

Elder Yard

NORTON FOLGATE



A rich *tapestry*

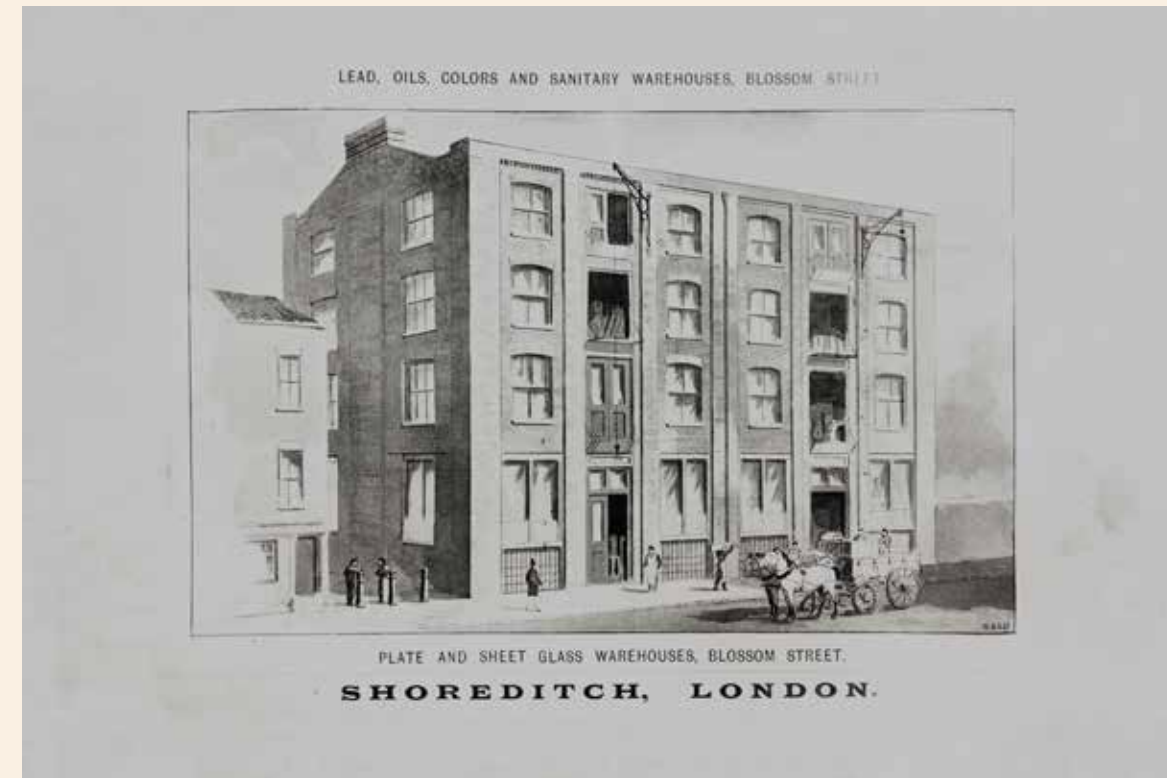
PART OF the wider Norton Folgate Quarter, Elder Yard is sited on ground that's both seen and sparked great change. Its first recorded use was as a 1st Century Roman burial ground. But by the 12th Century, it was the priory of St. Mary Spital that gave the district of Spitalfields its name.

After Henry VIII dissolved the monasteries in the 1530s, the area was transformed time and again: a wealthy Tudor suburb; a centre of Georgian Huguenot silk-weaving; a patchwork of Victorian factories, workshops and warehouses – Elder Street was built in the early 1700s and became home to a diverse mix of businesses, a girls' school and artisan's dwellings.

Nicholls & Clarke has manufactured building materials here since 1875. But the area's most colourful enterprise was easily the East London Aquarium, Menagerie and Wax Work Exhibition. Complete with stone caves, a waterfall, shooting gallery, seals, lions, tigers, bears and monkeys, it ran from 1875 until it was ravaged by fire in 1884.

21st Century Spitalfields is still an engagingly diverse mix of communities, with the most recent generation drawn to its industrial warehouses and period houses.

A place of rest.
A place of craft.
A place of commerce.
Ripe with opportunity.



A quarter with *influence*

NORTON FOLGATE's six buildings span 330,000 sq ft of mixed use space, tailored for businesses that prize innovation and creativity above all.

As well as Stanton Williams' stunning design for Elder Yard; architects Allford Hall Monaghan Morris, Morris + Company and DSDHA have collaborated to create a 330,000 sq ft mixed use scheme whose six buildings range from 10,000 to 120,000 sq ft – all connected by a network of quaint cobbled streets.

