



**25 LIME STREET**  
LONDON - EC3



## Make it yours

A very rare opportunity to occupy one of the key addresses in the Lloyd's Triangle.



25LIMESTREET.CO.UK

## AT A GLANCE

- Historic location recognised as the nucleus for insurance occupiers.
- Branding and naming opportunity for the building with your own front door.
- On the doorstep of Lloyd's of London and other major occupiers.
- A developer in Moorgarth with an impeccable track record for delivery and pre-letting of office developments.
- Robust deliverability programme.
- Flexibility to tailor the entire scheme for an occupier.
- Contemporary specification options and future proofing.
- BREEM 'Excellent' and 1:8 occupational density specification.
- Potential for a "Broker's lounge" within the building.
- You can occupy by late 2022.





## A DOUBLE TAKE

From the outside the existing historic façade has been retained keeping the building's character and presence at a landmark location.

Behind the façade sits an entirely new building providing an impressive entrance and generous floor to ceiling heights throughout. All finished to a Category A specification, with air conditioning and raised floors and options for either exposed services or suspended ceilings.

The upper floors have excellent views across the City and outdoor terraces to experience the vibrant atmosphere of this famous insurance district.

Explore how your company can join the industry's best, in a custom fit, contemporary building full of character.

Discover a building that is more than meets the eye.





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## STREETSCAPE

This highly sought after location is host to some of the City's most impressive landmark buildings and boasts a large range of local amenities.



Leadenhall Market, a beautiful covered Victorian market and one of London's hidden gems, is directly accessed from Lime Street. Under the elegant Victorian roof it is a real experience of delicatessen stalls, shops, pubs and restaurants.



## BE TRANSPORTED

25 Lime Street is connected to the City with some of the best transport links. Plenty of options making it perfect for getting in and out of the Capital.



### Nearest Tube Stations

	Monument Station	4 min walk
	Bank Station	5 min walk
	Tower Hill Station	6 min walk
	Cannon Street Station	8 min walk
	Liverpool Street Station	8 min walk



