

MOOR HOUSE

MOORGATE

120 LONDON WALL
LONDON
EC2

WWW.MOOR-HOUSE-LONDON.COM

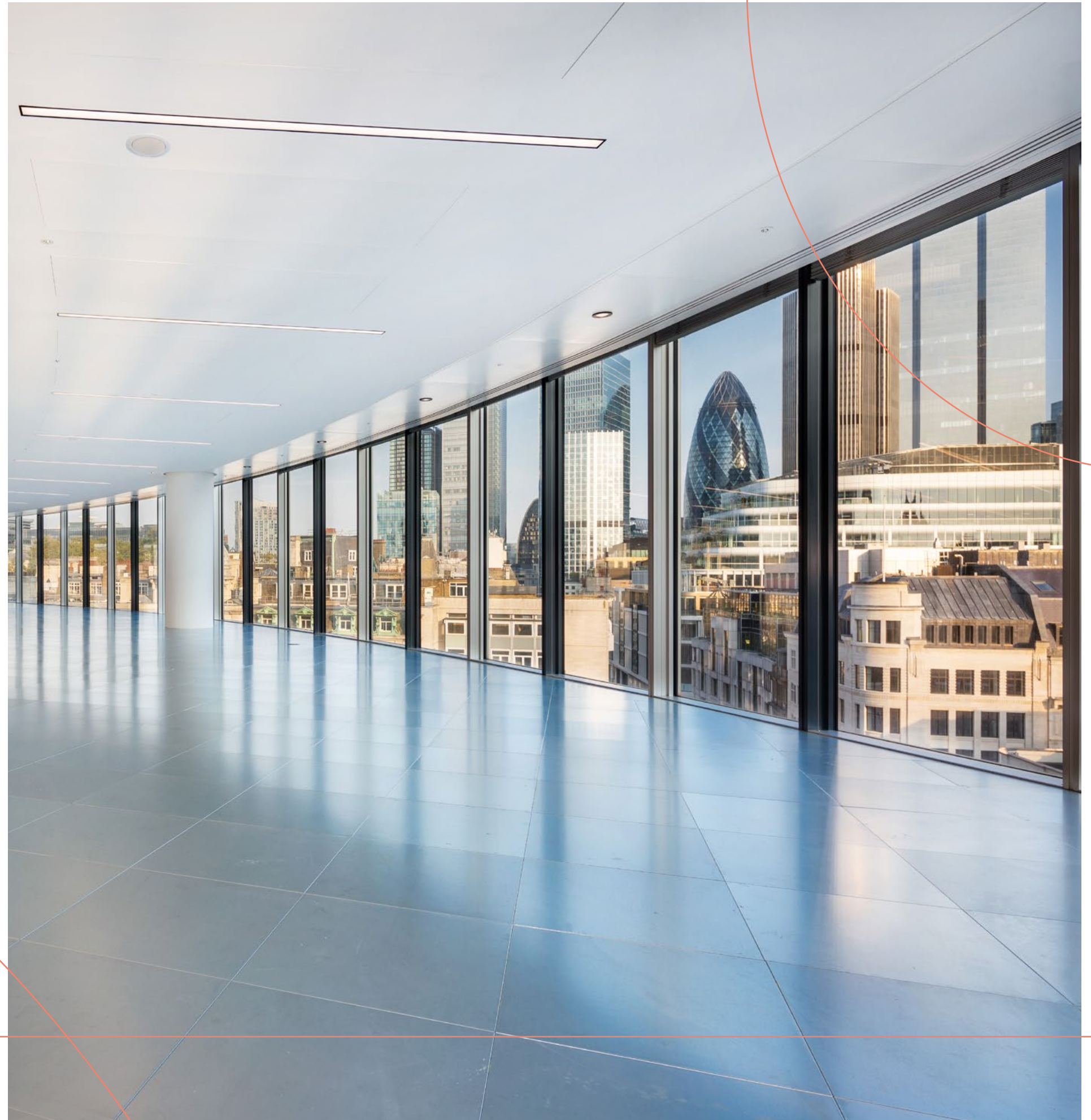
Deka
Immobilien



INTRODUCTION

Moor House occupies a prime island site on the north side of London Wall, at its junction with Moorgate. The building benefits from exceptional communications being approximately 20 metres from Moorgate station (Elizabeth Line, Mainline and Underground). Bank and Liverpool Street stations are also located within a short walking distance.

