

FIFTY ONE MOORGATE

EC2, LONDON

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



25,000 SQFT GRADE A OFFICE SPACE TO LET

BUILDING

51 MOORGATE OFFERS APPROXIMATELY 25,000SQFT OF FULLY-REFURBISHED, HIGH-QUALITY AND SUSTAINABLE GRADE OFFICE SPACE. THERE ARE FIVE FLOORS OF FLEXIBLE OPEN-PLAN SPACE AVAILABLE.

THE MAIN ENTRANCE ON MOORGATE OFFERS A WARM WELCOME WITH A SHARED PUBLIC CAFÉ AND LIVING WALL FEATURE.

THE BUILDING IS SITUATED ON THE EAST SIDE OF MOORGATE, JUST 250M SOUTH OF MOORGATE STATION.

THE REDEVELOPMENT SUPPORTS OCCUPIERS ASPIRING TO WELL CERTIFICATION FOR THEIR WORKSPACE AND IS SET TO ACHIEVE A BREEAM EXCELLENT RATING.

SPECIFICATION

- NEW SUSPENDED CEILINGS
- NEW LED LG7-COMPLIANT LIGHTING
- NEW VRF AIR CONDITIONING SYSTEM
- NEW FLOOR-TO-CEILING WINDOWS
- NEW 100MM RAISED FLOORS
- NEW HIGH-QUALITY WCS ON EVERY FLOOR
- OCCUPATIONAL DENSITY OF 1:8SQM
- GROUND FLOOR CYCLE STORAGE, CHANGING FACILITIES AND LOCKERS
- LOW-ENERGY, HIGH-EFFICIENCY SERVICES THROUGHOUT
- DEDICATED APP FOR BUILDING OCCUPANTS

AVAILABILITY



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

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

TYPICAL FLOOR PLAN



FLOOR PLAN NOT TO SCALE, FOR IDENTIFICATION PURPOSES ONLY.

TERMS

AVAILABLE ON A FLOOR-BY-FLOOR BASIS ON FLEXIBLE LEASE TERMS BY WAY OF A NEW SUBLEASE FROM SKANSKA FOR A TERM UP TO 15 YEARS.

RENT
UPON APPLICATION

RATES

£28.85 PER SQ FT

SERVICE CHARGE

£12.01 PER SQ FT



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VIEWING : STRICTLY THROUGH SOLE AGENTS.