



FIFTY ONE MOORGATE

A MODERN, SUSTAINABLE AND HEALTHY WORKPLACE
WHERE PEOPLE AND BUSINESSES CAN THRIVE

DEVELOPED AND BUILT BY SKANSKA. AVAILABLE NOW.



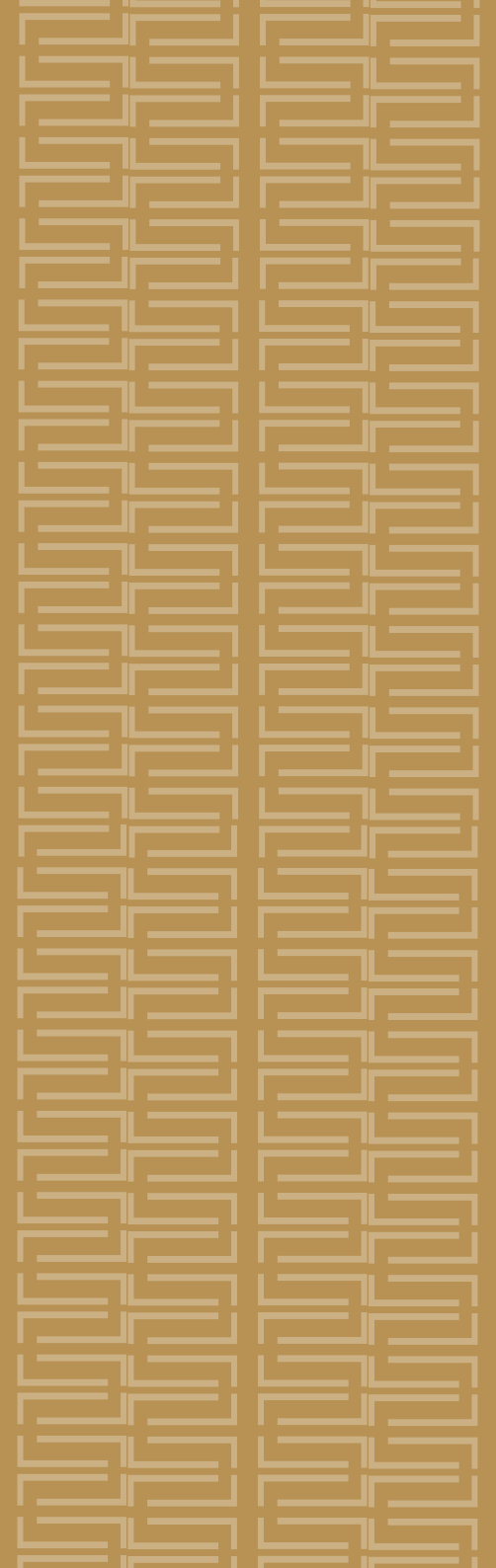


FIFTY ONE MOORGATE

FULLY-REFURBISHED AND SUSTAINABLE OFFICES IN THE CITY OF LONDON. THE BUILDING OFFERS AROUND 25,000SQFT (2,300SQM) OF OFFICE SPACE AND ONE A1/A2 RETAIL UNIT.

THIS REPRESENTS AN EXCELLENT OPPORTUNITY TO OCCUPY A HIGH-QUALITY GRADE A OFFICE IN A PRESTIGIOUS CITY CORE LOCATION.

ABOUT THE BUILDING



51 MOORGATE

Fully-refurbished, high-quality and sustainable Grade A offices in the City of London.

The building has a new, seventh-storey rooftop level, and a façade designed to maximise natural light and manage solar gain.

The refurbishment supports occupiers aspiring to WELL certification for their workspace, promoting health, wellbeing and productivity.