Moor House is one of the most prominent and high profile buildings in the City of London. Designed by the internationally renowned Foster & Partners, the building comprises approximately 314,000 sq ft (29,200 sq m) of Grade A accommodation arranged over basement, lower ground, ground and 16 upper floors.





BARBICAN

GOSWELL

BARBICAN

SILK STREET

MILTON STREET

CHISWELL STREET

MOOR GATE

EARL STREET

PINDAR STREET

APPOLD STREET

EXCHANGE SQUARE

Piccolino

Eataly

The Botanist

José Pizzaro

Mrs. Fogg's

Fitness First

1 Rebel

Comptoir Libanais

Gauchó

Yauatcha

South Place Hotel

Angler

Kitty Hawk

LEON

Notes Coffee

Bad Egg

MOOR GATE

Fox Fine Wines

FINSBURY CIRCUS

Coco di Mama

Bierschenke

Kobox

The Ivy City Garden

Caffè Nero

Chilango

City Izakaya

Chipotle

The Gable

Pret

El Vino

Black Sheep Coffee

Apex Hotel

Ravello Coffee

Natural Kitchen

SOHO Coffee

Balls Brothers

City Social

Le Relais de Venise

M Threadneedle St

BANK OF ENGLAND

The Ned

BANK

Royal Exchange

LEADENHALL STREET

CORNHILL

CHEAPSIDE

OLD JEWRY

The Anthologist

Hawksmoor Guildhall

Enoteca da Luca

GUILDHALL

GRESHAM STREET

MILK STREET

FOSTER LANE