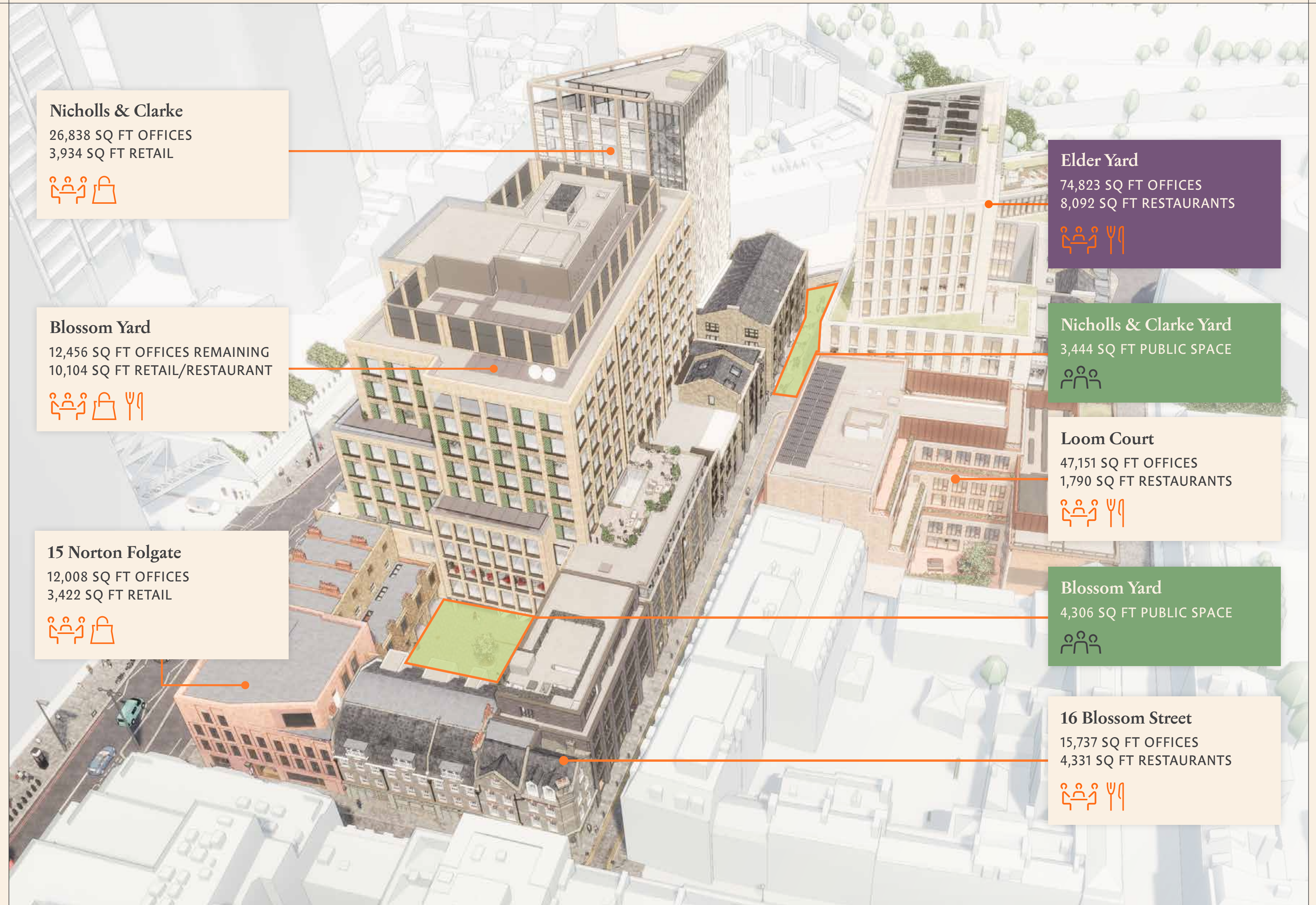
With seven new retailers, eight cafés and restaurants, cobbled streets and beautifully tended public realm another dimension will be added to your working day; a streetscene with the character to match its historical façades.

**ALLFORD
HALL
MONAGHAN
MORRIS**

MORRIS & CO

DSDHA

STANTON
WILLIAMS



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



An innovators' muse

EXPLORE THE area more widely, and you'll find a melting pot of suits and jeans. Where early-morning grind bars give way to a thriving retail scene and daily-changing cast of stalls at Spitalfields Market.

Culinary delights abound, from eclectic Indian dishes at Gunpower to classics at Hawksmoor, comforting Rosa's Thai and the ever-inventive Ottolenghi – with high-rise Sushi Samba a short walk away. And then, there are the after-hours venues: institutions like the Crown and Shuttle, rooftop bars at the Culpeper, Queen of Hoxton and Aviary, and the crowded clubs of Hoxton Square.

It's not just businesses that spark into life here. Food, fashion and lifestyle trends trace their lineage to these streets. Their invention and reinvention never cease to amaze.





