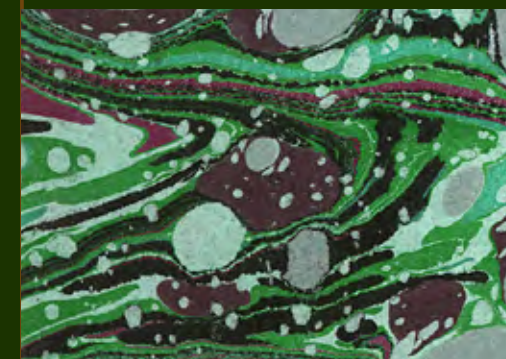
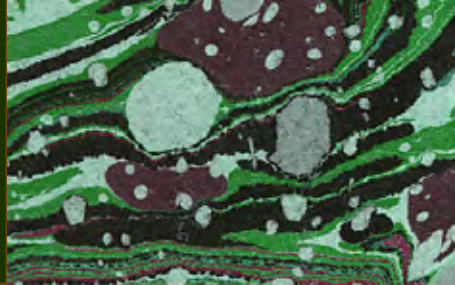
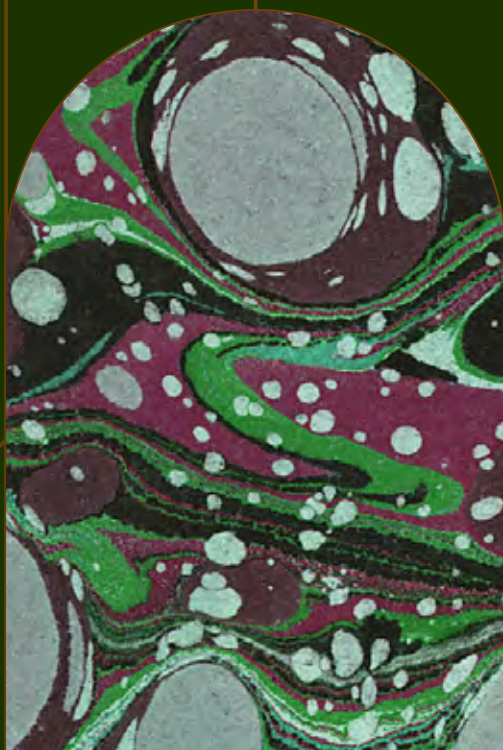


· T H E G I L B E R T ·





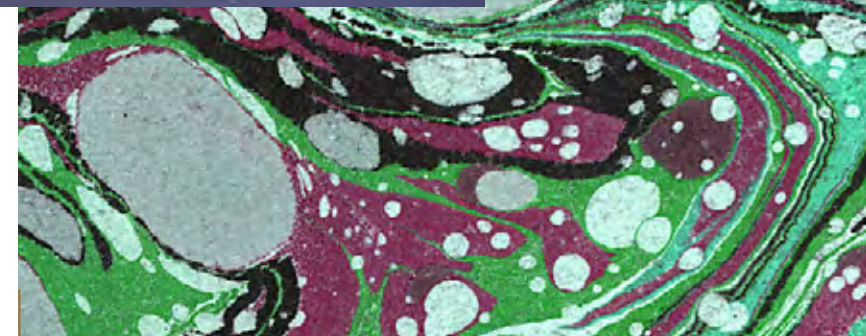


The Gilbert has been developed as an all encompassing work and social space on Finsbury Square.

The building celebrates it's original 20th Century construction, whilst creating a uniquely modern building where people want to work as they want

to live. The building thoughtfully considers its characterful past and emphasises a new vision of space with natural daylight, external spaces, and a focus on sustainable architecture.

An interesting richly textured place to work, The Gilbert has heart and soul.



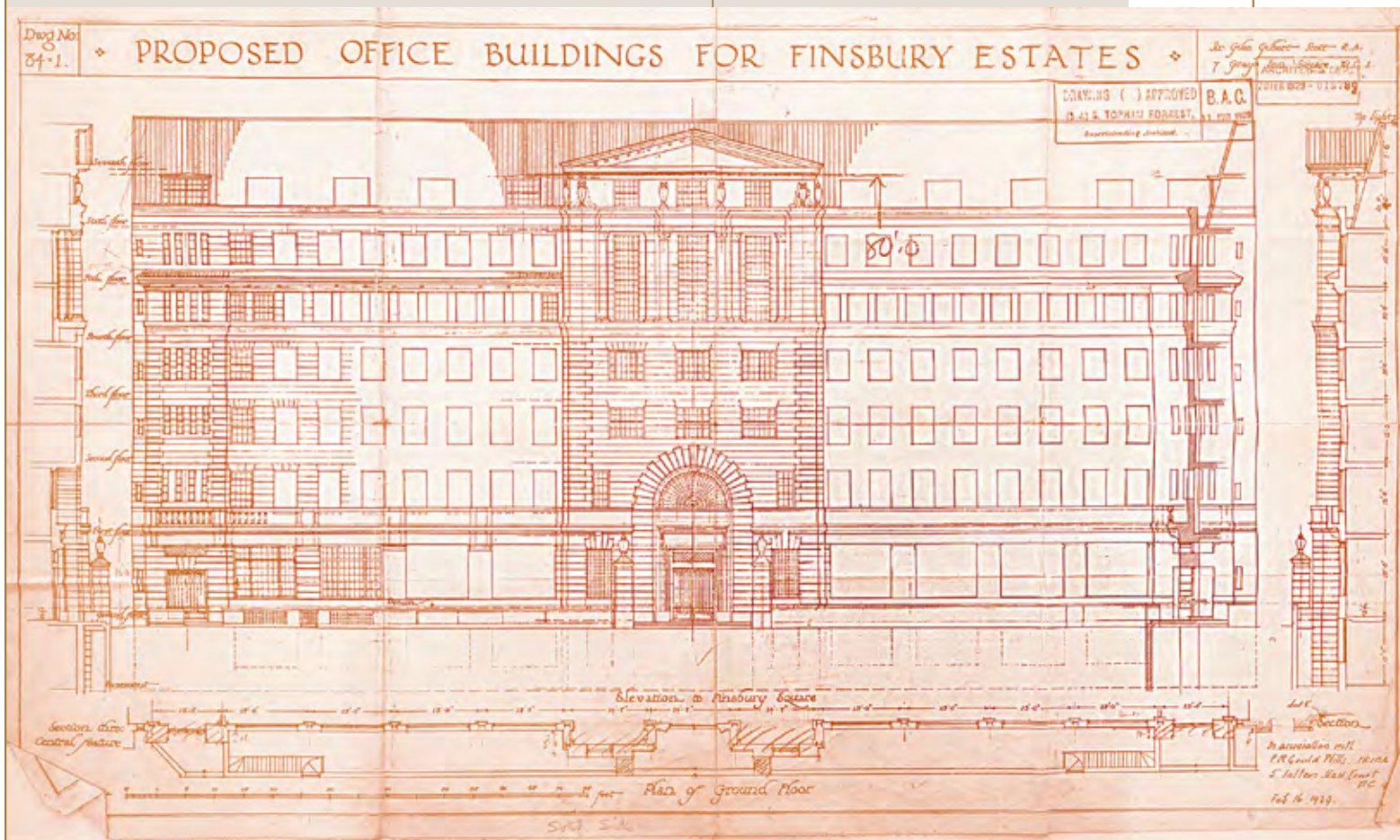




# FINSBURY ESTATE

Although focused on the working lifestyles of the present day, the building has a story to tell.

Originally designed as a private members club by Frederick Gould and Giles Gilbert Scott, designer of the iconic British red telephone box and architect of Bankside Power Station now the Tate Modern, The Gilbert has been returned to its former glory.