One New Change

WATLING STREET

Manicomio

Wrap it up

Barbie Green

Museum of London

LONDON WALL

LONDON WALL

LIVERPOOL STREET

LIVERPOOL STREET

NEW STREET

BISHOPSGATE

LIVERPOOL STREET

Duck & Waffle

ST PAUL'S

ST PAUL'S CATHEDRAL

6

7



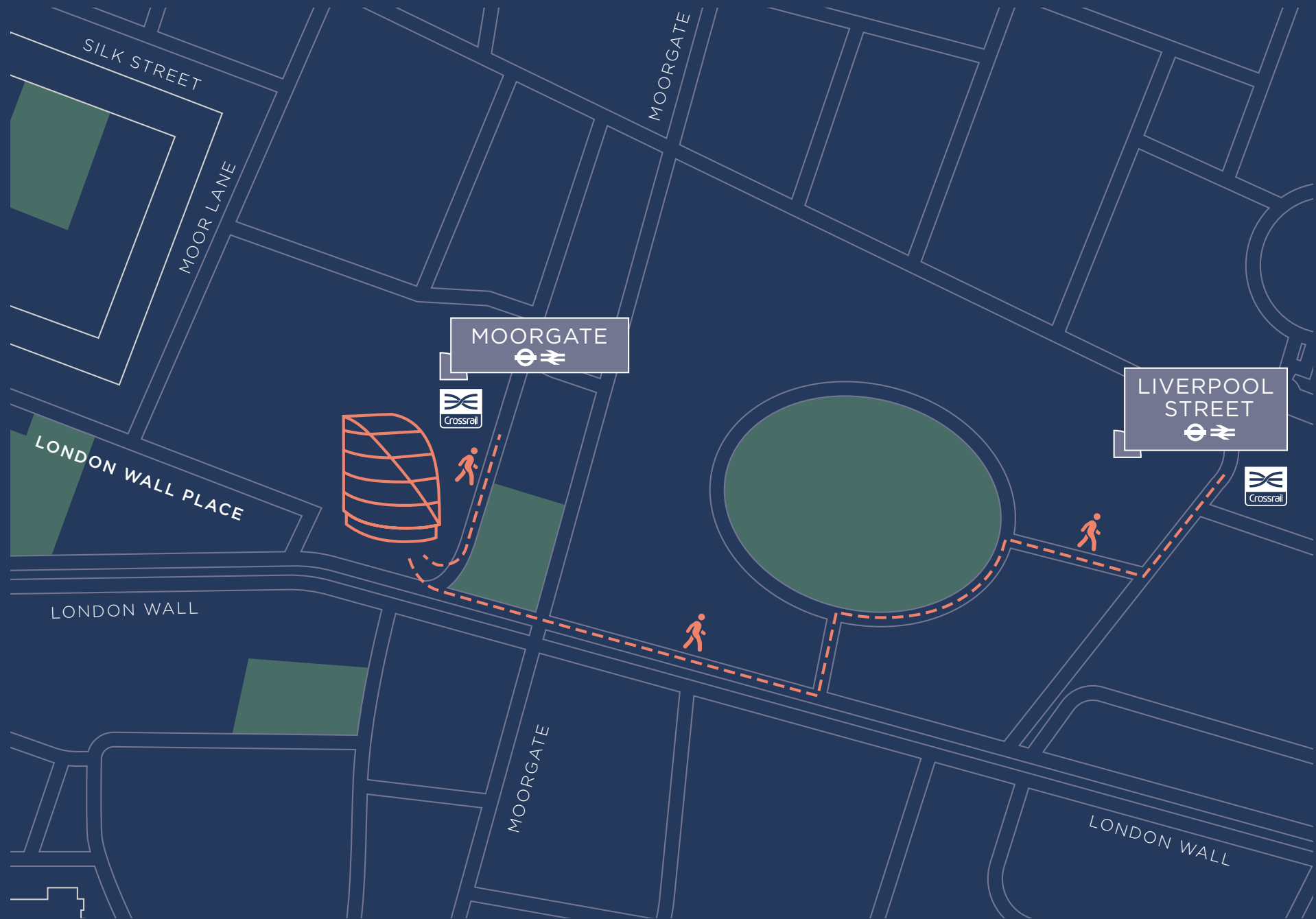
AMENITIES

The local area has undergone continuous transformation and now benefits from the curated green spaces of London Wall Place and nearby Finsbury Circus. In addition, the locale boasts a wide food and drinks offering from Fox to Hawksmoor, with a host of new retail and restaurant destinations, such as Eataly, within walking distance at Broadgate.

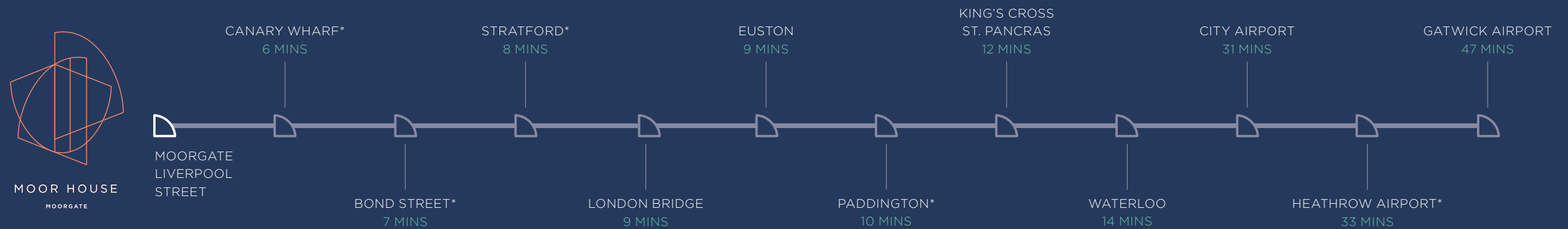


WALKING DISTANCES

MOORGATE	2 MINS
BANK	6 MINS
LIVERPOOL STREET	10 MINS
ST PAUL'S	11 MINS
OLD STREET STATION	13 MINS



TRAVEL TIME FROM MOORGATE



* Using Elizabeth Line





UPGRADED RECEPTION AND CYCLING FACILITIES COMING SOON

The building will benefit from an upgraded reception, designed by KKS, and delivered in Q1 2021.

The cycling and shower facilities are also being renewed and enhanced, boosting provision to offer occupiers a best in class end-of-trip experience.