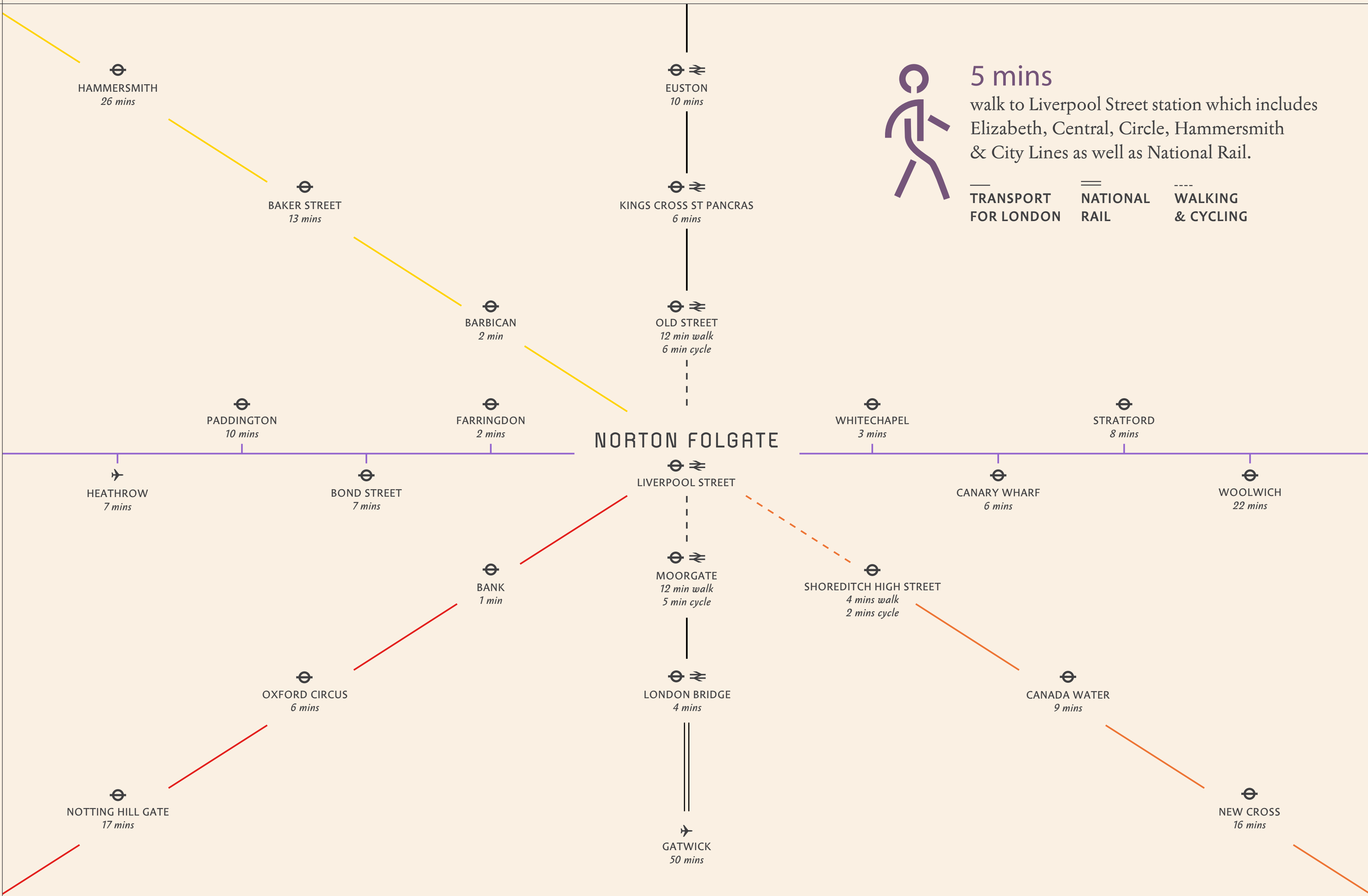
THE ALLEY

THE ALLEY

Destination dining

A new retail & dining destination





Ready-made connections

YOU'LL FIND Elder Yard at the crossroads of Old Street's tech district and arguably the world's most influential financial centre, the Square Mile. As well as offering obvious commercial benefits, the presence of these industries has attracted dramatic new investment into what was already an impressive transport hub.



