

15 Norton Folgate

NORTON FOLGATE

Work Ready

BY BRITISH LAND



A home for *ambition*

15 NORTON FOLGATE is an address with an innovative, entrepreneurial history. Over the years, it's been a silversmiths, a chemist's laboratory and London's first aquarium. This sense of commercial adventure has shaped its most recent reinvention as one of London's most compelling new workspace.

There's 12,008 sq ft of flexible workspace plus 1,230 sq ft of terraces with views over Spitalfields' Victorian rooftops. Part of the exciting new Norton Folgate quarter, No. 15 is a close neighbour to both the City financial district and Old Street's tech hub. All-electric and Net Zero at completion, it's an address that's ready to spark into life and inspire your next grand plan.



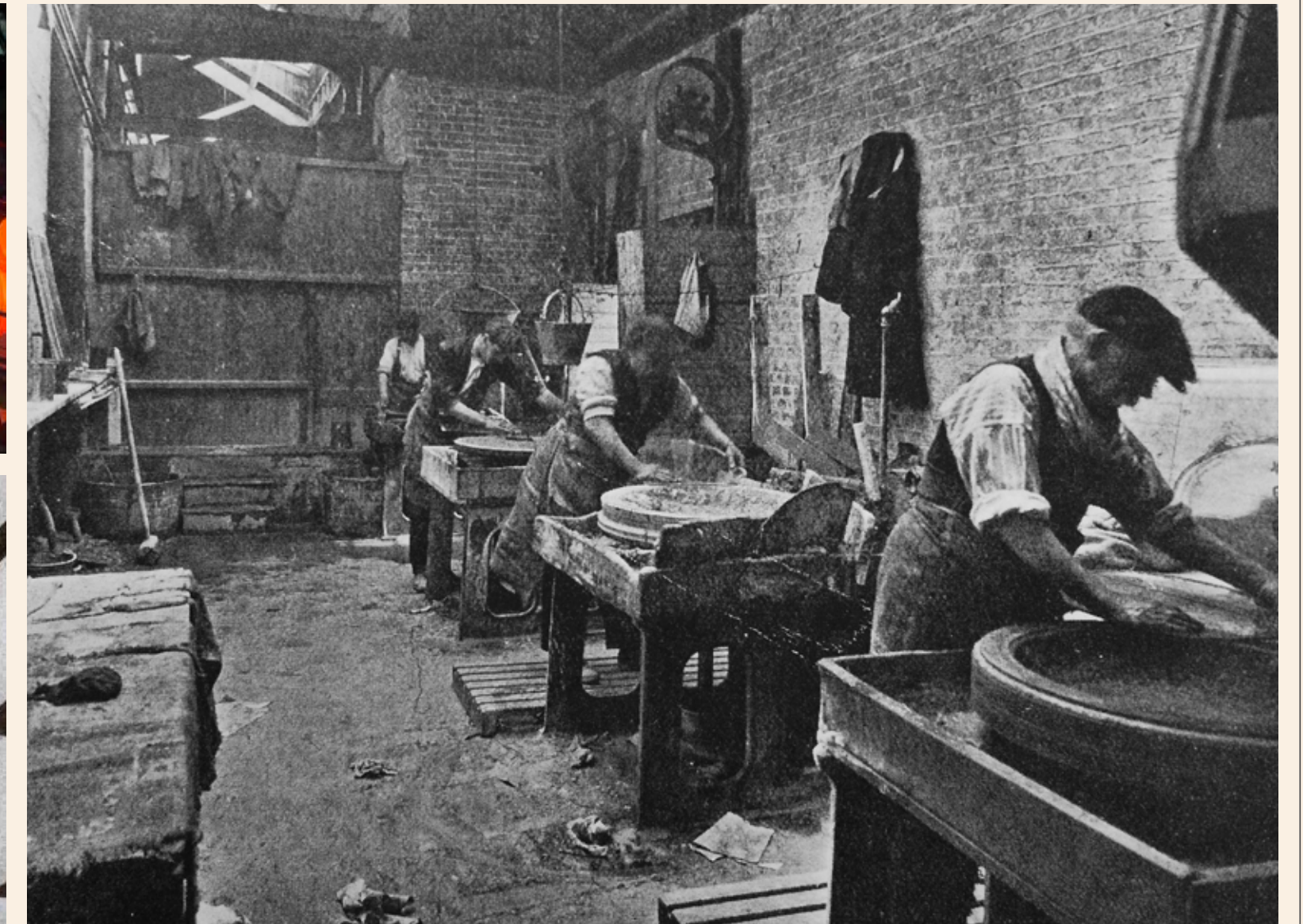
Reinventing *success*

NORTON FOLGATE is a melting pot. A burgeoning community populated by the City of London's financial powerhouses, and Old Street's tech icons, startups and entrepreneurs.