# HISTORY

Close attention has been paid to the unique and original features of this magnificent heritage building.

The Gilbert brings out the distinctive, characterful – surprising – nature of the original building, and introduces new standards of daylight, exterior spaces and clean air via natural ventilation from opening windows and sustainability.

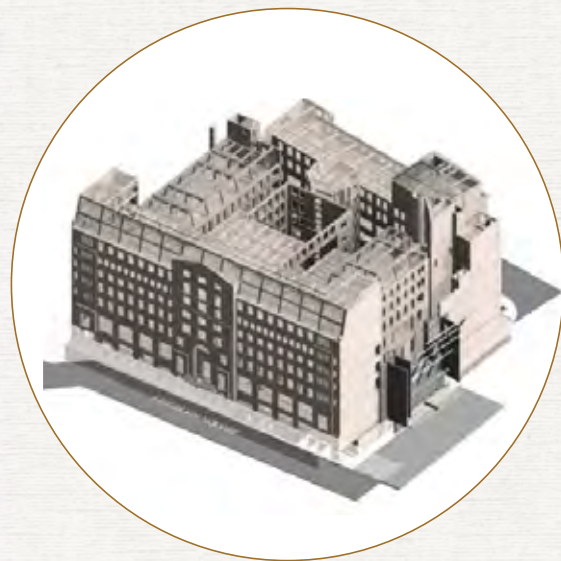




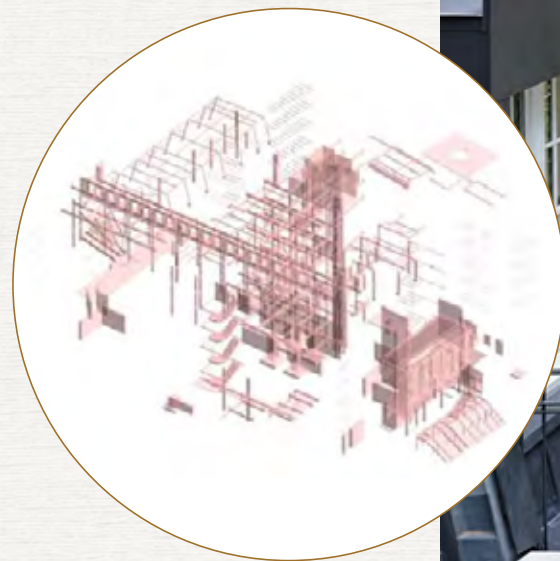
# NET ZERO CARBON IN CONSTRUCTION

The Gilbert is the first Brookfield Properties building completed as Net Zero in Construction. The development intervention has extended the lifecycle of the existing building and made it more relevant for the current and future needs of a workspace, while retaining original architectural features.

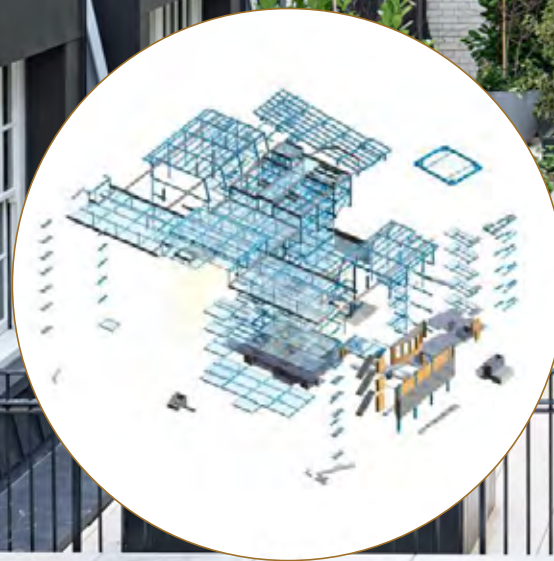
The renovation of The Gilbert saved approximately 80% of the embedded carbon emissions compared to a new building and achieves a comparable energy efficiency.



**RETAINED STRUCTURE**



**DEMOLISHED STRUCTURE**



**NEW STRUCTURE**

The impact of choosing office space in the Gilbert corresponds to avoiding immediately around 9,000 kgCO<sub>2</sub>e\* per workplace. That's equivalent to stopping using your car for 4.5 years, avoiding flying from London to New York 29 times or planting 450 trees!

THIRD PARTY  
AUDITED AS  
NET ZERO IN  
CONSTRUCTION



# NET ZERO CARBON IN CONSTRUCTION

## ACHIEVED IN 3 STEPS

- 1 EMBODIED CARBON SAVINGS:**  
The retention of 90% of the original structure resulted in major carbon savings – beating the LETI Office Benchmark by 9,500 tonnes.
- 2 OPERATIONAL ENERGY IMPROVEMENTS:**  
The Gilbert's energy saving measures resulted in an estimated consumption of 87.3 kWh/m<sup>2</sup>.  
- 3% improvement on the UKGBC benchmark for Net Zero Carbon pathway.
- 3 OFFSETTING:**  
Once due diligence was complete to account for all possible avenues for reduction of embodied carbon, 3100 tonnes of residual carbon emissions were offset with the purchase of the Fresh Breeze Project in Mexico.