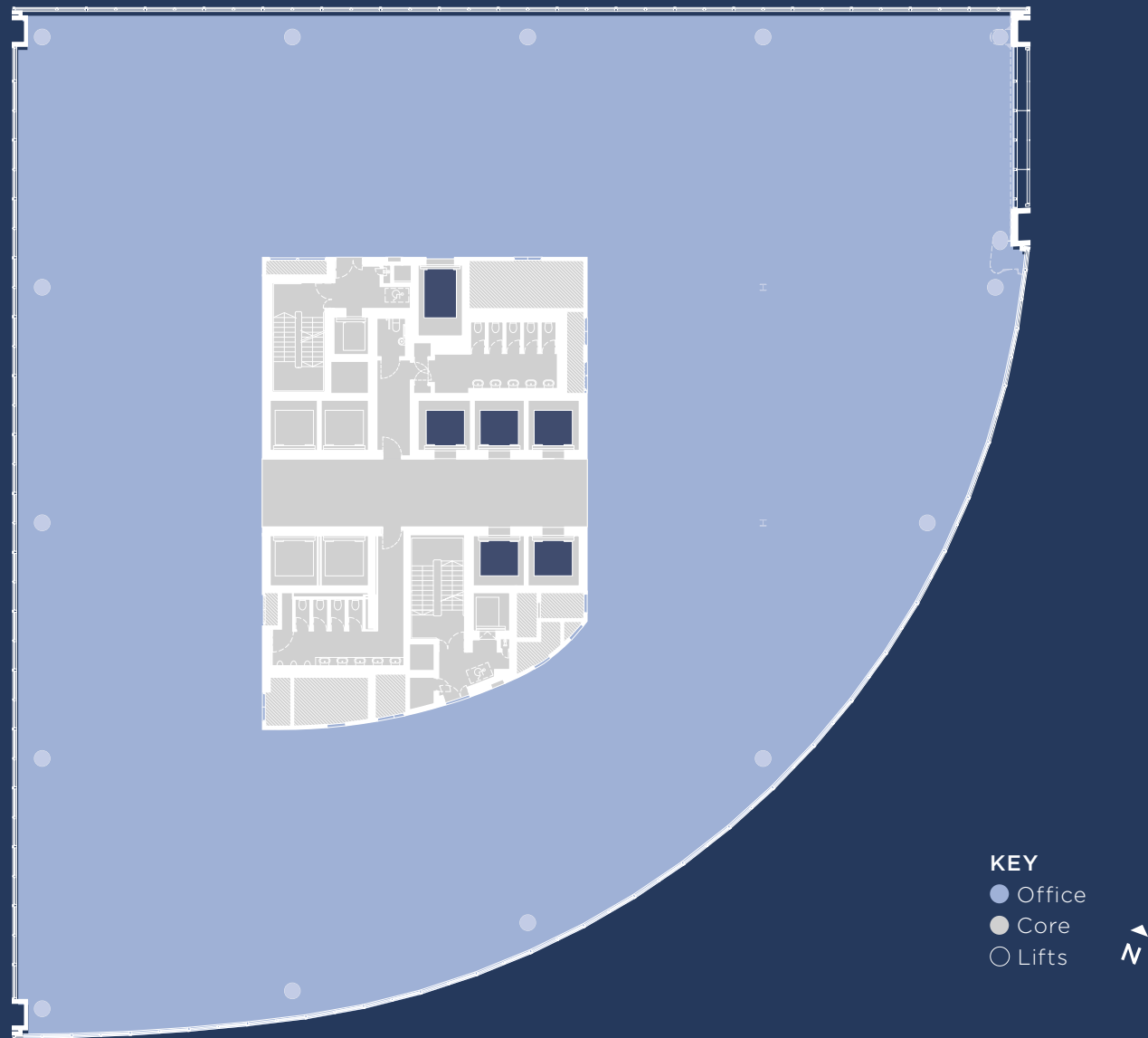
NEWLY REFURBISHED OFFICE SPACE FROM 19,564 SQ FT IN THE HEART OF THE CITY CORE

The 5th floor has been substantially refurbished to provide high quality Grade A accommodation, with a contemporary semi-exposed ceiling finish throughout. The soon to be completed 9th floor will be refurbished to the same high-class specification.