There's Spitalfields Market's eclectic mix of shops and restaurants. Food from the likes of Hawksmoor and Ottolenghi. Authentic East End pubs. And a history that goes back to the Romans – who used Norton Folgate as a burial ground.

Yet the area's better known for the 12th Century St Mary Spital hospital that gave the Spitalfields district its name. Henry VII's dissolution of the monasteries led the rich and powerful to make it their home – introducing the Georgian and Victorian architecture that's still visible today.

For its part, 15 Norton Folgate has proudly worn many names above its door – notably James Stillwell, who weaved Queen Victoria's coronation cloth-of-gold. From leather-cutters to attorneys, and now you: this is a transformative address. A site where ideas flourish. Where business blooms.



A quarter with *influence*

Award-winning Architects Morris+Company have collaborated with DSDHA, Stanton Williams and Allford Hall Monaghan Morris to create Norton Folgate. With 330,000 sq ft of mixed use space spread across six buildings, this is not just a place of work. It's a well-rounded community with historic character, impressive sustainability and a vibrant lifestyle.

Nicholls & Clarke
26,838 SQ FT OFFICES
3,934 SQ FT RETAIL



Blossom Yard
12,456 SQ FT OFFICES REMAINING
10,104 SQ FT RETAIL/RESTAURANT



15 Norton Folgate
12,008 SQ FT OFFICES
3,422 SQ FT RETAIL



Elder Yard
74,823 SQ FT OFFICES
8,092 SQ FT RESTAURANTS



Nicholls & Clarke Yard
3,444 SQ FT PUBLIC SPACE



Loom Court
47,151 SQ FT OFFICES
1,790 SQ FT RESTAURANTS



Blossom Yard
4,306 SQ FT PUBLIC SPACE



16 Blossom Street
15,737 SQ FT OFFICES
4,331 SQ FT RESTAURANTS