51 Moorgate is set to achieve a BREEAM Excellent rating.





ABOUT THE BUILDING



Reconfigured reception area with shared public café and living wall



Natural Portland stone façade with brass detailing



Lockers for occupants at ground floor level



Low-energy, high-efficiency services throughout



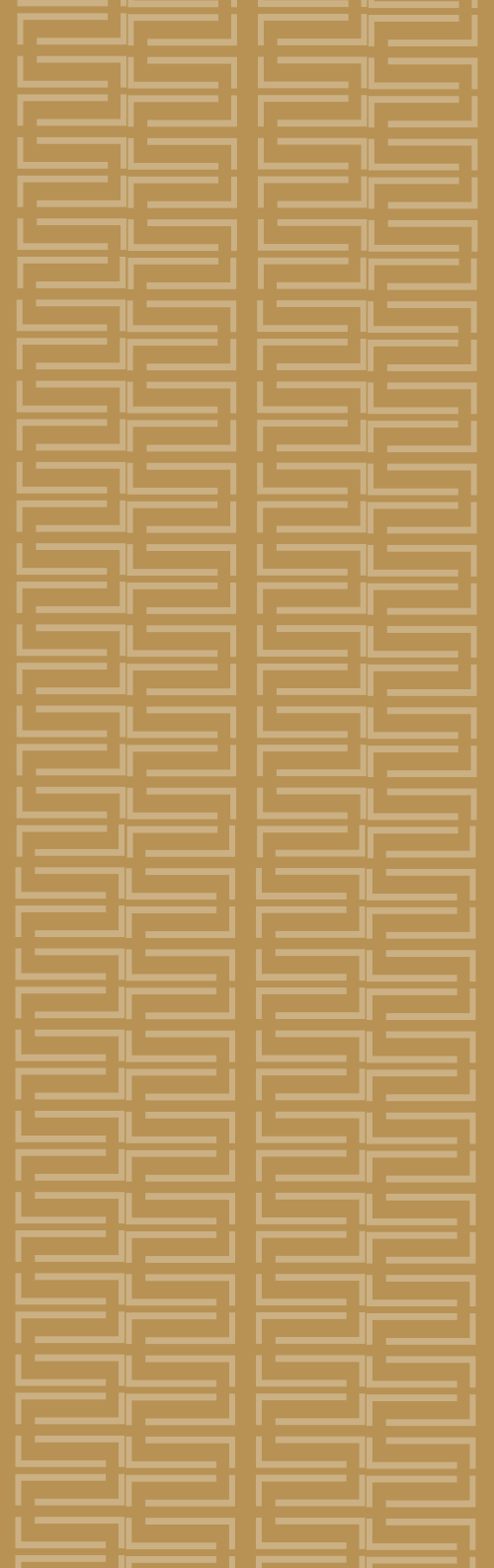
Ground floor cycle storage and changing facilities

