

# 25 MOORGATE

## Understanding and responding to occupier requirements.



### TYPE OF DEVELOPMENT

A brand new 81,000 sq ft Grade A office building (including a retail unit) in the heart of London's financial district.

### CONSTRUCTION START DATE / END DATE

Start 2001. Completed in 2003. Let in 2004 and sold 2005.

### BACKGROUND

25 Moorgate was built as a new speculative office and retail development in a joint development between Grosvenor and CapitaLand. It is a prime building in the business core of the City, five minutes walk from Bank. The site opportunity allowed the replacement of two 1950s office buildings to provide new offices with generous light and prominent facades.

Grosvenor had acquired the long leasehold interest in one of the office buildings in 1988 as a strategic position to promote redevelopment. A planning application was submitted for the comprehensive development to include the adjoining site. At the same time discussions were being

held with the adjoining owner Land Securities to acquire their interest. Planning consent was granted in early 2000 for 74,000 sq ft offices and a 7,000 sq ft retail unit.

The purchase of the adjoining site was approved on the condition of obtaining vacant possession and the re-gearing of the long leases with the City Corporation to create a new 150 year lease. Final terms had also been agreed with CapitaLand to enter into a 50/50 joint venture.

Demolition commenced in February 2001 with the completed building launched to the market in March 2003. The first letting of the top floor was achieved. The completion of this lease occurred as UK accounting firm Smith and Williamson embarked on a self-contained City headquarters search for 75,000 sq ft. 25 Moorgate was identified as the preferred option and terms were agreed, conditional on the buy-out of the Iris lease. Negotiations took place and were agreed with Iris and possession of their floor was achieved in 2005, enabling Smith and Williamson's lease to complete. At the same time the retail unit was let to Lewis and Clarke, a niche city restaurant/bar operator.

