

25 Moorgate, City of London

25 Moorgate underwent an extensive internal refurbishment combined with a vertical extension. This extension added an extra floor of lettable workspace, along with a new amenity space and a large adjoining communal roof terrace.

The redevelopment has delivered a modern 72,000 sq ft workspace with an emphasis on sustainability, targeting a BREEAM Outstanding rating and EPC A classification.

Our brief covered the production of fabrication drawings and connection design for approximately 192 tonnes of new structural steelwork. This included strengthening works to the lower floors, the creation of dual street-level entrances, trimming of floor openings across all levels, and modifications to the lift core. The new steelwork frame, constructed above the existing roof slab, forms the structure of the additional upper levels.

To support the design, a 3D cloud survey was commissioned to accurately map the existing structure. This enabled precise fabrication and integration with the current columns, beams, and floors.

Close coordination with the principal engineer helped the fabricator address site challenges, particularly where elements of the existing structure were only revealed during construction.