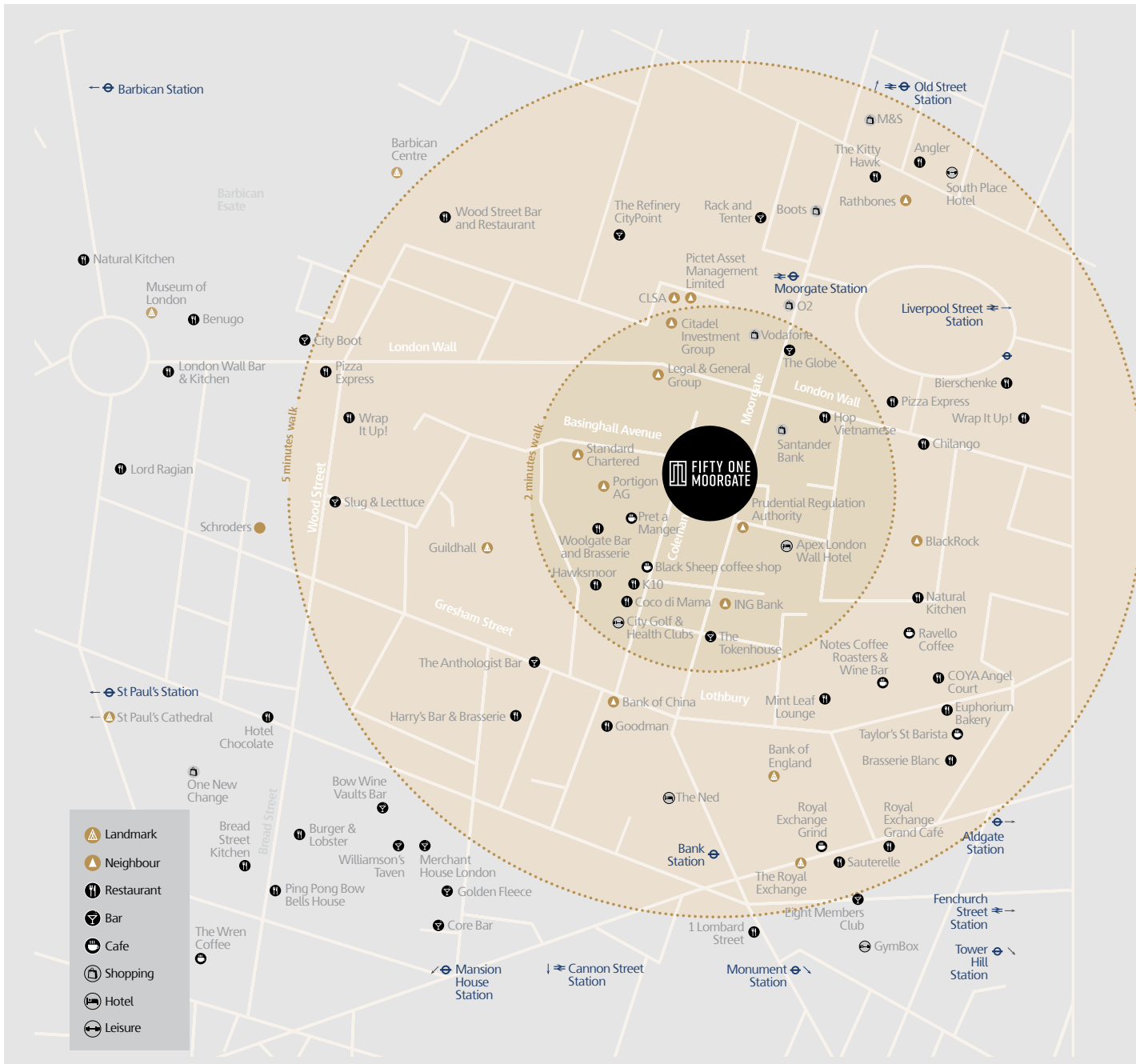


App to encourage tenants' community



LOCATION





LOCAL AREA

The City of London, the capital's financial district, offers a wealth of dining, recreational and leisure options.

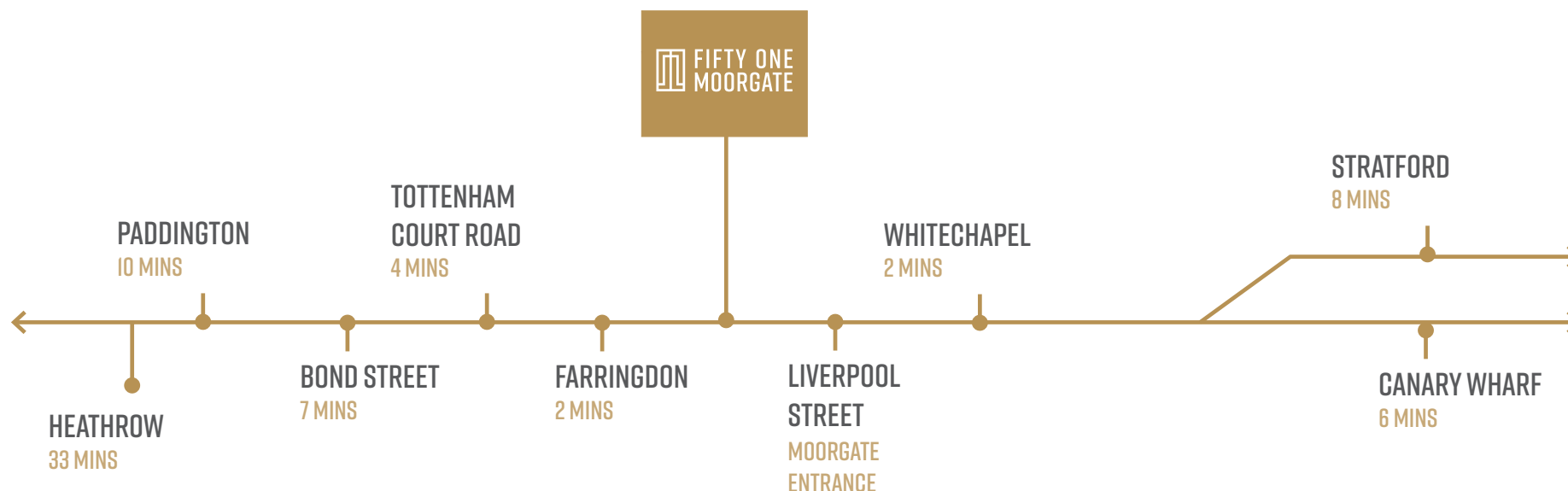
Public green spaces at nearby Finsbury Circus Garden and Finsbury Square are close at hand, and walks by the River Thames are possible in under 15 minutes.