90%  
RETAINED  
MATERIALS

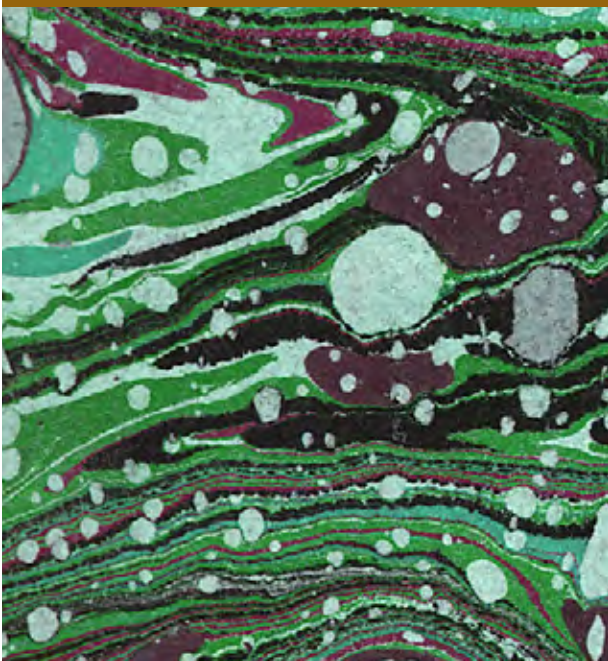
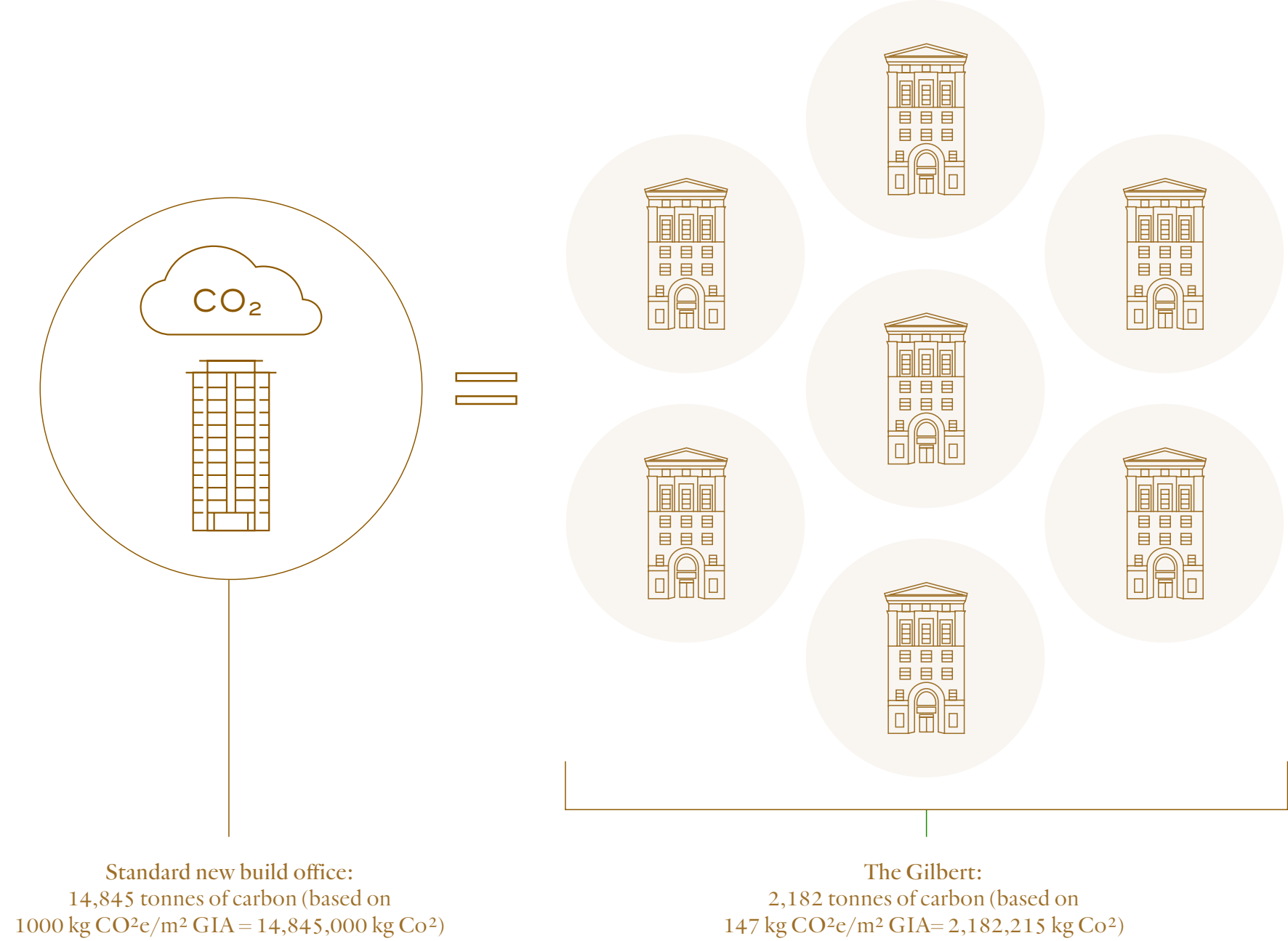
7 TIMES  
LESS  
EMBODIED CARBON  
CREATED COMPARED  
TO INDUSTRY  
TARGET

BEATS  
THE LETI BENCHMARK  
AND GLA 2023 TARGET  
BY 9,500 TONNES



# THE NET RESULT

We could renovate the Gilbert seven times before it reached the same embodied carbon as one standard new build office







· THE GILBERT ·



# CITY CENTRAL



KEY TO LINES

- Elizabeth line
- Thameslink
- DLR

ELIZABETH LINE

- 6 min Canary Wharf
- 7 min Bond Street
- 33 min Heathrow Airport

UNDERGROUND

- Metropolitan
- Circle
- Hammersmith & City
- Central
- Jubilee
- Northern Line

NATIONAL RAIL  
ACCESS FROM  
MOORGATE AND  
LIVERPOOL STREET

\*Travel minutes from  
Moorgate Station



# OUTSIDE THE SQUARE



**Burdock**



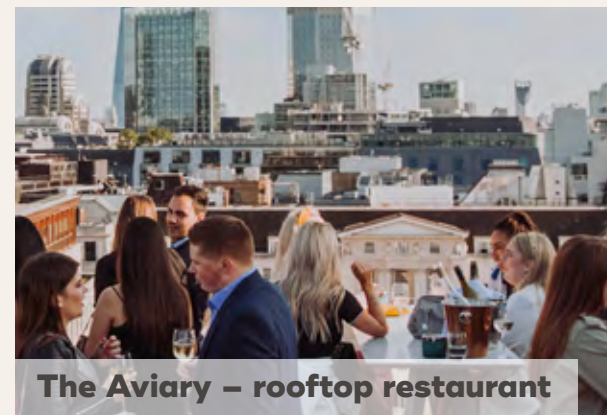
**Bar Douro**



**The Singer Tavern**



**HAZ Restaurant**



**The Aviary – rooftop restaurant**

Finsbury Square, situated in the epicenter of the City, is surrounded in all directions by action.

From the great street markets of Spitafields, Hoxton and Whitechapel; top restaurants of Shoreditch and edgy city bars, this location meets all your staff and client needs.