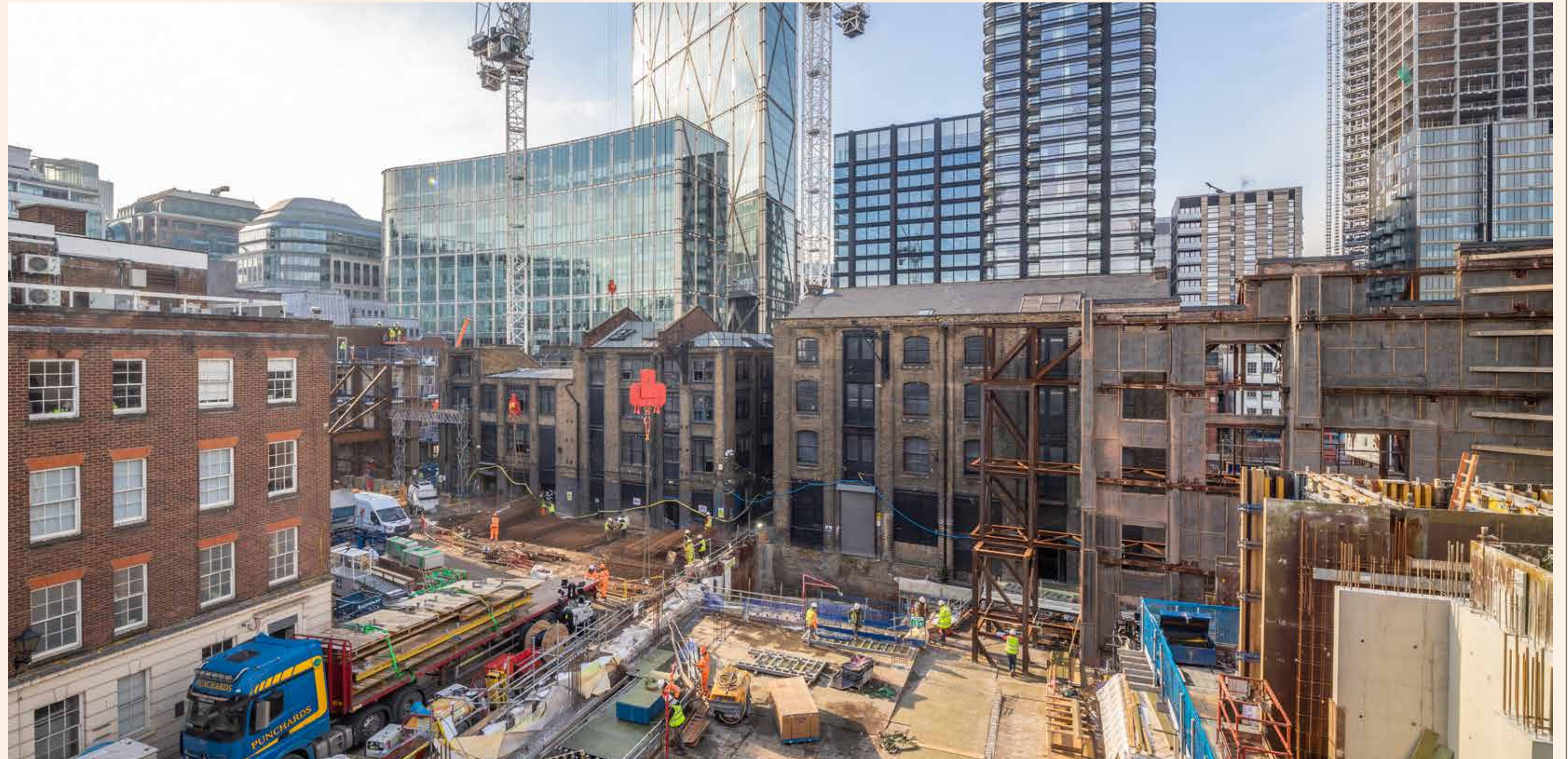
The next *chapter*

2023
ELDER YARD,
LONDON.

A changing *history*

MORE THAN the sum of its extraordinary parts, Norton Folgate's restored and reimagined Victorian warehouses are complemented by eye-catching modern structures.

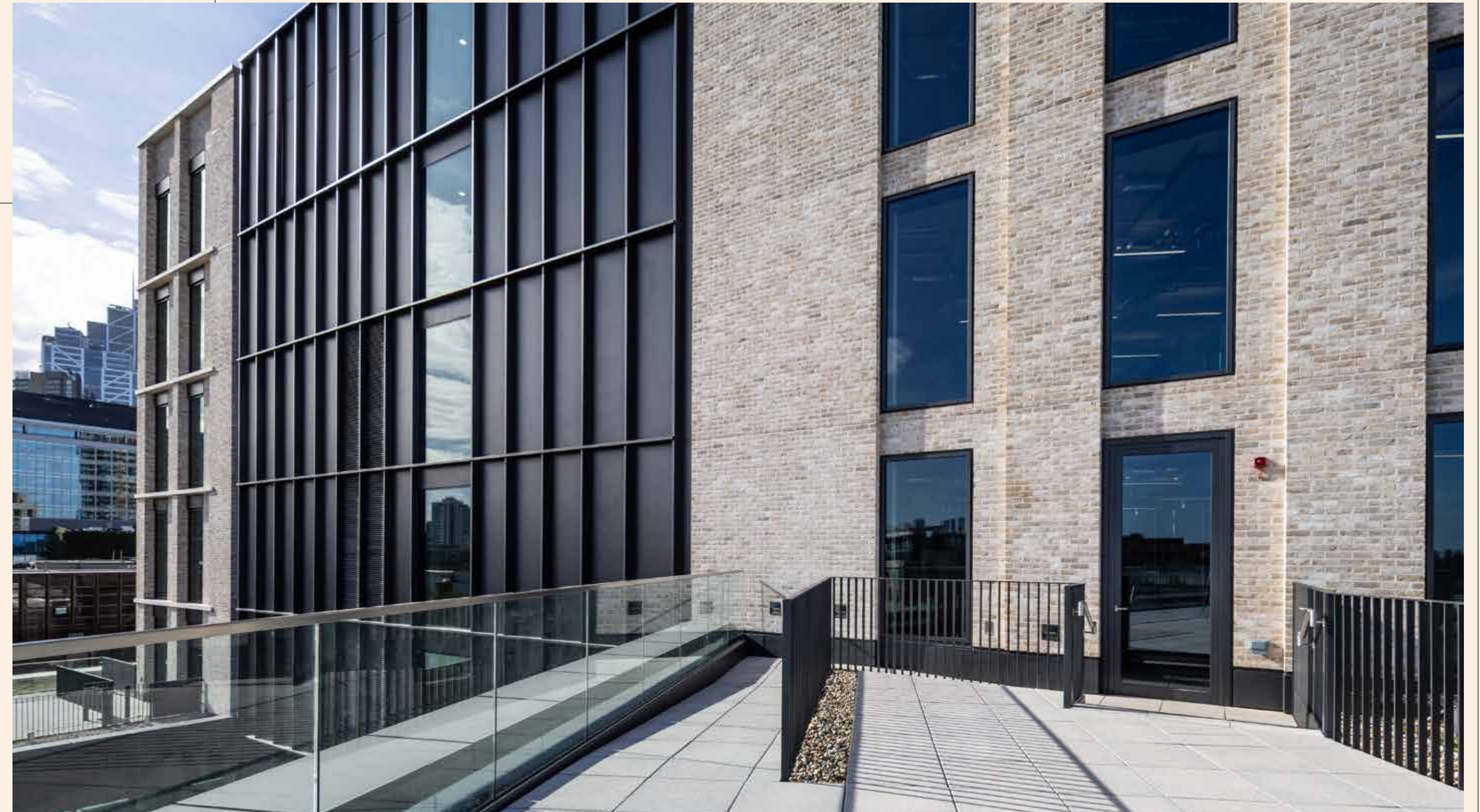
Norton Folgate's three original purpose-built Victorian warehouses each feature loading bays and distinctive yellow and pink brickwork – including the original Commercial Street frontage. Flexible floorplates help you stay productive as you grow. And the newly-built workspaces are directly connected to the restored façades: linking historical character with innovative modern design. A heady contrast to drive your creativity and imagination.



Innovative contemporary design with sympathetic restoration

ELDER YARD is contemporary office space with an old soul.

Approached via its own courtyard, and surrounded by heritage facades and cobbled streets, Elder Yard is packed with character. The building combines an original Victorian warehouse with equally stunning, brand new contemporary work spaces. So you don't have to choose between character and functionality. On the lower floors old and new spaces seamlessly integrate while the new, light filled upper floors boast uninterrupted views and expansive private terraces.



