# Sir Robert McAlpine completes 1 Broadgate ahead of programme, on budget and 96% pre‑let



Sir Robert McAlpine has announced the practical completion of 1 Broadgate, the 14‑storey mixed‑use development delivered for British Land and GIC in the heart of the City of London. According to British Land’s announcement, practical completion was achieved on 24 July 2025, capping a programme that the contractor says finished ahead of the Contract Programme and on budget. The scheme is sited immediately adjacent to Liverpool Street station and the Elizabeth Line, underlining its strategic importance to the Broadgate campus and to occupiers seeking rapid transport connections.

The building offers a substantial amount of commercial space and amenity that the client and contractor describe slightly differently in scale: Sir Robert McAlpine’s announcement describes 56,500 m² of premium office, retail, leisure and dining space, while British Land’s statement sets out circa 545,000 sq ft of office accommodation alongside approximately 48,000 sq ft of retail and leisure — figures that broadly align once metric and imperial measurements are reconciled. 1 Broadgate is designed around extensive terraces and seven‑day destination uses, reflecting the architect’s intent to stitch public routes and green amenity into the scheme and to create active street‑level connections.

Sustainability has been presented as a central organising principle from concept to completion. British Land says the building targets BREEAM Outstanding, WELL Platinum and NABERS 5‑star ratings and highlights operational energy efficiency as a design objective. Sir Robert McAlpine and the design team have emphasised alignment with the UK Net Zero Carbon Buildings Standard and British Land’s ESG strategy, describing a suite of measures intended to reduce whole‑life carbon and to support long‑term adaptability.

That commitment extends into circular‑economy interventions on site. The contractor’s project information details specific reuse and material‑saving measures — including the reuse of granite, the incorporation of reclaimed steel into the frame where possible, and a procurement approach that prioritised low‑carbon materials across the supply chain. Sir Robert McAlpine frames these choices as part of a deliberate effort to facilitate future deconstruction and material reuse, and to minimise construction waste.

The building’s exterior is an unmistakable element of the project’s identity. Sir Robert McAlpine reported completion of the facade installation as a key construction milestone, noting that the elevation comprises 2,432 recycled aluminium cladding panels powder‑coated in 19 colours to produce a graded effect — darker tones at lower levels graduating to lighter tones above. The contractor highlights that the panels were manufactured using recycled aluminium as one of a number of measures to reduce embodied carbon.

SRM also credits its experience of complex City logistics with maintaining business continuity for neighbouring tenants throughout the build. The contractor says close collaboration across delivery and client teams helped the project remain on schedule and on budget, and it frames the outcome as the latest delivery under the Broadgate framework.

Leasing momentum has been strong: British Land’s release states the development is 96% pre‑let, with occupants including A&O Shearman and JLL. JLL previously confirmed a 2021 agreement for lease taking 134,000 sq ft on a 15‑year term and signalled that the move reflects a strategic reimagining of workplace space aligned with the building’s sustainability and wellbeing ambitions. The top floor remains available and, according to British Land, is attracting good interest from the market.

Commenting on completion, Mark Leeming, Framework Director at Sir Robert McAlpine, said in the contractor’s statement that the team was “immensely proud to have completed 1 Broadgate on time and on budget,” and described the finished building as “a stunning development” achieved through collaborative effort. David Lockyer, Head of Development at British Land, said in British Land’s announcement that reaching practical completion was a “significant milestone,” and described the 96% pre‑let position as evidence of strong demand for premium office space in a supply‑constrained market.

1 Broadgate is the fifth scheme delivered by Sir Robert McAlpine under the Broadgate framework. British Land has confirmed that the next major phase, 2 Finsbury Avenue — a larger dual‑tower development being progressed in joint venture with Modon and also contracted to Sir Robert McAlpine — remains on course for completion in 2027 and is being marketed on similarly high sustainability credentials.

Taken together, the delivery of 1 Broadgate underscores British Land’s strategy to create a campus of high‑quality, resilient workplaces and amenities in the City. The project’s blend of specification, connectivity and a clear sustainability brief appears to have resonated with large occupiers seeking long‑term, best‑in‑class space; whether the building ultimately secures the certifications it is targeting will be confirmed as post‑occupancy performance is measured and assessed.