**Mr Cenz**













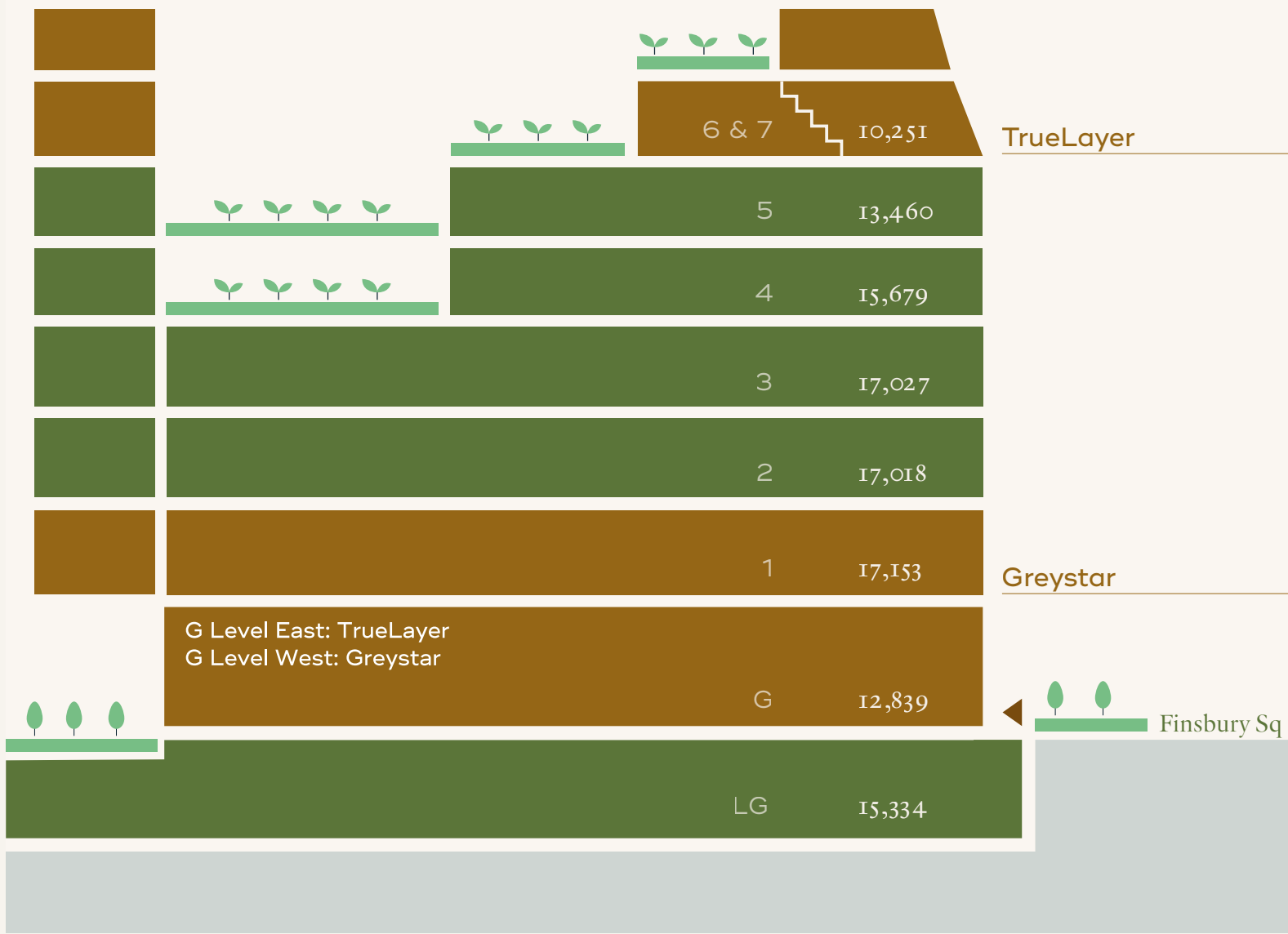
WORK AS YOU  
WANT TO LIVE



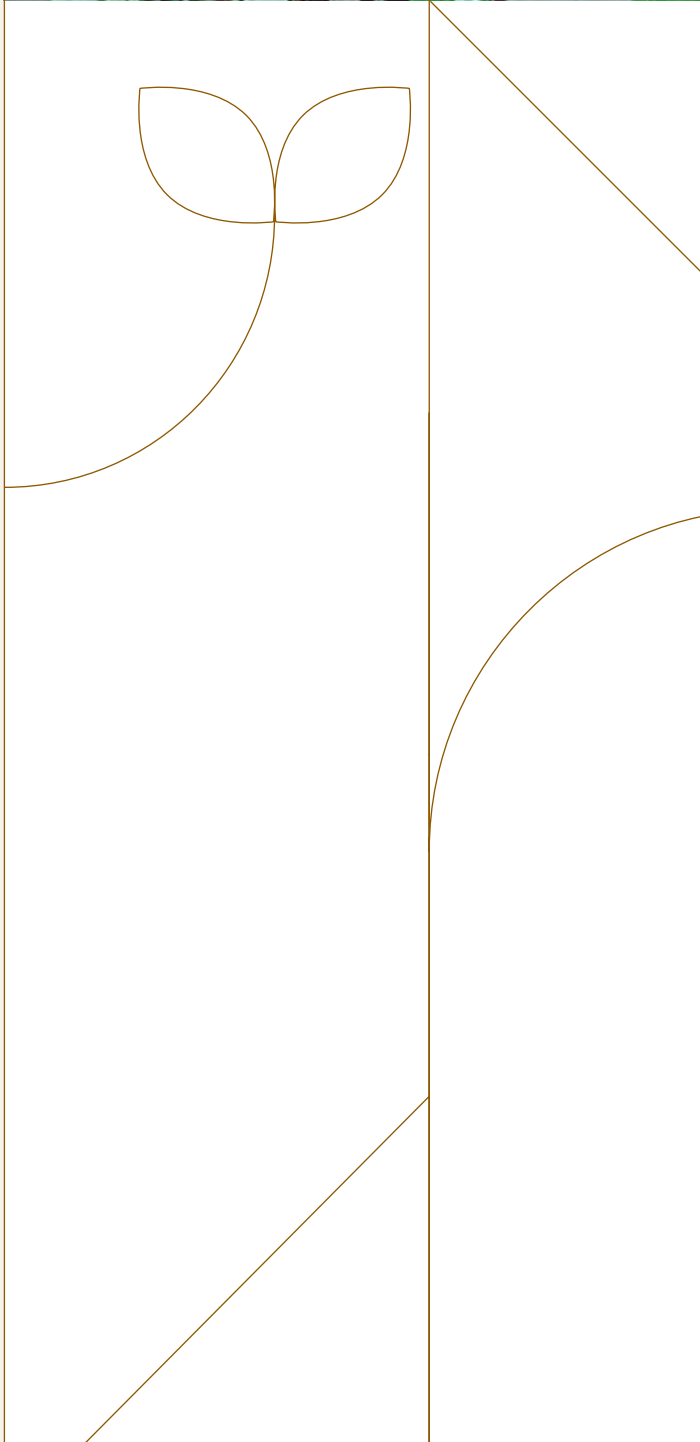
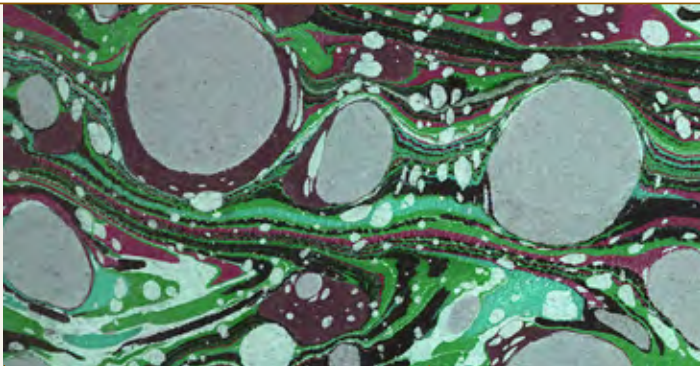
# AREA SCHEDULE