Smart & Sustainable

AHEAD OF British Land's ambitious 2030 embodied carbon target, and with all electric operations, this is a building that understands its responsibilities to people and planet.

Net zero embodied carbon

57% lower upfront carbon than industry average benchmarks - at 435kg of CO₂e per m²



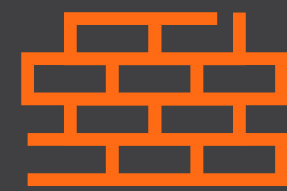
Careful Victorian restoration

Existing warehouses retain authentic industrial features



Operational Efficiency

Outstanding operational efficiency with 66 kWh per m² predicted in landlord areas, 27% ahead of UKGBC's 2025 target



Zero waste to landfill

99.7% of all development waste reused or recycled onsite



Independent certifications

BREEAM 'excellent' and WiredScore Gold targets



100% electric operations

Sourced from low and zero carbon supplies



An everyday wonder

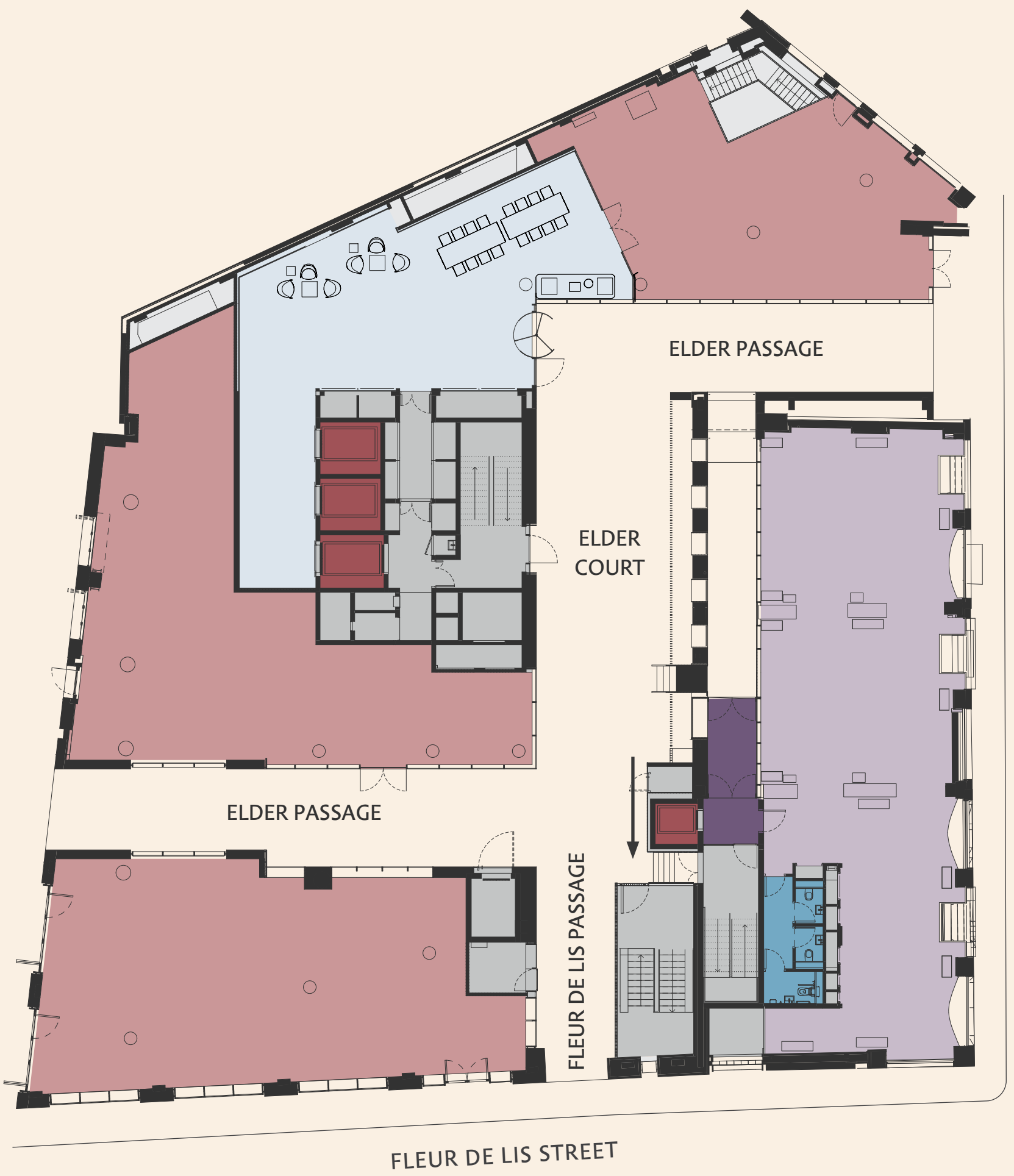
ELDER YARD captures your imagination from the get-go. Accessed through the cobblestones of the surrounding courtyard, Fleur de Lis Street or Elder Street; you're surrounded by heritage warehouse façades that highlight the generations of workers before you.

Then, the building's mix of Victorian and modern features welcome you into the wide doorway of its bright lobby. The quiet clinks of the adjacent restaurant bring everything clearly back to the present day. A place of work. With an appreciation of the past. Set to fuel business for years to come.



