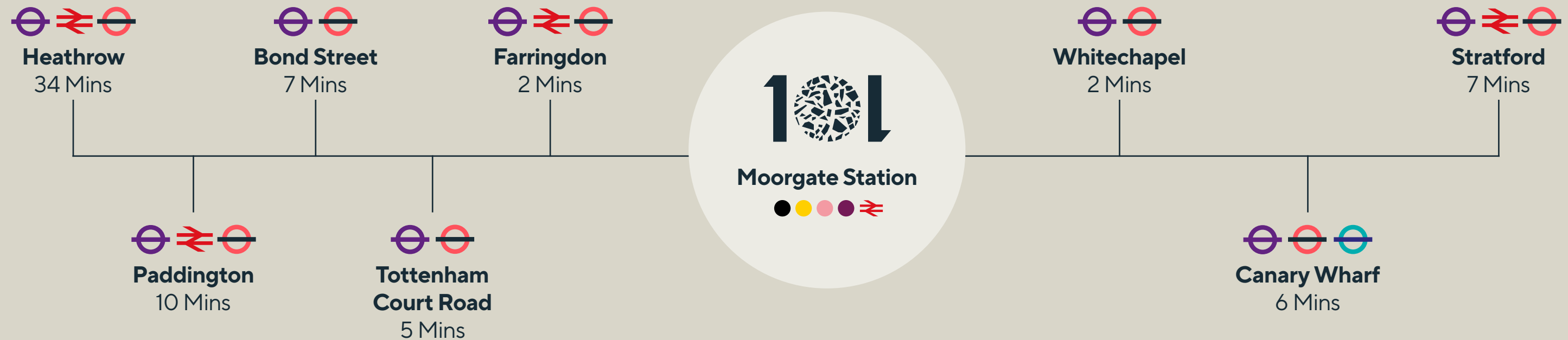




An indicative view of the roof terrace

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

Liverpool Street
1 Min



London Bridge
3 Mins



King's Cross St Pancras
6 Mins



Waterloo
6 Mins



Euston
7 Mins





6 MIN
Exchange Square
Public Square



3 MIN
Finsbury Square
Public Square



1 MIN
Finsbury Circus
Public Park



5 MIN
The Conservatory
Barbican

GREEN SPACES



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



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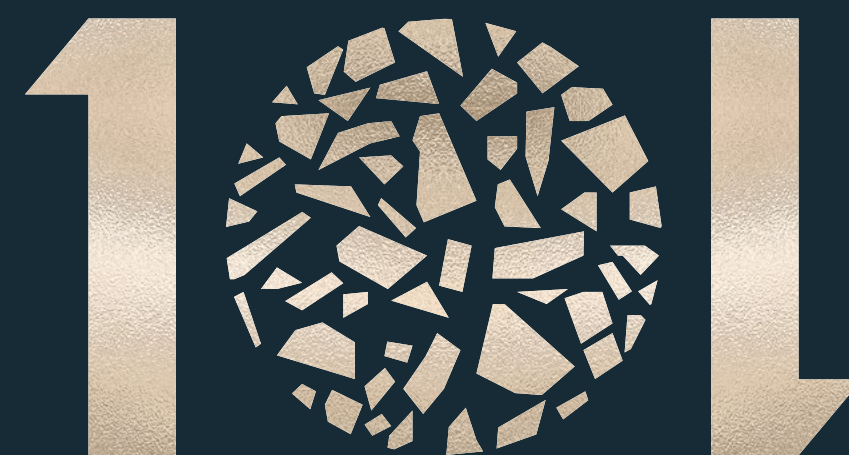
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A Development By



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