TRANSPORT LINKS

51 Moorgate is near Moorgate, Bank and Liverpool Street stations offering the Underground and Docklands Light Railway (DLR), national rail and the Elizabeth line (Crossrail). Numerous bus routes and close to north-south and east-west cycle routes.

On Crossrail, passengers will travel from Liverpool Street station to London Heathrow Airport within 45 minutes.

London City Airport is less than 5 minutes' walk away using DLR via Bank Station.







OFFICE SPECIFICATION



New high-quality WCs on every floor



New LG7-compliant LED lighting



New 100mm raised floors



New suspended ceilings



Flexible, open-plan office space



New VRF air conditioning system



Floor-to-ceiling windows



Occupational density of 1:8sqm

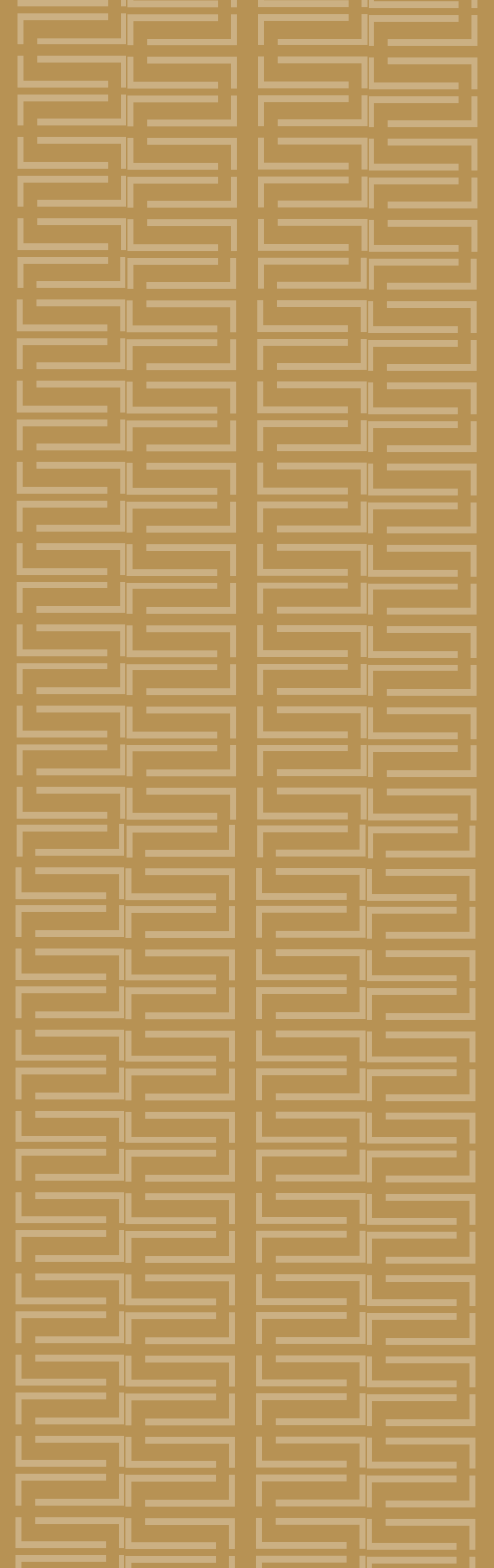


RETAIL SPECIFICATIONS

One A1/A2 retail unit
available, accessible
from Moorgate.

Retail unit A
around 2,000sqft
(186sqm)

AVAILABILITY



FIFTY ONE
MOORGATE



**25,219 SQFT/2,343 SQM
AVAILABLE**

7TH FLOOR **3,625 SQFT AVAILABLE**

6TH FLOOR **4,679 SQFT AVAILABLE**

5TH FLOOR **5,229 SQFT AVAILABLE**

4TH FLOOR **5,838 SQFT AVAILABLE**

3RD FLOOR **5,848 SQFT AVAILABLE**

2ND FLOOR **OCCUPIED BY SKANSKA**

1ST FLOOR **OCCUPIED BY SKANSKA**

GROUND FLOOR **RECEPTION AND RETAIL**

LOWER GROUND FLOOR **OCCUPIED BY SKANSKA**



THIRD AND FOURTH FLOOR

THIRD FLOOR
NET INTERNAL AREA
5,848 SQFT
(543.3 SQM)

FOURTH FLOOR
NET INTERNAL AREA
5,838 SQFT
(542.4 SQM)

OFFICE
WCS
BUILDING CORE

FIFTH FLOOR
NET INTERNAL AREA
5,229 SQFT
(485.8 SQM)