· THE GILBERT ·

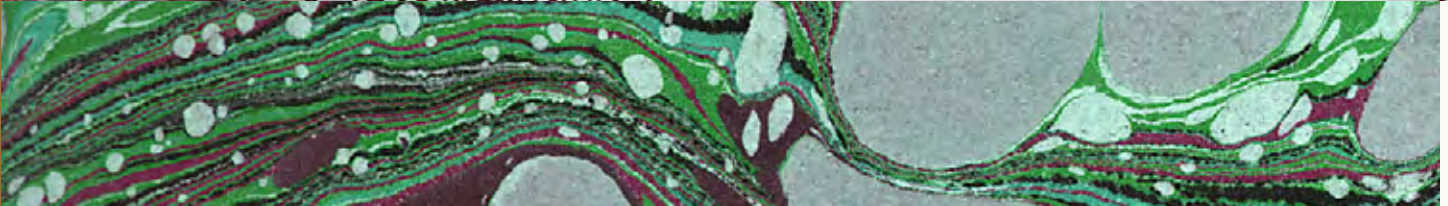
78,518 sq ft



 Terrace Garden  
 Open Courtyard







B R E A T H E   E A S Y



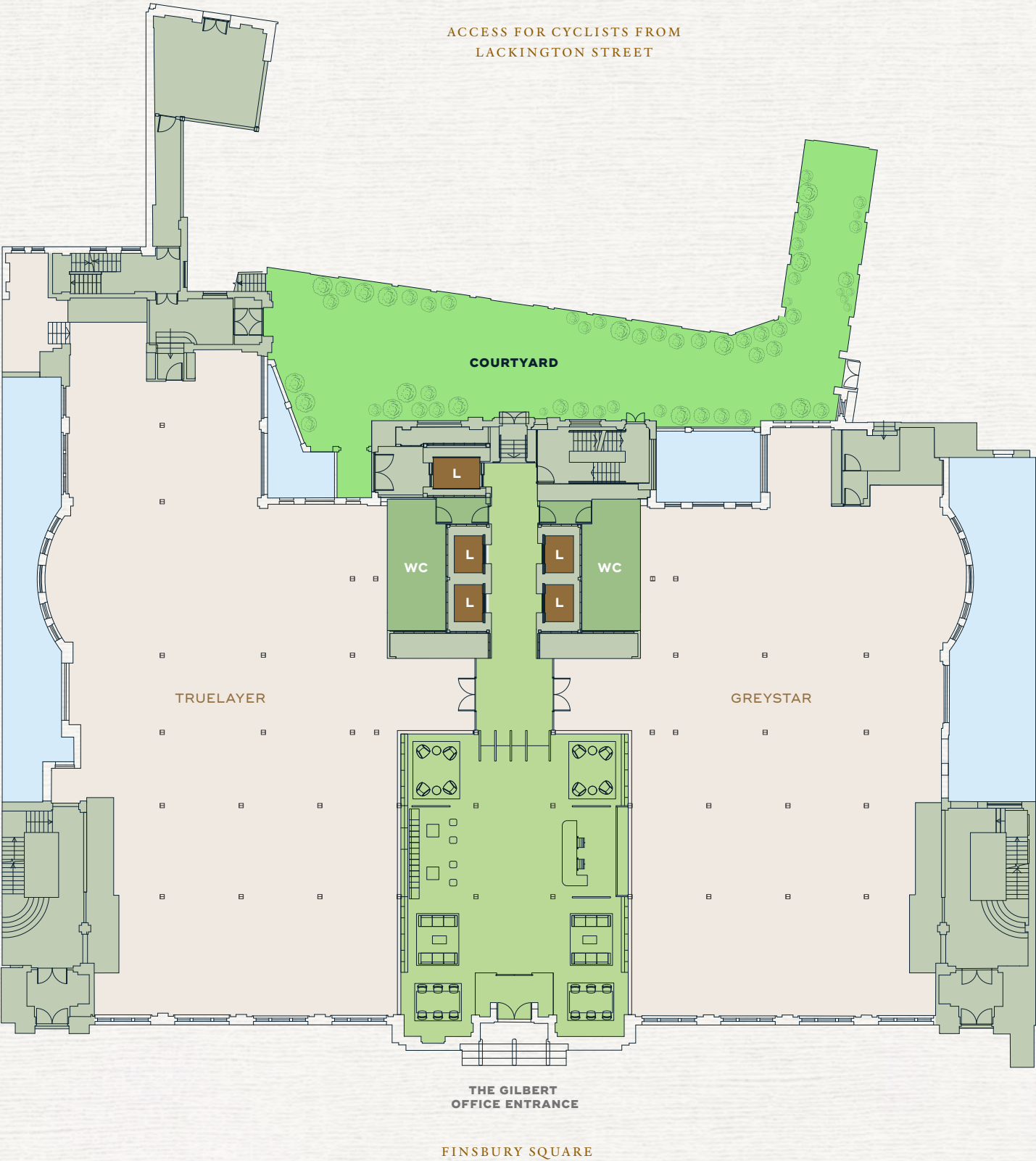


B R I G H T   &   I N S P I R I N G   S P A C E

Period windows flood natural daylight  
across each floor.



# GROUND FLOOR



THE GILBERT

12,839 sq ft

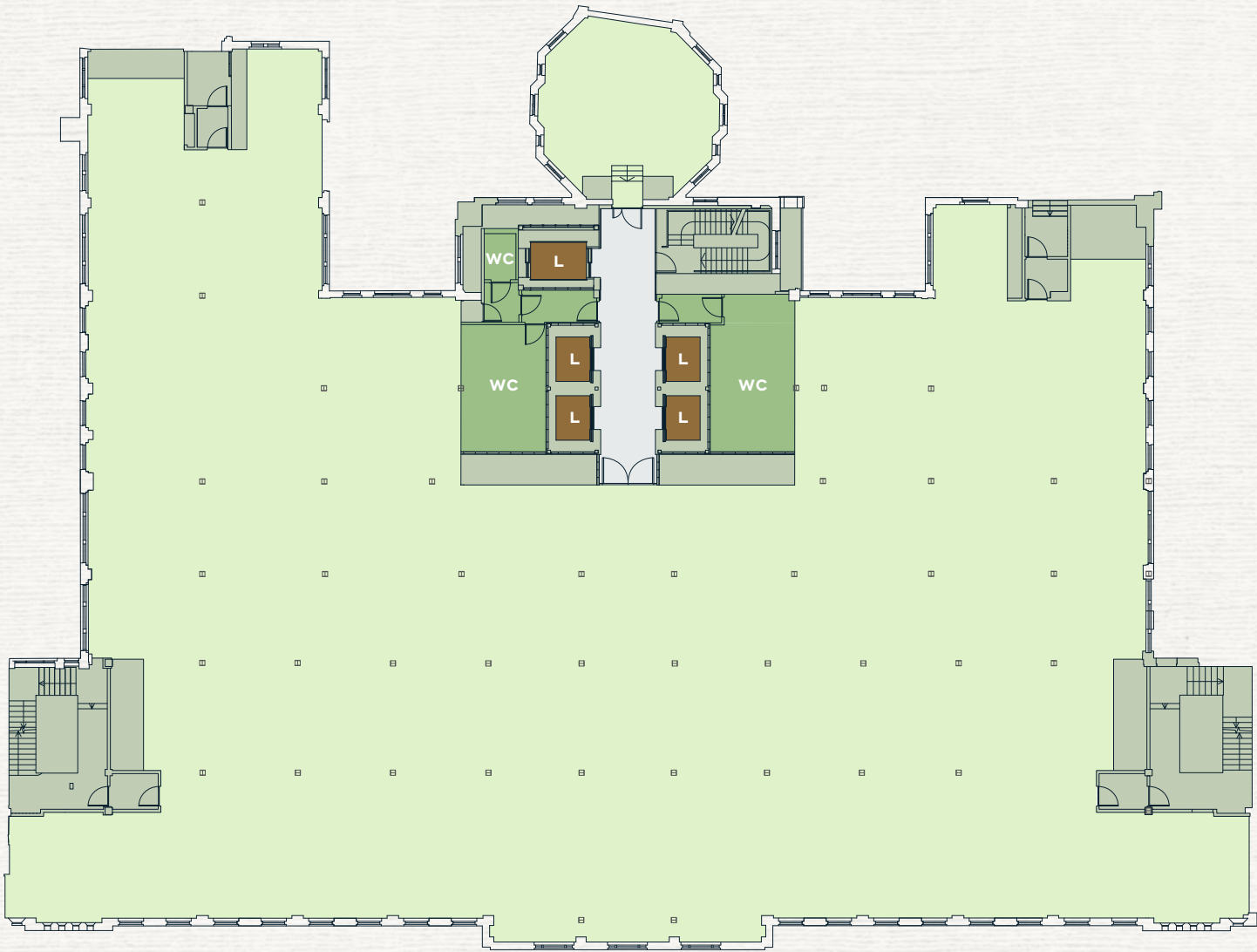
- Office Space
- Reception
- Courtyard
- Light Well
- Core