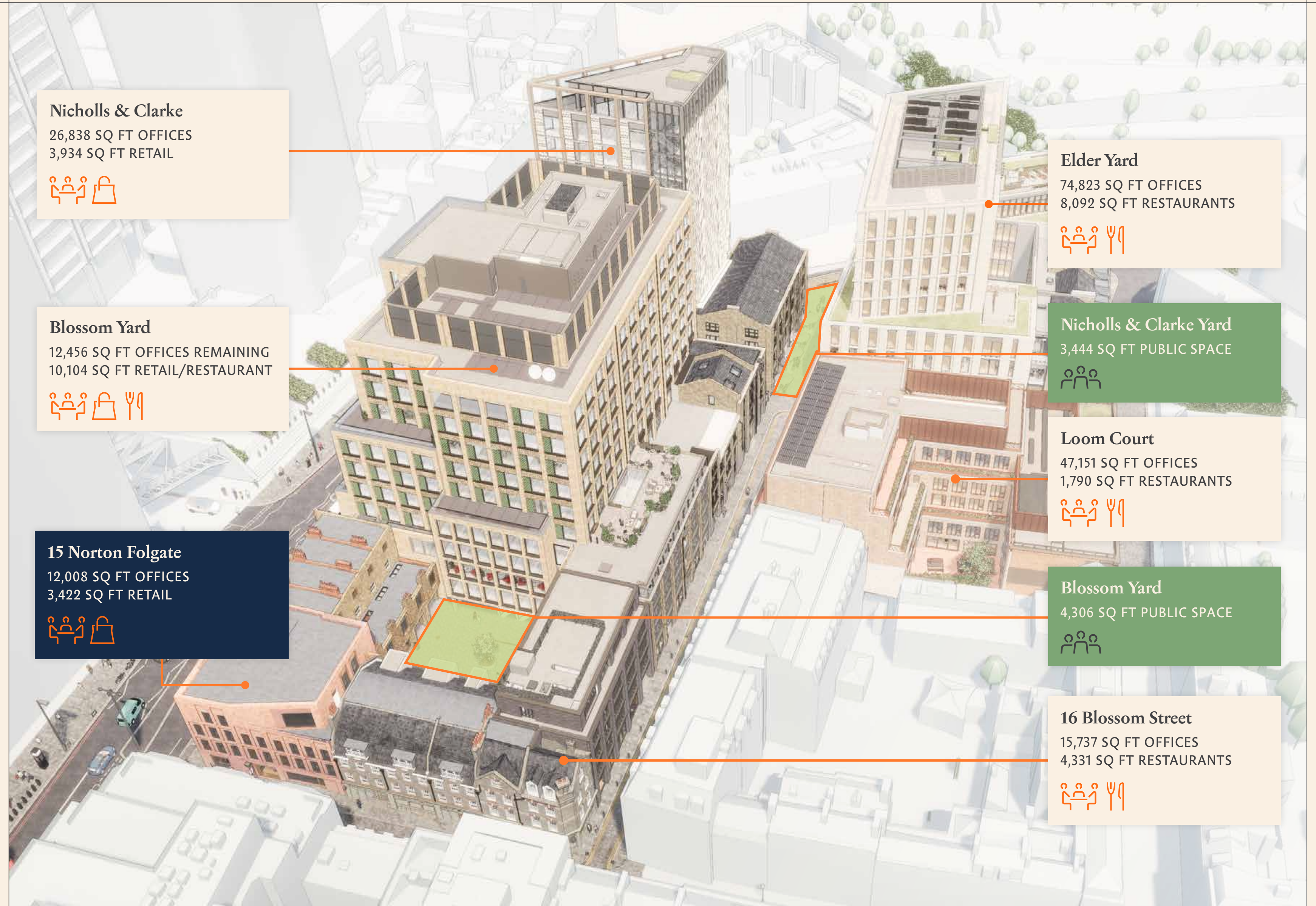


**ALLFORD
HALL
MONAGHAN
MORRIS**

MORRIS & Co

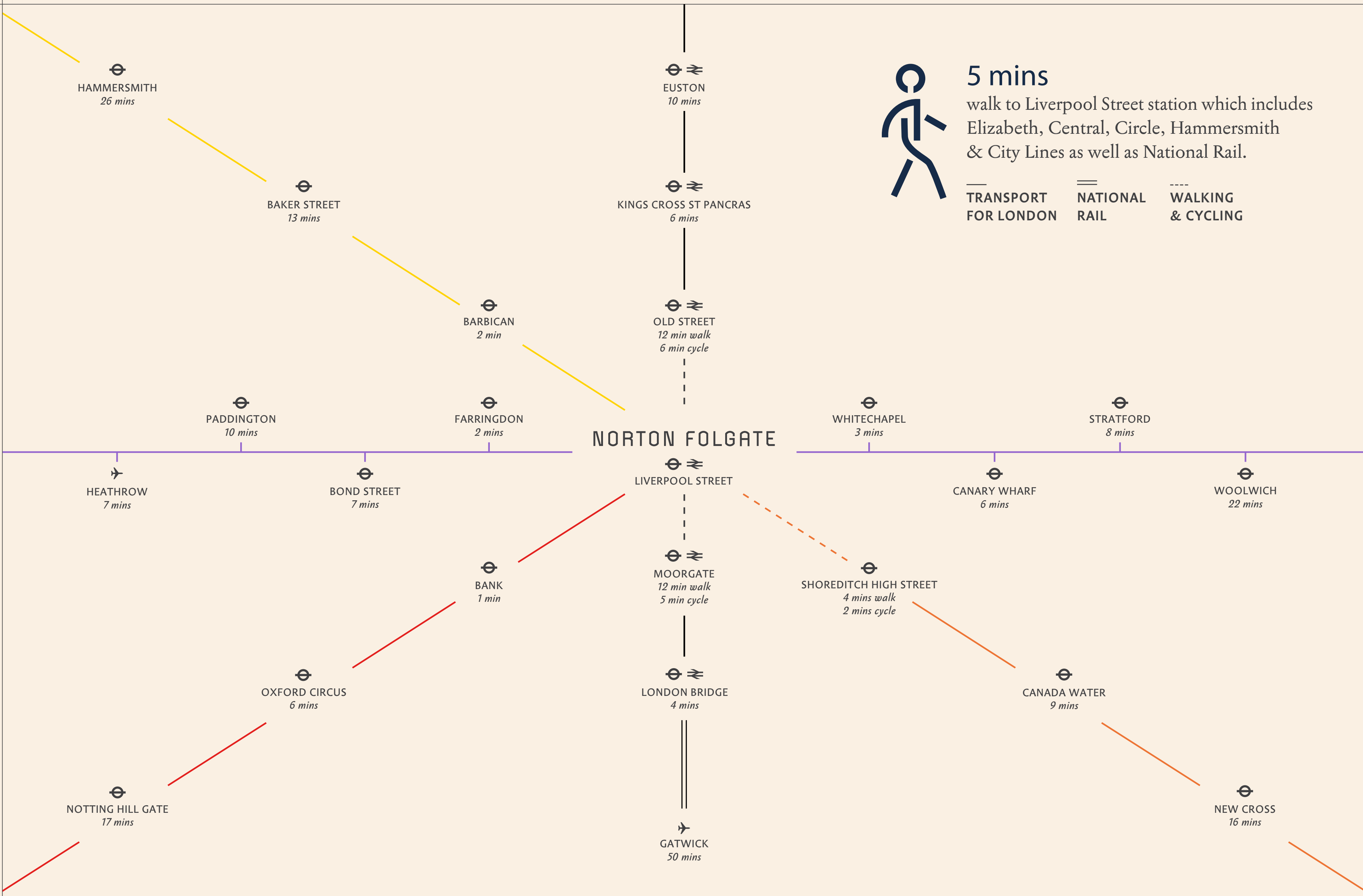
DSDHA

STANTON
WILLIAMS



A new retail & dining destination





Ready-made connections

It's just a 5 minutes walk to Liverpool Street Station's Underground and mainline platforms, and 4 minutes to the Overground at Shoreditch High Street. Add the trains out of Moorgate and Farringdon, and 15 Norton Folgate has everything at hand. The capital. The commuter belt. And even flights out of Gatwick and Heathrow.



A space for *growth*

A WALK past the coffee shop and bakery and into 15 Norton Folgate's quaint courtyard neatly frames a striking, stepped architectural design. One that sits in harmony with the wider Georgian and Victorian neighbourhood.

Large, modern windows bathe spaces in light while BREEAM 'Excellent' and WiredScore 'Platinum' ratings are complemented by shared shower and cycle facilities. Each of the three floors will be Work Ready, with workstations, a variety of meeting rooms and beautiful terrace spaces, with the option to add additional services.

For every innovative technology and modern motif, there's an eye-catching Victorian period touch. From the fireplaces to the colours and décor, the building's not only a place of work, but of character.





Work Ready

Fully fitted, furnished and *connected*

EFFECTIVE & SUSTAINABLE workspaces are available across a number of buildings at Norton Folgate. So you can focus on your business and settle into your new home swiftly and smoothly.

READY TO GO

Fitted, furnished & connected.
Everything you need to start working is included.

TERM

Short, mid or long-term leases that flex to suit you.