ARRIVAL VIA ELDER PASSAGE OFF ELDER STREET

Elder Yard Ground Floor



- Office
- Retail
- Reception
- Lobby
- Lifts
- Toilets
- Core

End of trip facilities

- 01 CYCLIST ENTRANCE & STAIRS
- 02 LIFTS
- 03 ACCESS TO COMMUTER FACILITIES FROM ELDER YARD
- 04 SHOWERS AND CHANGING FACILITIES
- 05 ACCESSIBLE SHOWER AND TOILET FACILITIES
- 06 LIFT ACCESS TO OFFICE FLOORS
- 07 BIKE STORAGE
- 08 LOCKERS

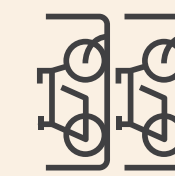
Lower Ground Floor



Ground Floor



- Office
- Retail
- Reception
- Lobby
- Toilets
- End of Trip Facilities
- Core



129 cycle racks



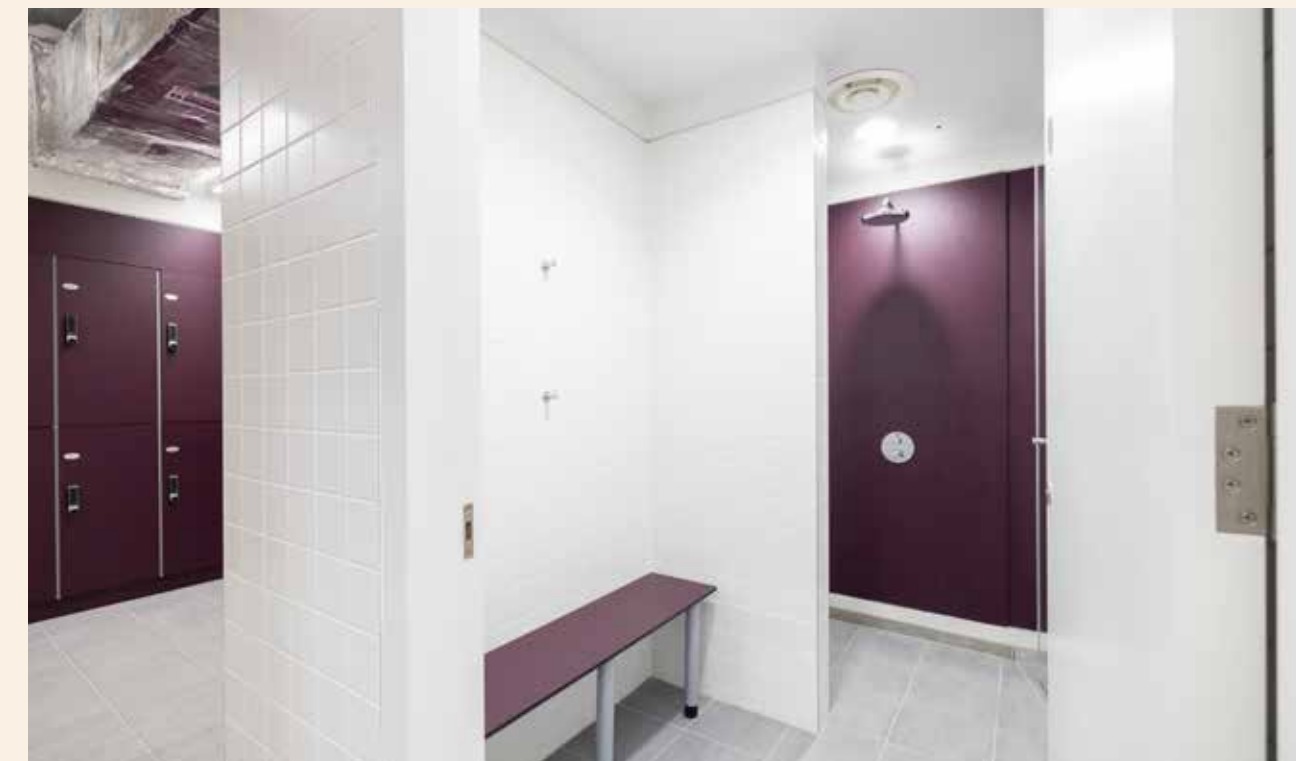
134 lockers



13 showers



Spacious changing facilities



Schedule *of areas*

Floor	Elder Yard (sq ft)	Terrace (sq ft)
8	5,190	—
7	5,189	—
6	5,186	—
5	5,171	804
4	7,028	450
3	13,210	—
2	14,120	—
1	14,169	—
G	2,486	—
LG	3,074	—
Total	74,823	1,254