# 2<sup>ND</sup> FLOOR

LACKINGTON STREET



FINSBURY SQUARE

THE GILBERT

17,018 sq ft

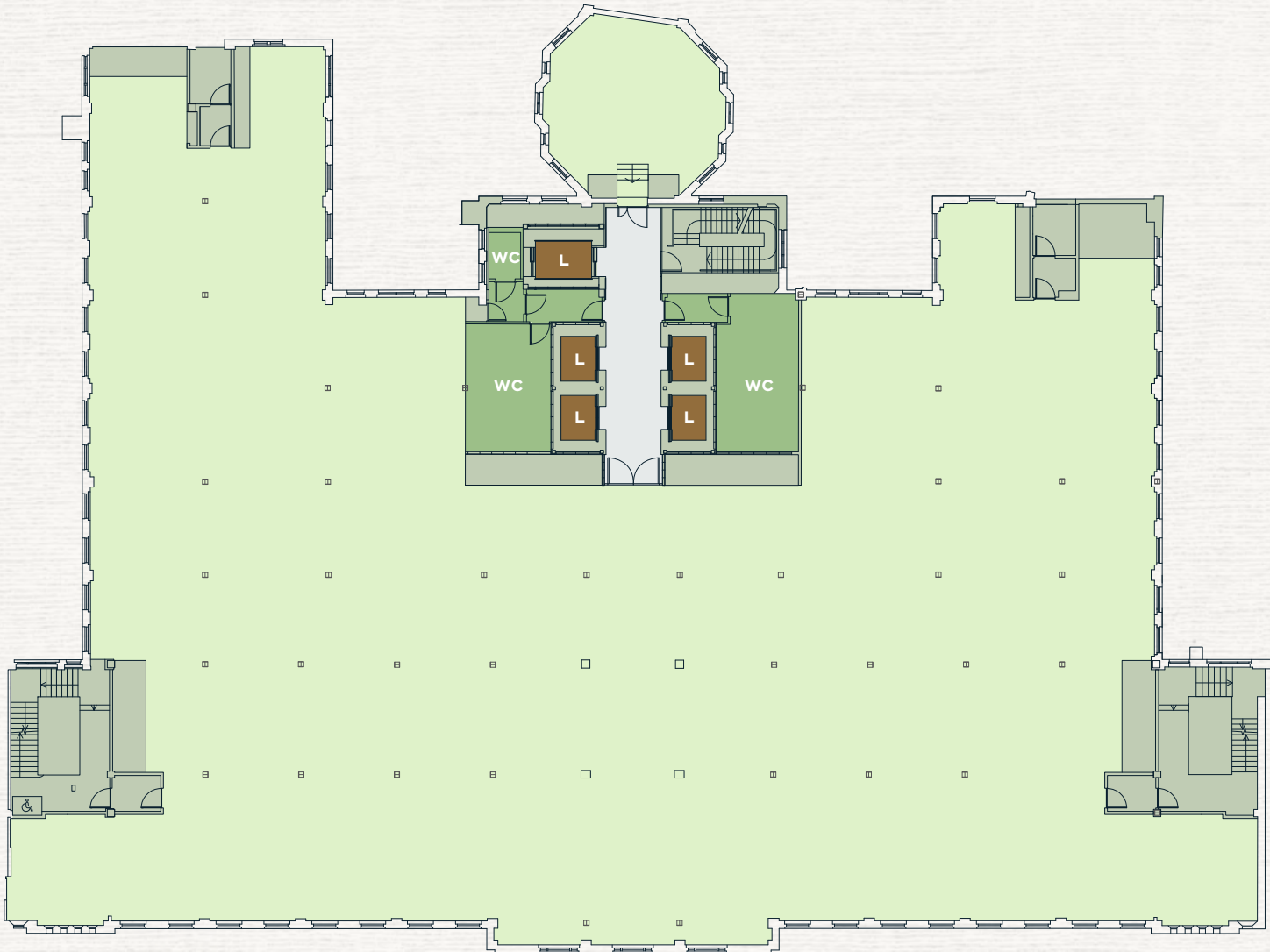
- Office Space
- Core





# 3<sup>RD</sup> FLOOR

LACKINGTON STREET



FINSBURY SQUARE

THE GILBERT

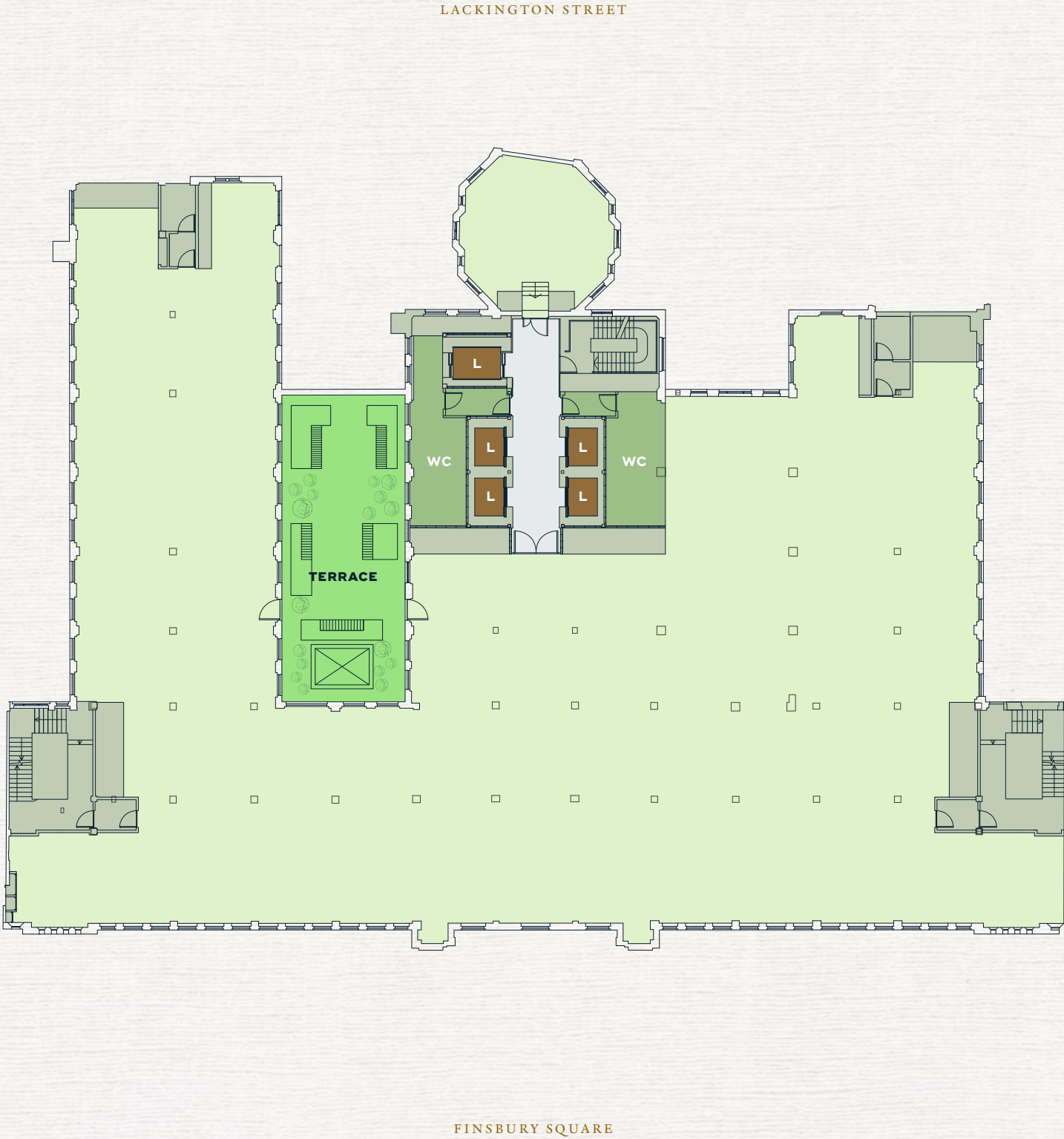
17,027 sq ft

- Office Space
- Core





# 4<sup>TH</sup> FLOOR



THE GILBERT

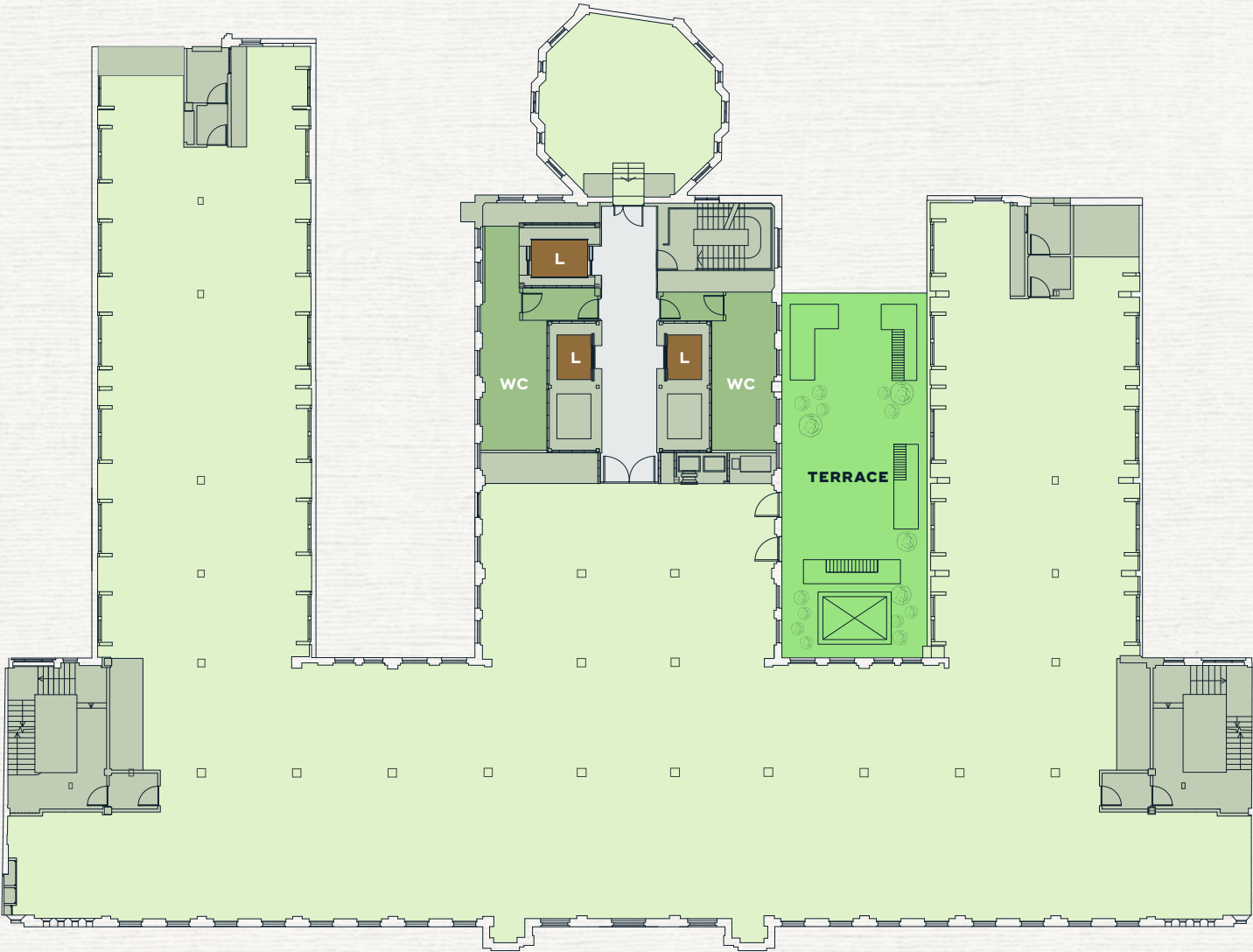
15,679 sq ft

- Office Space
- Terrace