FIFTH FLOOR

20,261 SQ FT / 1,882.5 SQ M

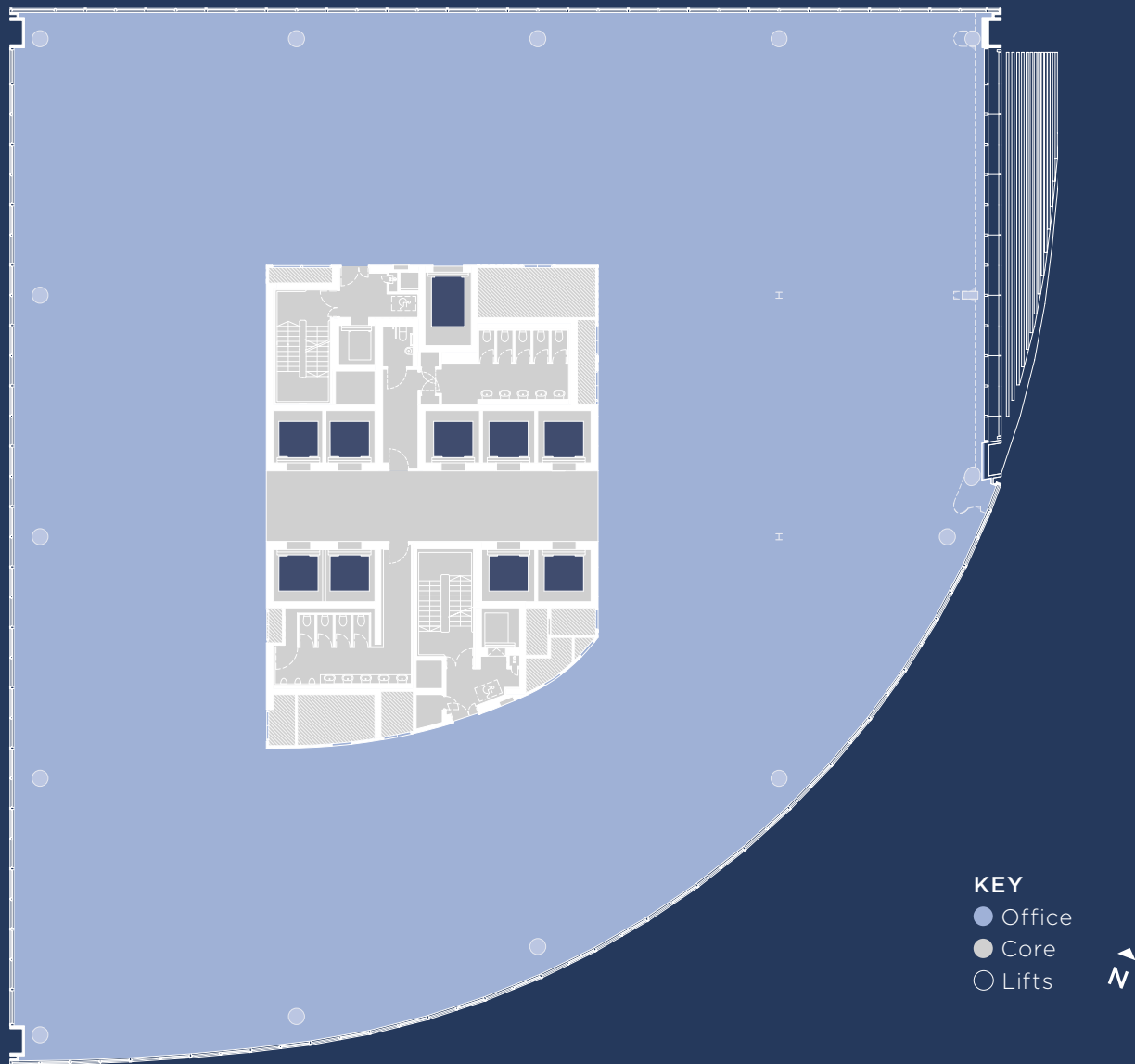


LONDON WALL

Floor plans not to scale, for indicative purposes only.

NINTH FLOOR

19,564 SQ FT / 1,817.5 SQ M



LONDON WALL

SPECIFICATION



Four-pipe
fan-coil
air-conditioning



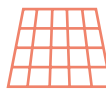
Semi-exposed
services ceiling
finish



9 x 21 passenger lifts
serving the ninth floor
(5 serving the fifth floor)



1 x 2,000 kg
goods lift and
2 fireman's lifts



Raised
access floor
(100mm)



2.775-3.75m
floor-to-ceiling
height (nominal)