Lower Ground Floor

TOTAL INTERNAL AREA
3,074 sq ft



- Office
- Lifts
- Toilets
- Core

ELDER STREET

FLEUR DE LIS STREET

Ground Floor

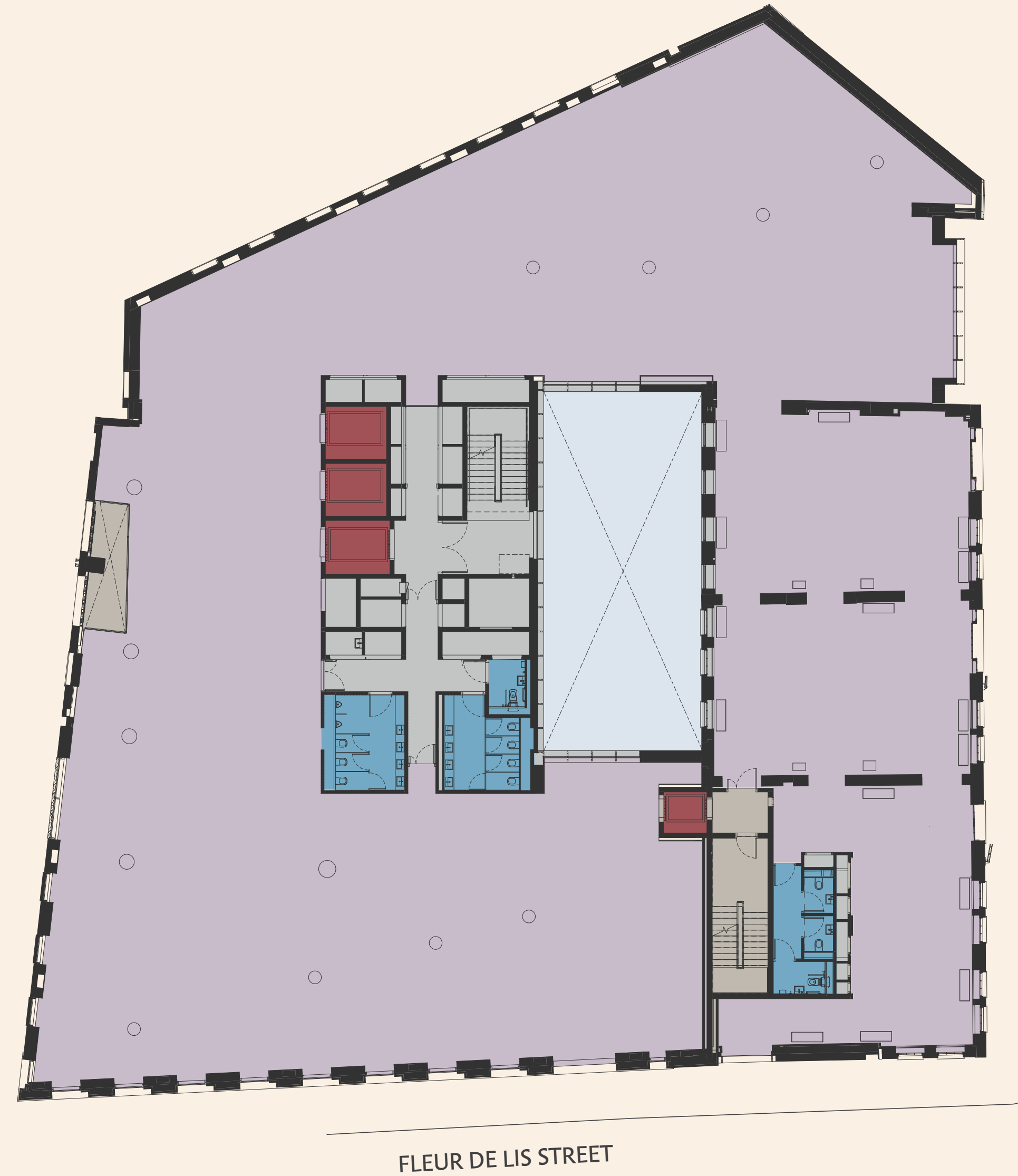
TOTAL INTERNAL AREA
2,486 sq ft



- Office
- Lobby
- Lifts
- Toilets
- Core

Floor 1

TOTAL INTERNAL AREA
14,169 sq ft



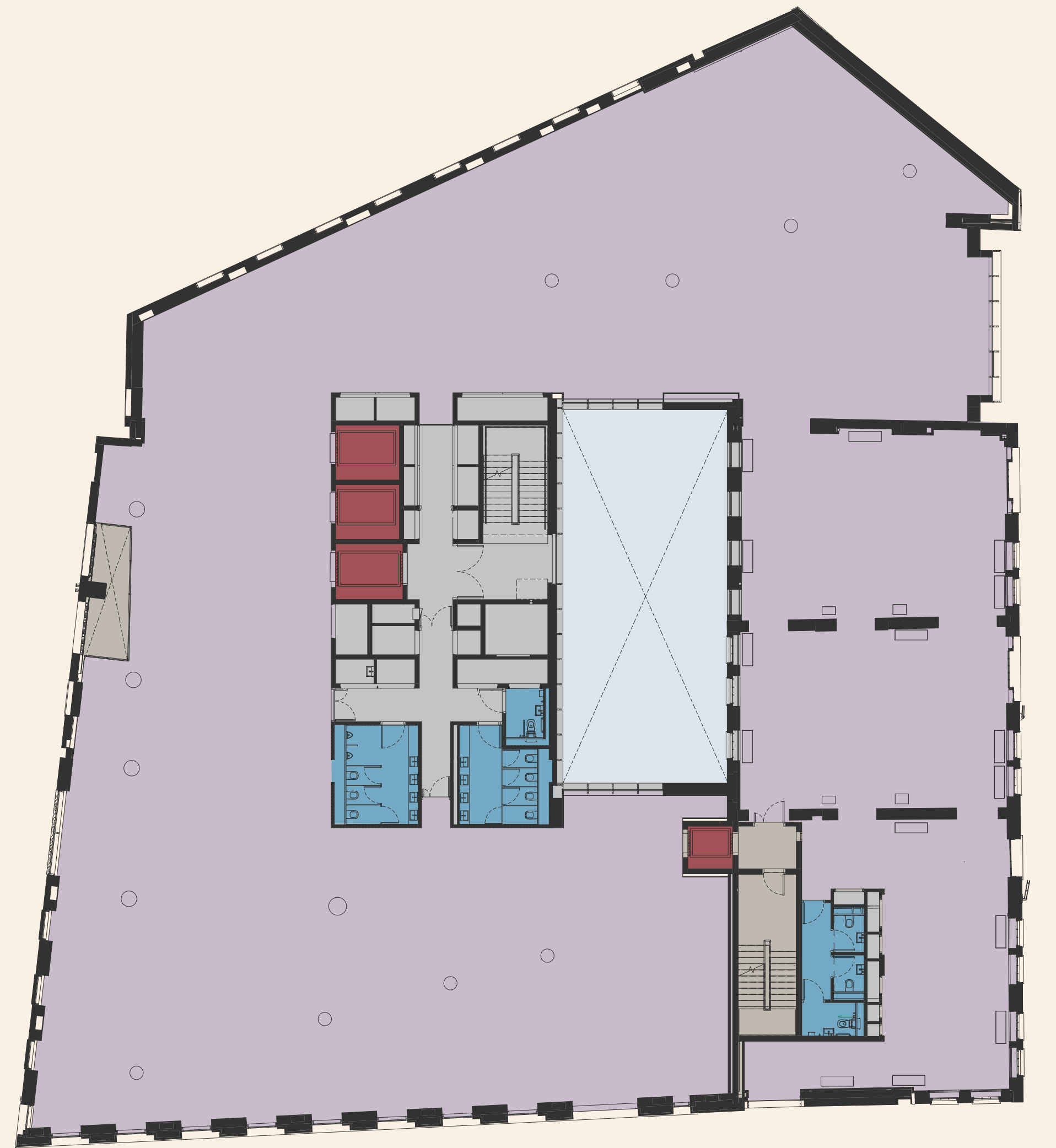
- Office
- Lifts
- Toilets
- Atrium
- Core