### Nearest DLR Stations

Bank	5 min walk
Tower Gateway	7 min walk

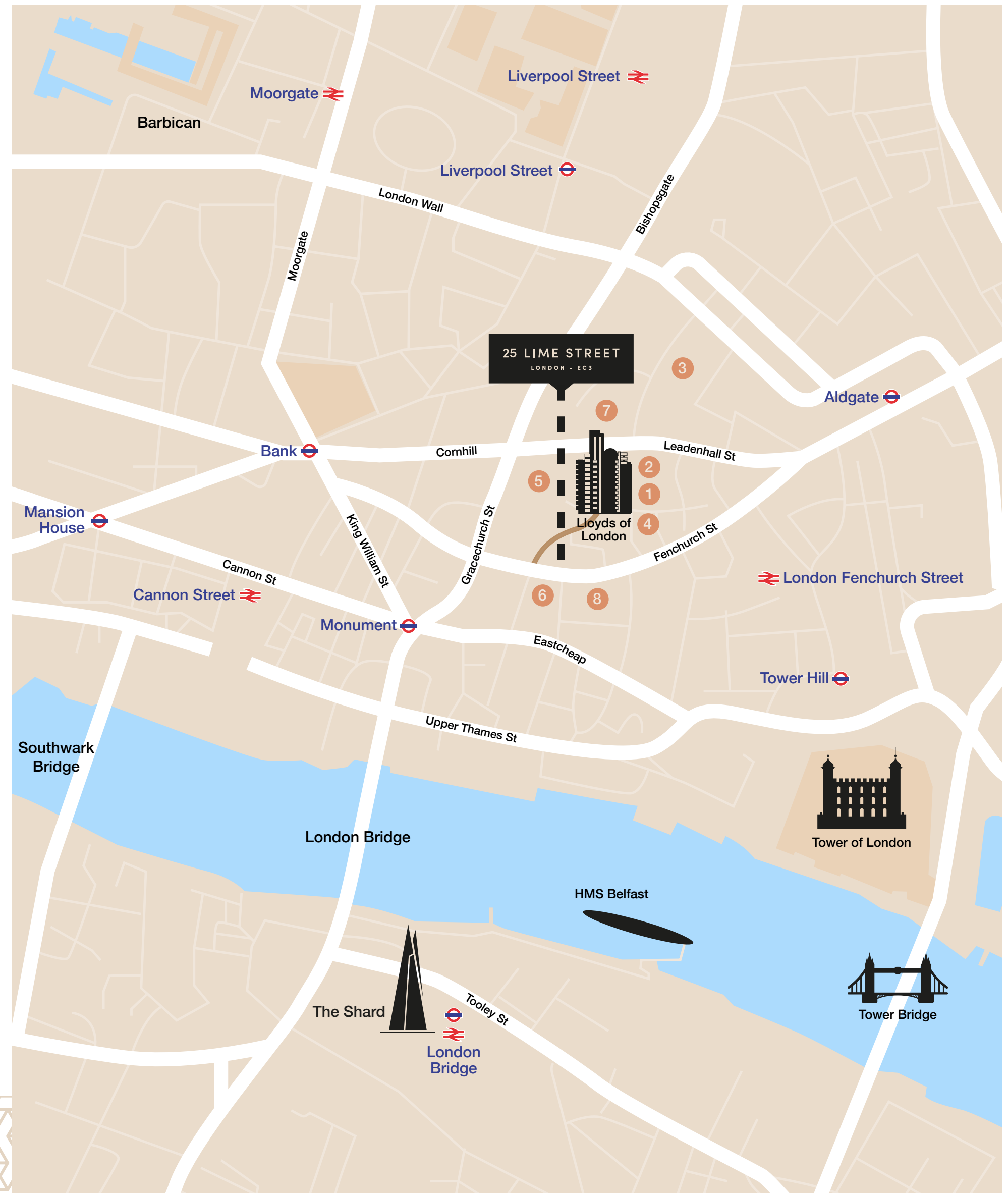


### Nearest Train Stations

Fenchurch Street Railway Station	4 min walk
Cannon Street Railway Station	6 min walk
Liverpool Street Railway Station	8 min walk

## LANDMARK BUILDINGS

- 1 The Willis Building
- 2 52 Lime Street
- 3 30 St Mary Axe
- 4 10 Fenchurch Avenue
- 5 Leadenhall Market
- 6 20 Fenchurch Street
- 7 The Leadenhall Building
- 8 Plantation Place



BE SEEN WITH THE RIGHT CROWD

AON

AIG

MS Amlin

SCOR

Swiss Re

AXIS

XL CATLIN

MARKEL

WillisTowersWatson

Berkley

SHAKESPEAREMARTINEAU

M&G INVESTMENTS

dwf

TOKIO MARINE KILN

EVEREST

SKULD

RSA

Kennedys

wework

antares

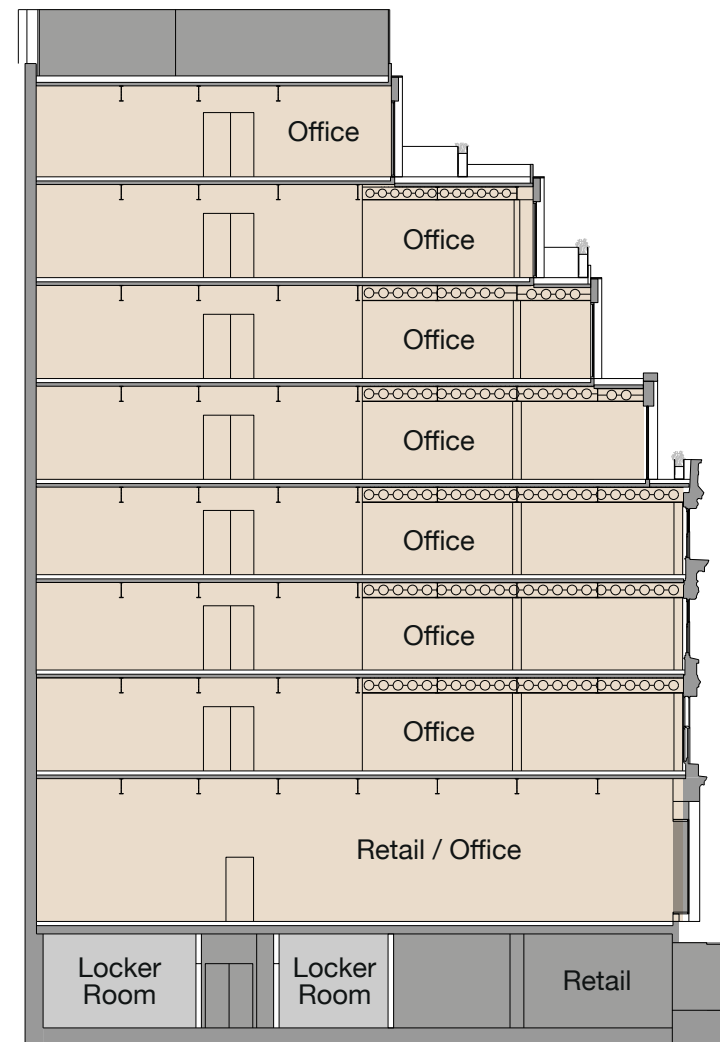
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## FLOOR SPACE

7 floors of Category A office space with impressive terrace views.