2 x 2 MVA (HV)
generators and
1 x 1.5 MVA (LV)
generator



LED lights



1:9 sq m
occupational
density



Bike Store



New Shower
Facilities

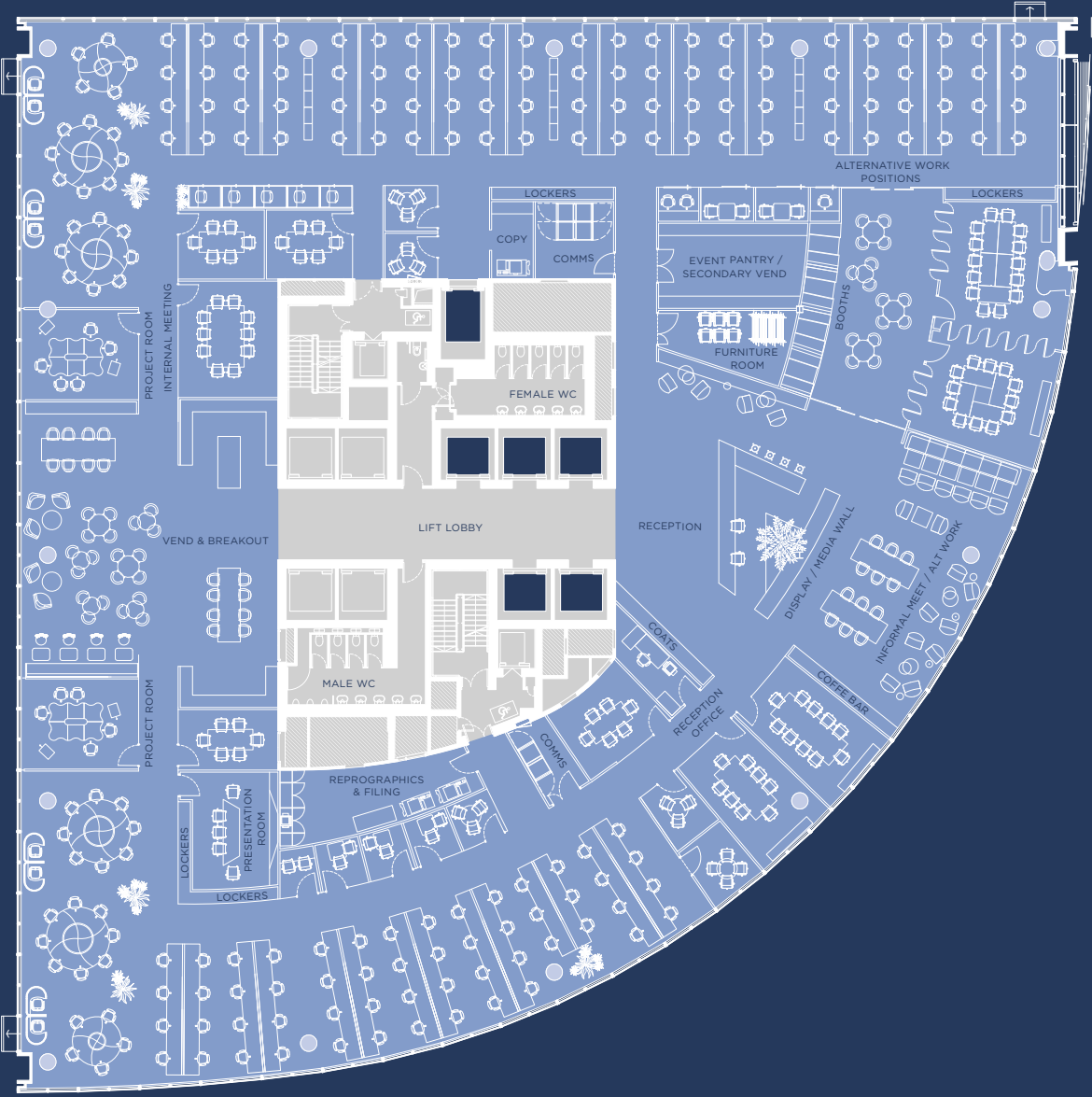


Sensor taps

FIFTH FLOOR - OPEN PLAN - TECH MEDIA

20,261 SQ FT / 1,882.5 SQ M

WORKSTATIONS		CLIENT SUITE		INTERNAL MEETING	
Open plan workstations	186	8 Seater meeting room x 2	16	3 Seater multi-functional room x 5	15
Receptionists	2	10 Seater meeting room x 1	10	6 Seater internal meeting room x 4	24
Alternate workstations	46	Multi-functional rooms x 2	26	10 Seater internal meeting room x 1	10
Total workstations	234			Project room x 2	12
Occupational density	1:8 sq m			Presentation room x 2	5
				1/2 Seater quiet pods x 21	28