- Core



# 5<sup>TH</sup> FLOOR

LACKINGTON STREET



FINSBURY SQUARE

THE GILBERT

13,460 sq ft

Office Space

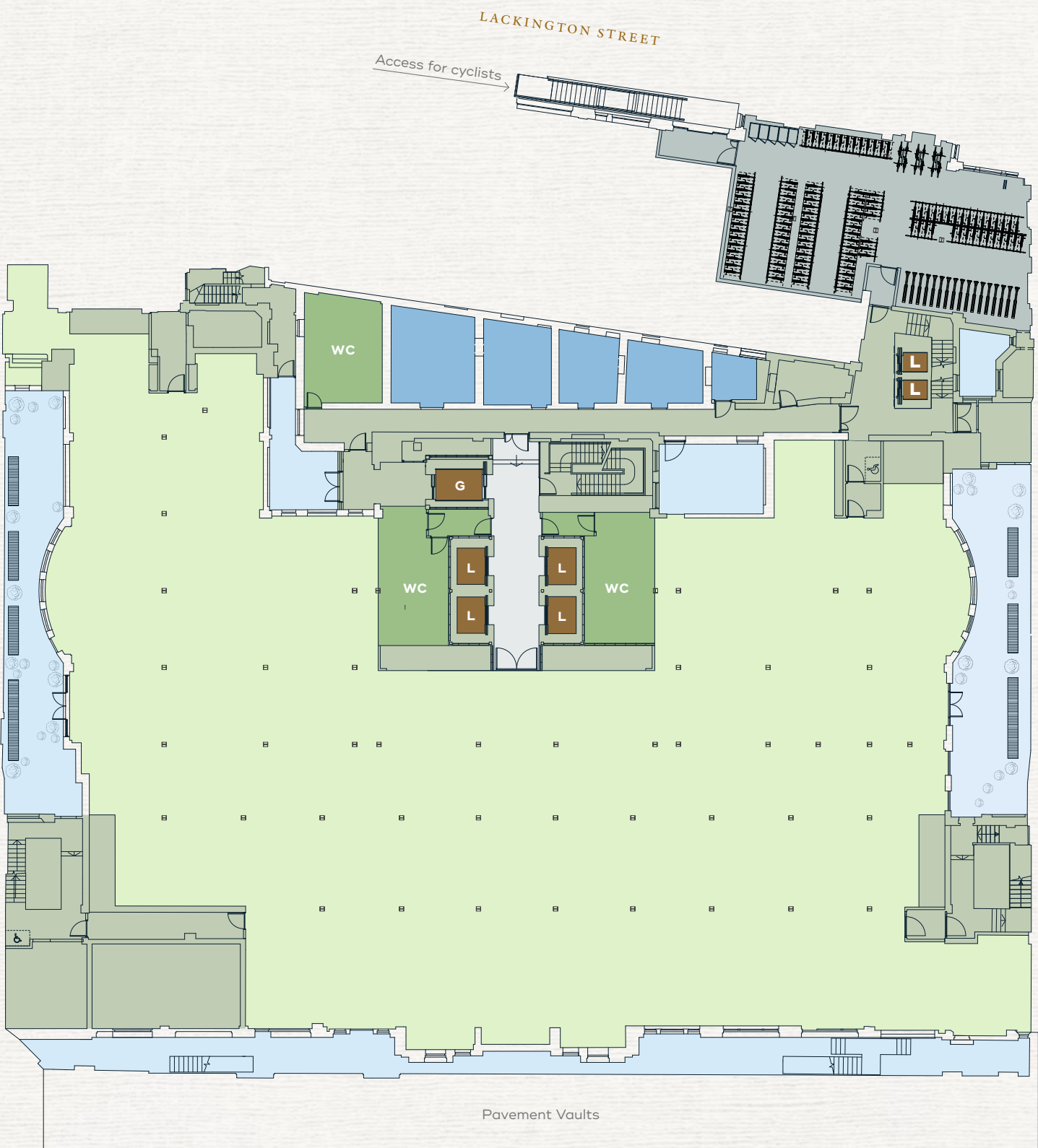
Core

Terrace





# LOWER GROUND



THE GILBERT

15,334 sq ft

- Office Space
- Management Suite
- Bicycle Stands
- Light Well
- Core











# INSIDE OUT

With 7,401 sq ft of pocket gardens, you will be able to view the changing London City Skyline's day and night.