Options to suit *you*

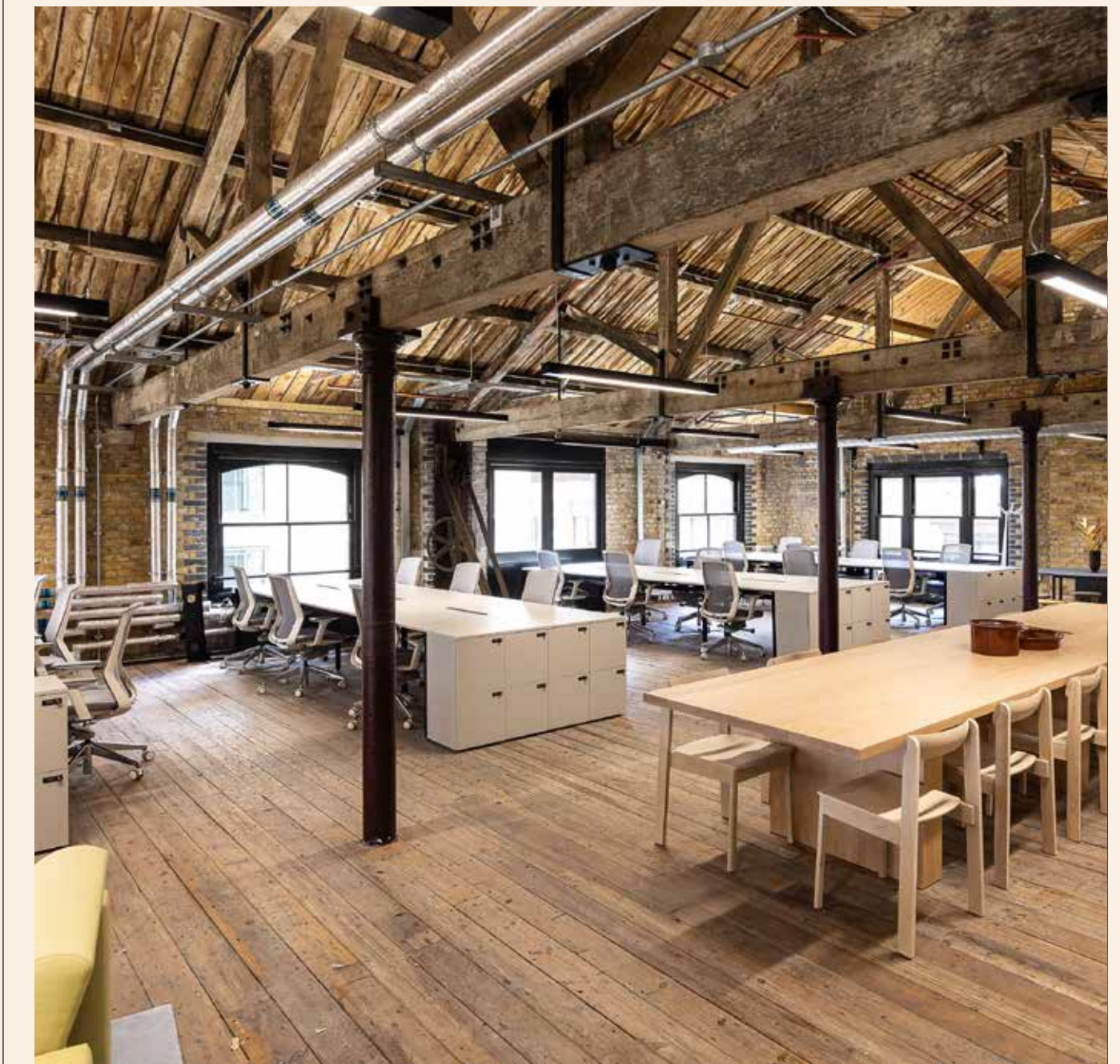
FITTED

Fully furnished, sustainable workspaces plus the ability to use our 10GB fibre connection.

FULLY MANAGED

Get all the services you need to run your workspace for one monthly price.

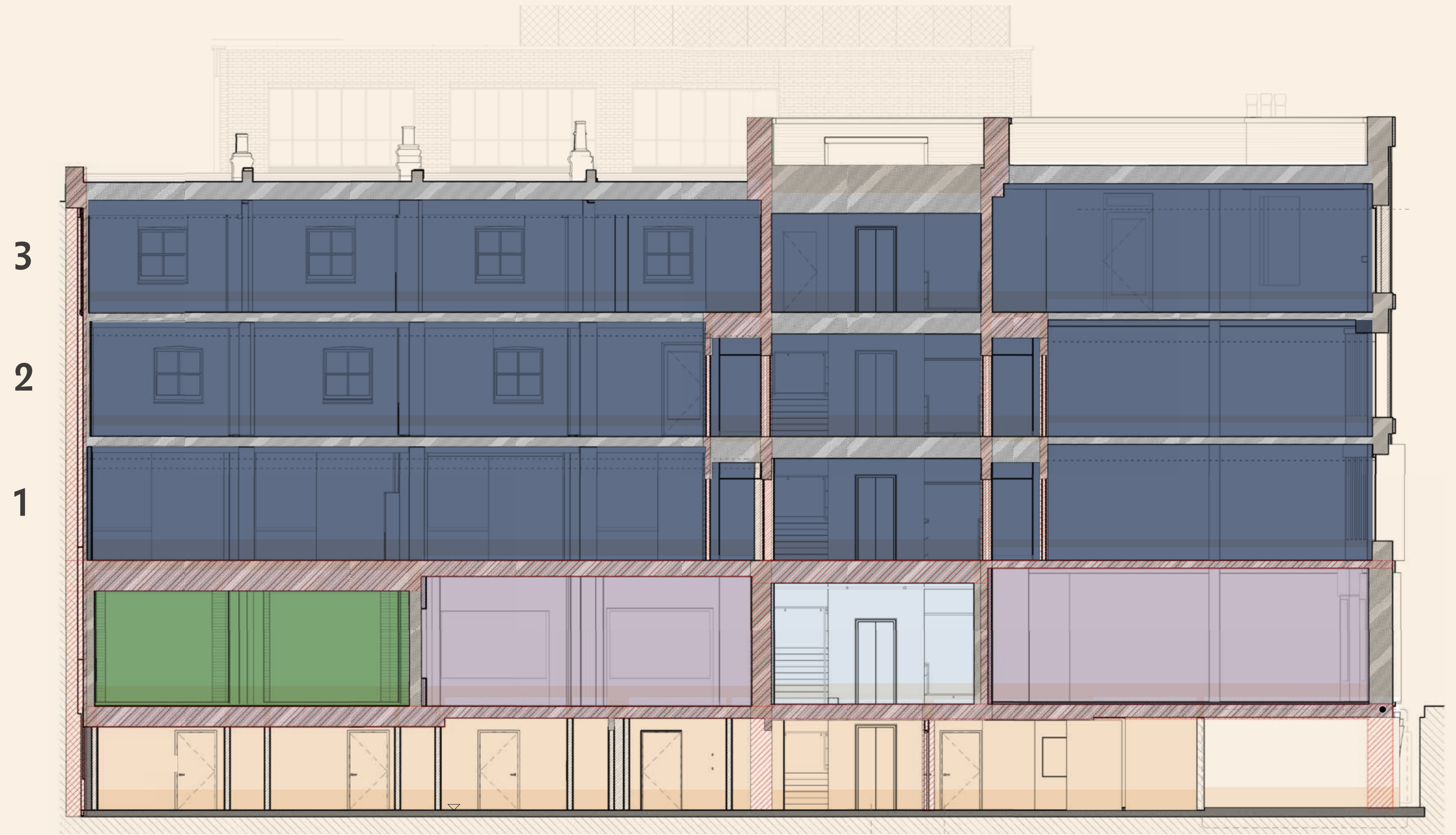
OPTIONS TO SUIT YOU	FITTED	FULLY MANAGED
Fully furnished	•	•
Flexible leasing options	•	•
Sustainable Workspaces	•	•
Access to building end of trip facilities	•	•
Access to 10GB fibre connection	•	•
Fixed monthly cost		•
Fully managed 10GB WiFi connectivity		•
Health & Safety Support		•
M&E maintenance		•
Waste Removal & Recycling		•
Cleaning incl WC consumables		•
Utilities		•
Workspace Support from Shared Property Manager		•