### 📌 Reference Map:

## Reference Map:

* Paragraph 1 – [[1]](https://premierconstructionnews.com/2025/08/09/1-broadgate-achieves-practical-completion/), [[2]](https://www.britishland.com/news/1-broadgate-achieves-practical-completion/)
* Paragraph 2 – [[1]](https://premierconstructionnews.com/2025/08/09/1-broadgate-achieves-practical-completion/), [[2]](https://www.britishland.com/news/1-broadgate-achieves-practical-completion/), [[6]](https://www.ahmm.co.uk/news/2024/1-broadgate-tops-out/)
* Paragraph 3 – [[2]](https://www.britishland.com/news/1-broadgate-achieves-practical-completion/), [[3]](https://www.srm.com/projects/shaping-the-future-of-workspace-at-broadgate/)
* Paragraph 4 – [[3]](https://www.srm.com/projects/shaping-the-future-of-workspace-at-broadgate/)
* Paragraph 5 – [[4]](https://www.srm.com/news-and-comment/facade-installation-completes-at-1-broadgate/), [[1]](https://premierconstructionnews.com/2025/08/09/1-broadgate-achieves-practical-completion/)
* Paragraph 6 – [[1]](https://premierconstructionnews.com/2025/08/09/1-broadgate-achieves-practical-completion/), [[3]](https://www.srm.com/projects/shaping-the-future-of-workspace-at-broadgate/)
* Paragraph 7 – [[2]](https://www.britishland.com/news/1-broadgate-achieves-practical-completion/), [[5]](https://www.jll.com/en-uk/newsroom/jll-confirms-1-broadgate-as-its-new-uk-flagship-office), [[1]](https://premierconstructionnews.com/2025/08/09/1-broadgate-achieves-practical-completion/)
* Paragraph 8 – [[1]](https://premierconstructionnews.com/2025/08/09/1-broadgate-achieves-practical-completion/), [[2]](https://www.britishland.com/news/1-broadgate-achieves-practical-completion/)
* Paragraph 9 – [[1]](https://premierconstructionnews.com/2025/08/09/1-broadgate-achieves-practical-completion/), [[3]](https://www.srm.com/projects/shaping-the-future-of-workspace-at-broadgate/), [[7]](https://www.britishland.com/news/broadgate-reit-announces-joint-venture-with-modon-to-deliver-world-class-development-at-2-finsbury-avenue/)
* Paragraph 10 – [[2]](https://www.britishland.com/news/1-broadgate-achieves-practical-completion/), [[1]](https://premierconstructionnews.com/2025/08/09/1-broadgate-achieves-practical-completion/)

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## Bibliography

1. <https://premierconstructionnews.com/2025/08/09/1-broadgate-achieves-practical-completion/> - Please view link - unable to able to access data
2. <https://www.britishland.com/news/1-broadgate-achieves-practical-completion/> - British Land’s press release announces the on-schedule practical completion of 1 Broadgate on 24 July 2025. The statement confirms the development is 96% pre-let to A&O Shearman and JLL, with the top floor still available and strong market interest. It describes the mixed-use scheme as providing circa 545,000 square feet of office space with extensive roof terraces and approximately 48,000 square feet of retail and leisure accommodation, adjacent to Liverpool Street station and the Elizabeth Line. The release highlights the building’s operational energy efficiency and its targeting of high sustainability standards, reflecting British Land’s campus strategy and ESG commitments.
3. <https://www.srm.com/projects/shaping-the-future-of-workspace-at-broadgate/> - Sir Robert McAlpine’s project page for 1 Broadgate outlines the contractor’s role delivering the 14-storey, mixed‑use building for British Land and GIC as the fifth scheme under the Broadgate framework. The page emphasises sustainability and circular economy principles used throughout delivery, including reuse and material‑saving measures, alignment with the UK Net Zero Carbon Buildings Standard and British Land’s ESG approach. It details interventions such as reuse of granite, incorporation of reused steel into the frame, low‑carbon material sourcing, and design measures to support long‑term adaptability, noting targets for high environmental performance and certification.
4. <https://www.srm.com/news-and-comment/facade-installation-completes-at-1-broadgate/> - This Sir Robert McAlpine news item records completion of the façade installation at 1 Broadgate, describing 2,432 recycled aluminium cladding panels powder coated in 19 colours to create a colour‑graded elevation. The article sets out the visual strategy of darker tones at lower levels graduating to lighter tones above, and notes the panels were manufactured using recycled aluminium saving carbon. It also confirms the building’s scale—several hundred thousand square feet of offices with tens of thousands of square feet of retail—and frames the façade milestone as an exemplar of collaboration between contractor, architect and client on a major City project.
5. <https://www.jll.com/en-uk/newsroom/jll-confirms-1-broadgate-as-its-new-uk-flagship-office> - JLL’s 2021 news release confirms its agreement for lease at 1 Broadgate, taking 134,000 square feet on a 15‑year term as the firm’s new UK flagship office. The statement explains JLL’s move reflects a strategic workplace reimagining and alignment with British Land’s sustainability ambitions; the building was being designed to target very high sustainability and wellbeing standards, including BREEAM Outstanding and WELL Platinum, and to be SMART enabled. JLL’s release sets out occupation timing and the organisation’s expectation that premium, sustainable workplaces will support collaboration, culture and productivity.
6. <https://www.ahmm.co.uk/news/2024/1-broadgate-tops-out/> - Architect Allford Hall Monaghan Morris reports the topping out of 1 Broadgate on 25 April 2024, marking structural completion of the building’s highest point. The note describes the mixed‑use composition: a retail and leisure podium connected by new arcades with high quality office floors above, significant terrace and amenity provision and the project’s role within British Land’s wider Broadgate masterplan. The architect highlights provision of generous terraces, green amenity and the careful integration of public routes, underscoring the design intent to create an active, seven‑day destination in the heart of the City adjacent to Liverpool Street station.
7. <https://www.britishland.com/news/broadgate-reit-announces-joint-venture-with-modon-to-deliver-world-class-development-at-2-finsbury-avenue/> - British Land’s announcement regarding 2 Finsbury Avenue describes the joint venture with Modon to deliver the 750,000 square foot dual‑tower scheme at Broadgate, with Sir Robert McAlpine appointed as main contractor and an anticipated completion in 2027. The release notes that Citadel and Citadel Securities pre‑let a substantial portion of the building, and that the development will target high sustainability credentials including BREEAM Outstanding, WELL Platinum, EPC A and NABERS 5‑star. The statement situates 2 Finsbury Avenue as the next major phase of Broadgate’s transformation and confirms ongoing partnership between British Land, GIC and appointed contractors.