# A HQ SPACE



Recycling Existing  
Building



Dedicated  
Reception

1:8

Designed for  
1:8 Density



All New M&E Plant



BCO Compliant  
Specification



EPC Rating B



Cycling & Shower  
Facilities



17 Showers



123 Lockers



121 Bike Spaces



Active Score  
Platinum Certification

# IN NUMBERS

1

COURTYARD  
(3,121 sq ft)

3

DEDICATED  
STAIRCASES

7

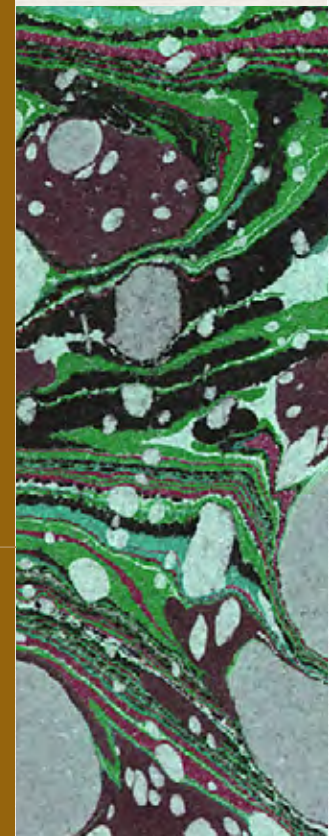
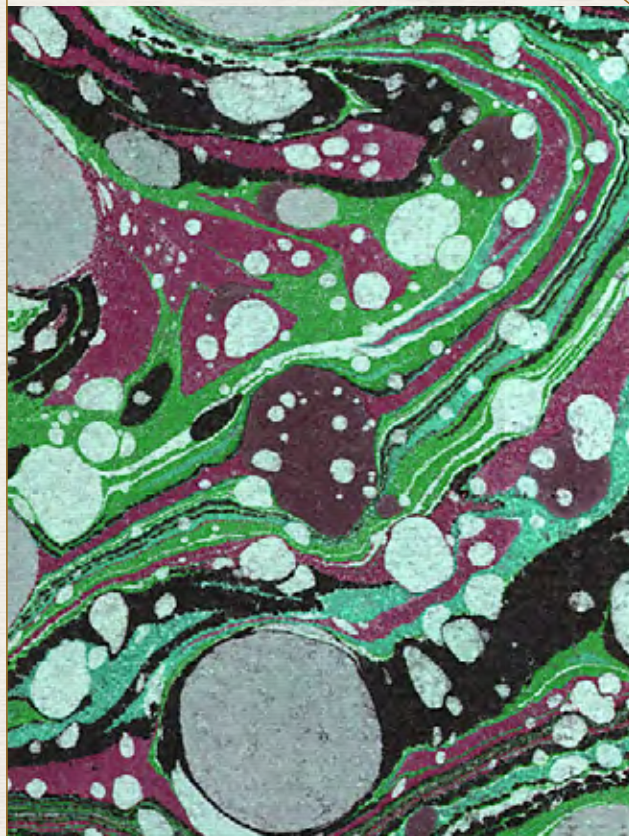
TERRACES  
(TOTAL 7,401 sq ft)

5

NEW LIFTS



AVAILABLE  
NOW





# WE DELIVER



30 FENCHURCH



99 BISHOPSGATE



CITYPOINT

**Brookfield**  
Properties



100 BISHOPSGATE



PRINCIPAL PLACE

BROOKFIELD  
HQCREDITS

amazon

accenture

  
BIG MAMMA

 Freshfields

Jefferies



Skadden



# TEAM

## DEVELOPERS

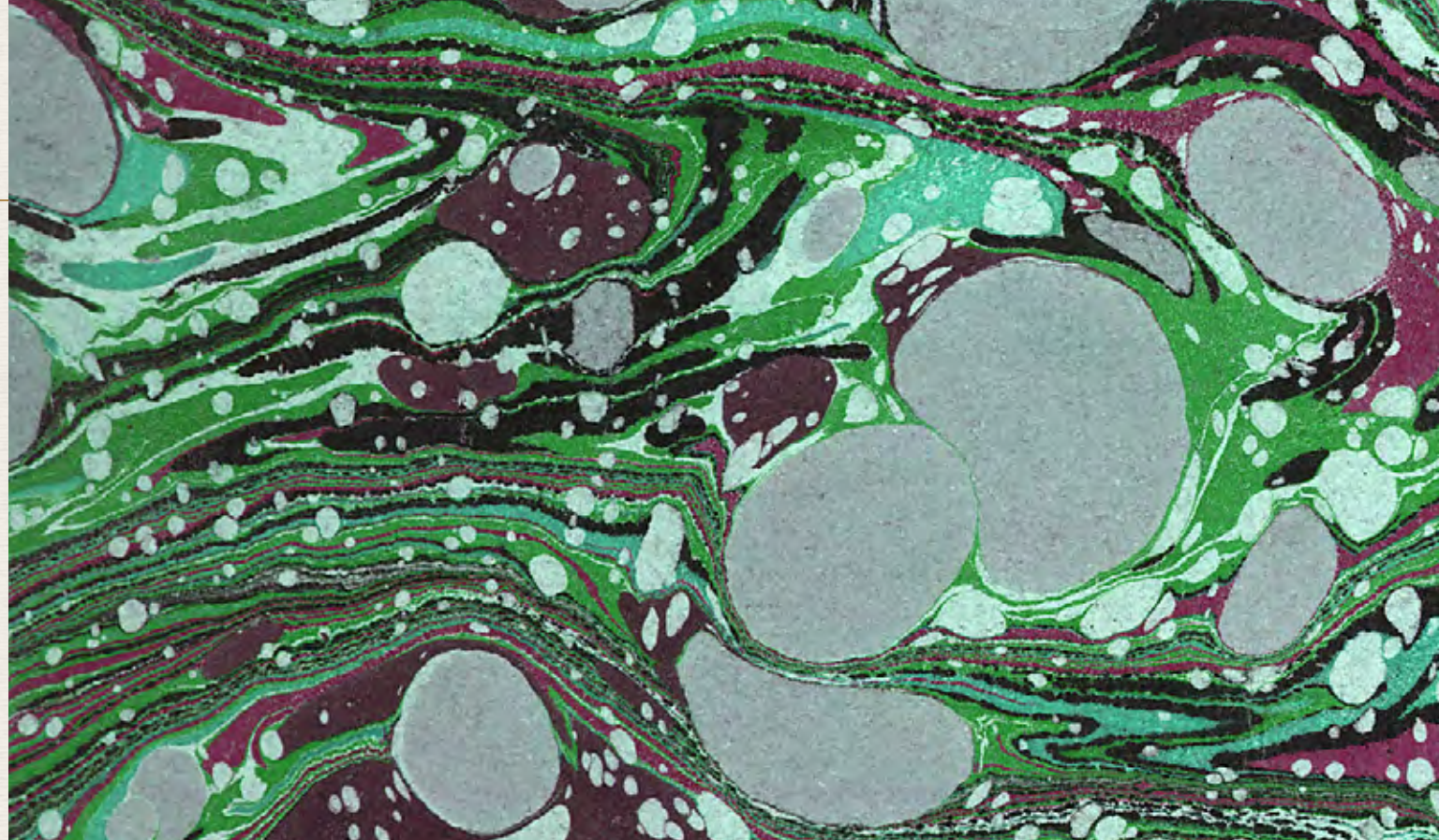
BROOKFIELD PROPERTIES

## ARCHITECTS

STIFF + TREVILLION

## CONSTRUCTION

MACE



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**Brookfield**  
Properties