LEVEL	SQ FT	SQ M
7	1,539	143
6	2,572	239
5	3,089	287
4	3,552	330
3	4,025	374
2	4,187	389
1	4,187	389
Ground	807	75
<b>TOTAL</b>	<b>23,958</b>	<b>2,226</b>



FLOORPLATES OF **807 SQ FT TO 4,187 SQ FT**  
**TOTAL OF 23,958 SQ FT**

## 2ND FLOOR

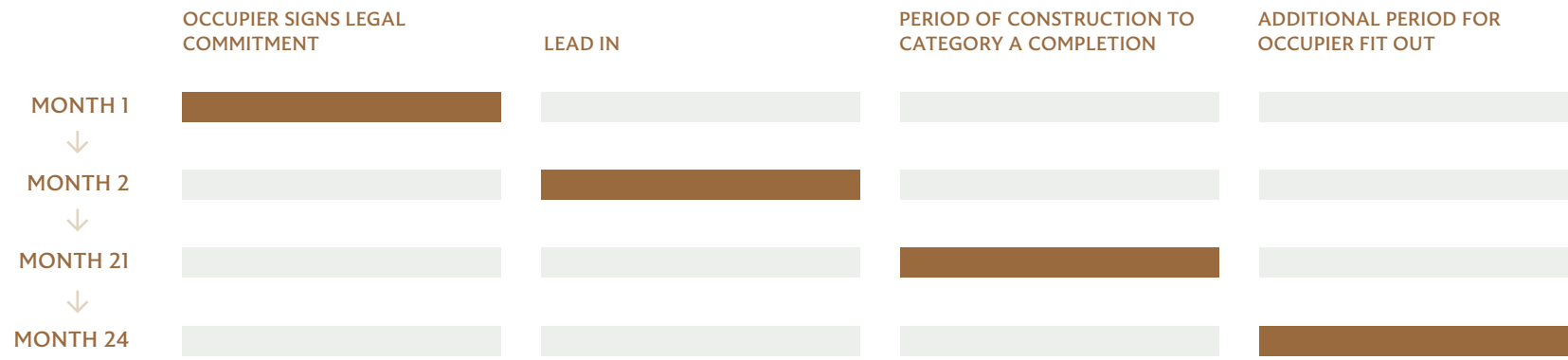


## 6TH FLOOR



## PROJECT TIMELINE

Once you commit to 25 Lime Street you can be in your new custom fit environment within 2 years.



LETTING AGENTS



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## Moorgarth

As specialists in real estate development and asset management, Moorgarth enhance assets by creating a physical environment where tenants can flourish.

They pride themselves on their open approach, working alongside people and organisations to tailor projects to suit the target market. They listen to their tenants, understand markets and always deliver.

Extracting value from property takes an understanding of the market, tenants' requirements and an ability to create the right physical environment – whether this is through new build development or refurbishment of an existing building. It is always a partnership between the investor and the occupier.

Moorgarth have a distinctive way of working, do things differently to develop properties that stand out from the norm and provide a service that exceeds expectations.

## TECHNICAL SPECIFICATION

### Overview

The development comprises a new building with elements of the existing historic façade retained.

A new office entrance on Lime Street provides a generous and impressive entrance to the building with ceiling heights in excess of 4.0 meters.

The office floors have generous floor to ceiling heights and excellent views across the city from the upper levels. The office floors will be to a Category A finish; with options for either exposed services, or ceilings to occupiers preference.

Targeting WiredScore Platinum & WELL Building Standard certification & BREEAM 'Excellent'.

### Occupational floors

General office: 1 person per 8 sq m.

Means of Escape: 1 person per 6 sq m.

Ventilation: 1 person per 8 sq m on the basis of 12 l/s/person (+20% for future).

WC provision: 1 person per 8 sq m.

Lifts: 1 person per 10 sq m.

### Floor to ceiling heights

The finished floor to ceiling heights, from the top of the raised floor tiles to the underside of the suspended ceiling are:

Ground: 4,590 mm

First: 2,790 mm

Second: 2,590 mm

Third: 2,590 mm

Fourth: 2,790 mm

Fifth: 2,790 mm

Sixth: 2,790 mm

Seventh: 2,710 mm

### Raised floors

A fully accessible raised floor system is provided across all office areas, comprising 600 x 600 mm metal floor tiles mounted on pedestals fixed to the floor slab.

### Air conditioning

The office accommodation is to be comfort cooled and heated using a 4 pipe fan coil system.

The system is provided with heating and cooling via roof mounted heat pump units

The office areas have been designed on average operative conditions of 24°C ± 2°C in summer, and 21°C ± 2°C in winter. The main entrance is designed to 24°C ± 2°C in summer, and 21°C ± 2°C in winter.

WCs and changing rooms will be subject to a minimum of 8 air changes per hour, and the equivalent of 15 litres per second per shower cubicle.

### Lifts

Two passenger lifts; 2x10 person passenger.

The vertical transportation has been configured to accept a population density of 1 per person per 8 sq m with an absenteeism of 20% with a vertical speed of 1.6 m per second.

### Structure

The new structure will comprise steel columns and beams which support a metal deck composite floor.

The typical office structure is designed for imposed loads of 2.75 kN/m<sup>2</sup> plus 1 kN/m<sup>2</sup>.

### WC Provision

Unisex and accessible WCs are provided on every office floor.

There are five superloos per floor, including one accessible WC.

Full height cubicles will be finished with large format tiles.

### Cycling facilities

Secure bicycle racks will provide spaces for up to 46 cycles at basement floor, along with a bike repair zone.

3 showers will be provided along with locker facilities and towel pick up-drop off.

### Lighting

Reception - 250 lux

Office - 400 lux

Controls and power infrastructure provided for supplementary lighting to be added by tenant if required.





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A development by:



**Moorgarth**

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