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SIXTH FLOOR

SIXTH FLOOR
NET INTERNAL AREA
4,679 SQFT
(434.7 SQM)

OFFICE
WCS
BUILDING CORE



SEVENTH FLOOR

SEVENTH FLOOR
NET INTERNAL AREA
3,625 SQFT
(336.8 SQM)

OFFICE
WCS
BUILDING CORE



GROUND FLOOR

GROUND FLOOR

NET INTERNAL AREA

RETAIL A - 1,998 SQFT (185.6 SQM)

- RETAIL
- FACILITIES
- BUILDING CORE
- RECEPTION CAFE
- RECEPTION



CORPORATE OPEN PLAN LAYOUT

NET INTERNAL AREA

5,848 SQFT
(543.3 SQM)

1:8 OCCUPANCY

68 OPEN PLAN DESKS
2 PRIVATE OFFICES
4 MEETING ROOMS
KITCHEN / BREAKOUT AREA
RECEPTION

■ OFFICE
■ WCs
■ BUILDING CORE



LEGAL CELLULAR LAYOUT

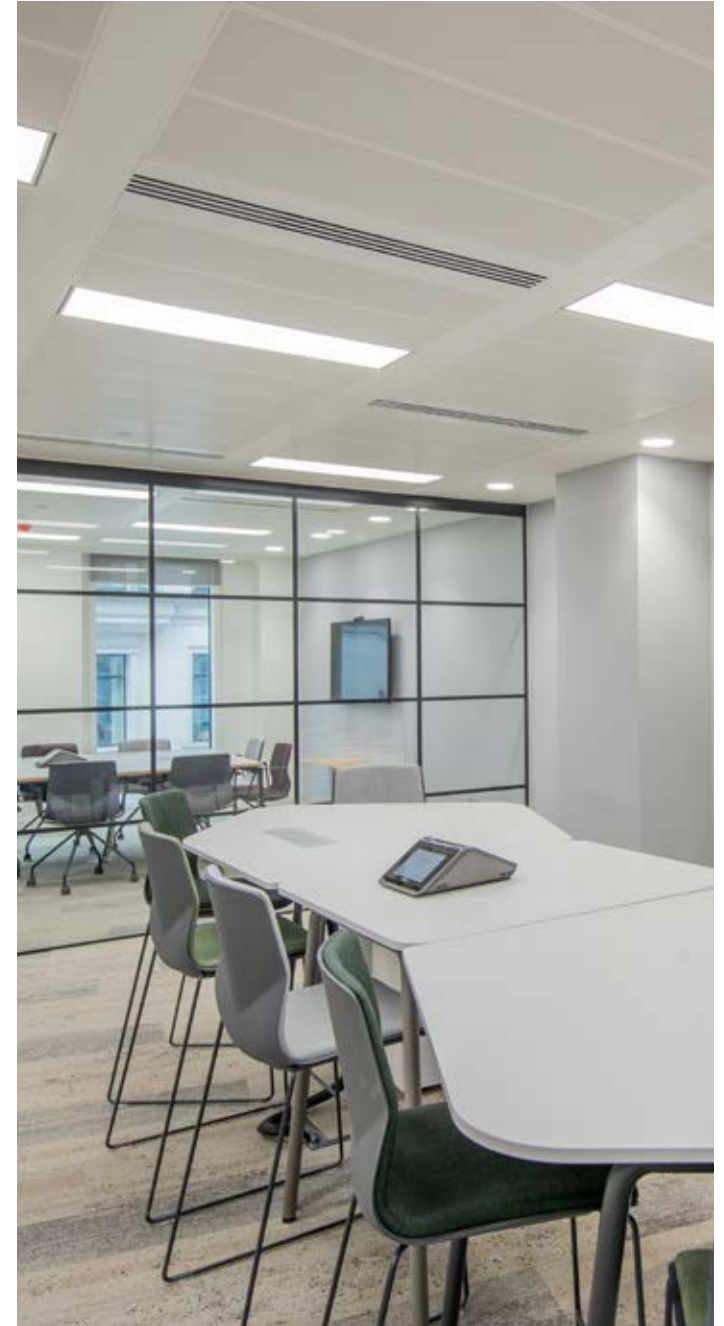
NET INTERNAL AREA

5,848 SQFT
(543.3 SQM)