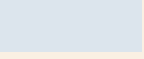


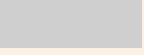
Schedule *of areas*

- Office
- Retail
- Reception
- Basement
- Courtyard Entrance

Floor	Office (sq ft)	Terraces (sq ft)
3	3,348	313
2	3,827	917
1	4,833	-
G	-	-
TOTAL	12,008	1,230



Ground Floor

-  Retail
-  Reception
-  Lift
-  Courtyard Access
-  Core

SHOREDITCH HIGH STREET



First Floor


TOTAL INTERNAL AREA
4,833 sq ft


SHOREDITCH HIGH STREET




- Workspace
- Reception
- Meeting Rooms
- Kitchen/Breakout Space
- Teapoint
- Phonebooth
- Lobby
- Lift
- Toilets
- Core

 Private Reception

 47 Desks

 6 & 8 Person Meeting Rooms

 Kitchen/Breakout Area

Second Floor

TOTAL INTERNAL AREA

3,827 sq ft

TERRACE

917 sq ft

SHOREDITCH HIGH STREET



- Workspace
- Reception
- Meeting Rooms
- Kitchen/Breakout Space
- Teapoint
- Phonebooth
- Lobby
- Lift
- Toilets
- Core
- Comms Cupboard

39 Desks

8 Person Meeting Rooms

Kitchen/Breakout Area

Private Terrace

Third Floor

TOTAL INTERNAL AREA

3,348 sq ft

TERRACE

313 sq ft

SHOREDITCH HIGH STREET



- Workspace
- Reception
- Meeting Rooms
- Kitchen/Breakout Space
- Teapoint
- Phonebooth
- Lobby
- Lift
- Toilets
- Core

26 Desks

6 & 8 Person Meeting Rooms

Kitchen/Breakout Area

Private Terrace

Building Specifications

FITTED *or* FULLY MANAGED

 **12,008**
sq ft office space

BREEAM® 'Excellent'


 **3,422**
sq ft retail space


 **WiredScore**
PLATINUM

 **1,230**
sq ft terrace space over 2 floors

 **Net Zero**
at completion with all electric workspace

 **Changing facilities**
Access to shared facilities with
52 cycle racks, 52 lockers, 5 showers

 **2.6 – 3.25m**
floor to ceiling height

 **1 x 630kg**
passenger lift

 **Zero waste**
to landfill targeted

 **Available now**

 **All Electric**
building operation



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