LONDON WALL

KEY

Office

Core

Lifts

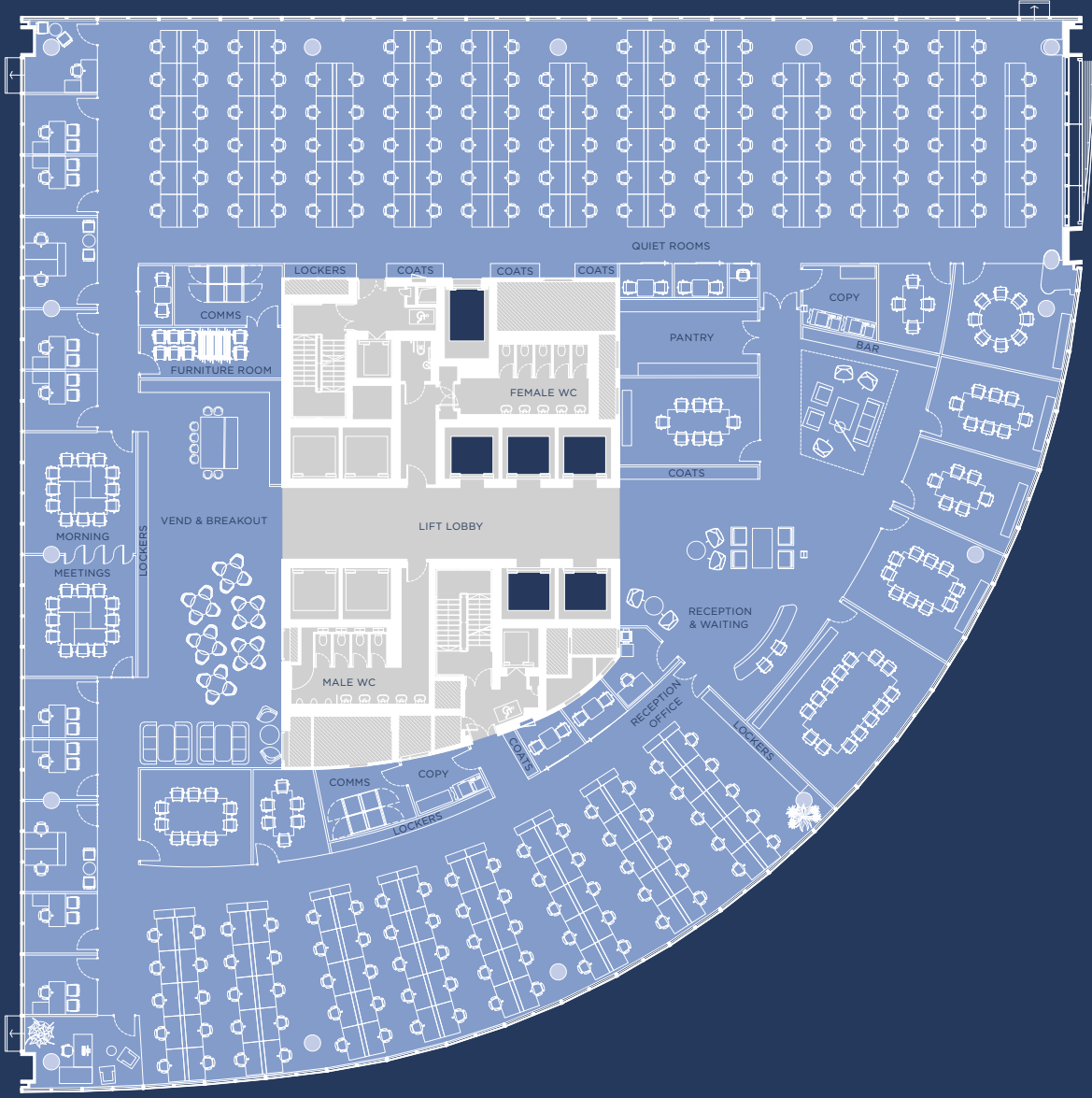
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FIFTH FLOOR - OPEN PLAN - FINANCIAL

20,261 SQ FT / 1,882.5 SQ M

WORKSTATIONS		CLIENT SUITE		INTERNAL MEETING	
Cellular offices	14	6 Seater meeting room x 1	6	12 Seater multi-functional room x 2	24
Open plan workstations	213	8 Seater meeting room x 2	16	4 Seater meeting room x 1	4
Receptionists	2	10 Seater meeting room x 1	10	6 Seater internal meeting room x 2	12
Total workstations	229	14 Seater meeting room x 1	14	8 Seater internal meeting room x 1	8
Occupational density	1:8 sq m				



LONDON WALL

KEY

Office

Core

Lifts

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MOORGATE



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www.moor-house-london.com

VIRTUAL 360° TOUR 

my.matterport.com/show/?m=68CEG2ZPi8x

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