1:12 OCCUPANCY

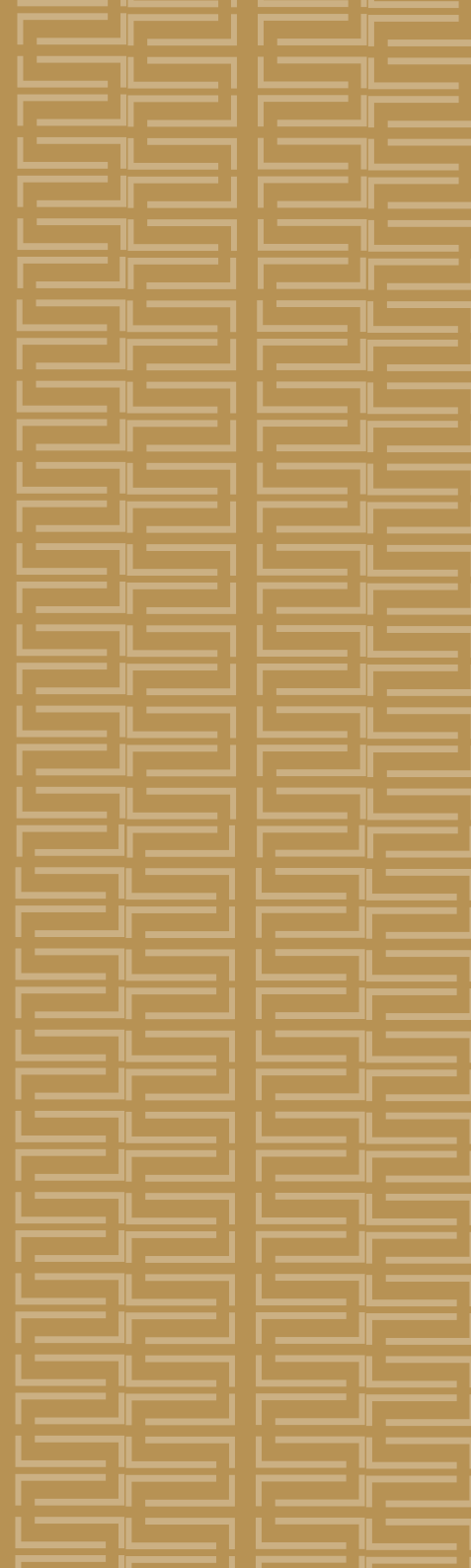
20 OPEN PLAN DESKS
5 TWO-PERSON OFFICES
2 PRIVATE OFFICES
3 MEETING ROOMS
KITCHEN / BREAKOUT AREA
RECEPTION

■ OFFICE
■ WCs
■ BUILDING CORE



Indicative images of Skanska's fit out

CONTACT THE TEAM



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ABOUT THE TEAM

DEVELOPER AND CONTRACTOR

SKANSKA IS A WORLD-LEADING PROJECT DEVELOPMENT AND CONSTRUCTION GROUP, BUILDING FOR A BETTER SOCIETY. KNOWN IN THE UK FOR MAJOR PROJECTS LIKE THE GHERKIN, THE MONUMENT BUILDING AND CROSSRAIL, WE ARE BUILDING, UPGRADING AND MAINTAINING THE COUNTRY'S BUILDINGS AND INFRASTRUCTURE.

DRAWING ON OUR SCANDINAVIAN HERITAGE, WE ARE GREEN, INNOVATIVE AND PROGRESSIVE. WE BRING TOGETHER PEOPLE AND TECHNOLOGY, AS PART OF OUR QUEST TO MAKE CONSTRUCTION A SAFER AND MORE COLLABORATIVE INDUSTRY.

[SKANSKA.CO.UK/
PROPERTYDEVELOPMENT](https://www.skanska.co.uk/propertydevelopment)

SKANSKA

ARCHITECT

JOHN ROBERTSON ARCHITECTS PRODUCES CAREFULLY CONSIDERED, CONTEXTUAL AND MODERN DESIGNS THAT DELIVER REAL VALUE TO OUR CLIENTS.

OUR WORK IS GUIDED BY THE PRINCIPLE OF CONTEXTUAL CIVIC MODERNISM, AIMING TO PRESERVE THE HISTORIC FABRIC AND CHARACTER OF OUR CITIES, WHILST ADDING TO THEM WITH CONTEMPORARY BUILDINGS THAT ENHANCE THE EXPERIENCE OF THE CITY AS A WHOLE.

[JRA.CO.UK](https://www.jra.co.uk)

JohnRobertsonArchitects

Workplaces by
SKANSKA