Beautifully restored

Floor 2

TOTAL INTERNAL AREA
14,120 sq ft



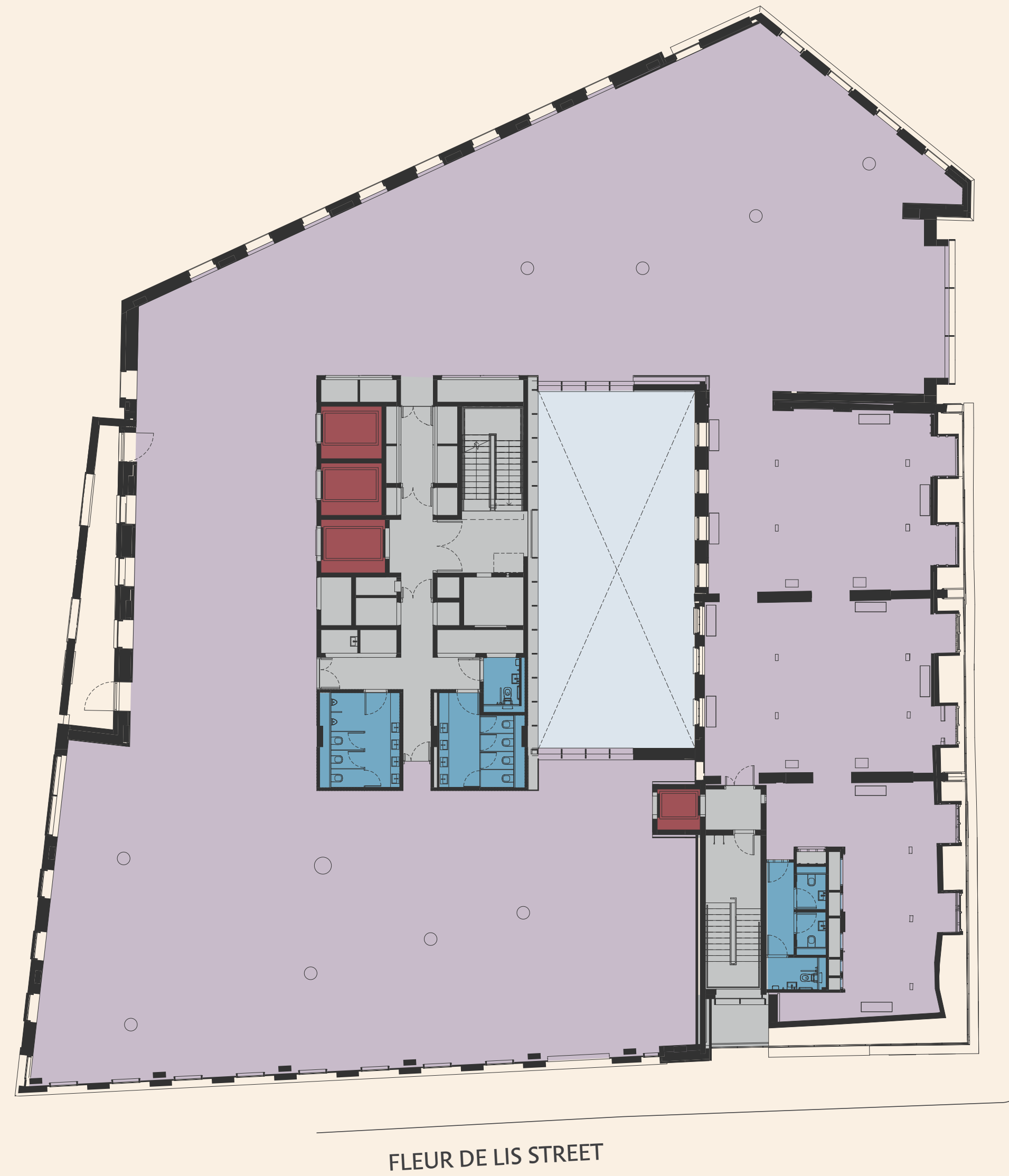
ELDER STREET

FLEUR DE LIS STREET

- Office
- Lifts
- Toilets
- Atrium
- Core

Floor 3

TOTAL INTERNAL AREA
13,210 sq ft

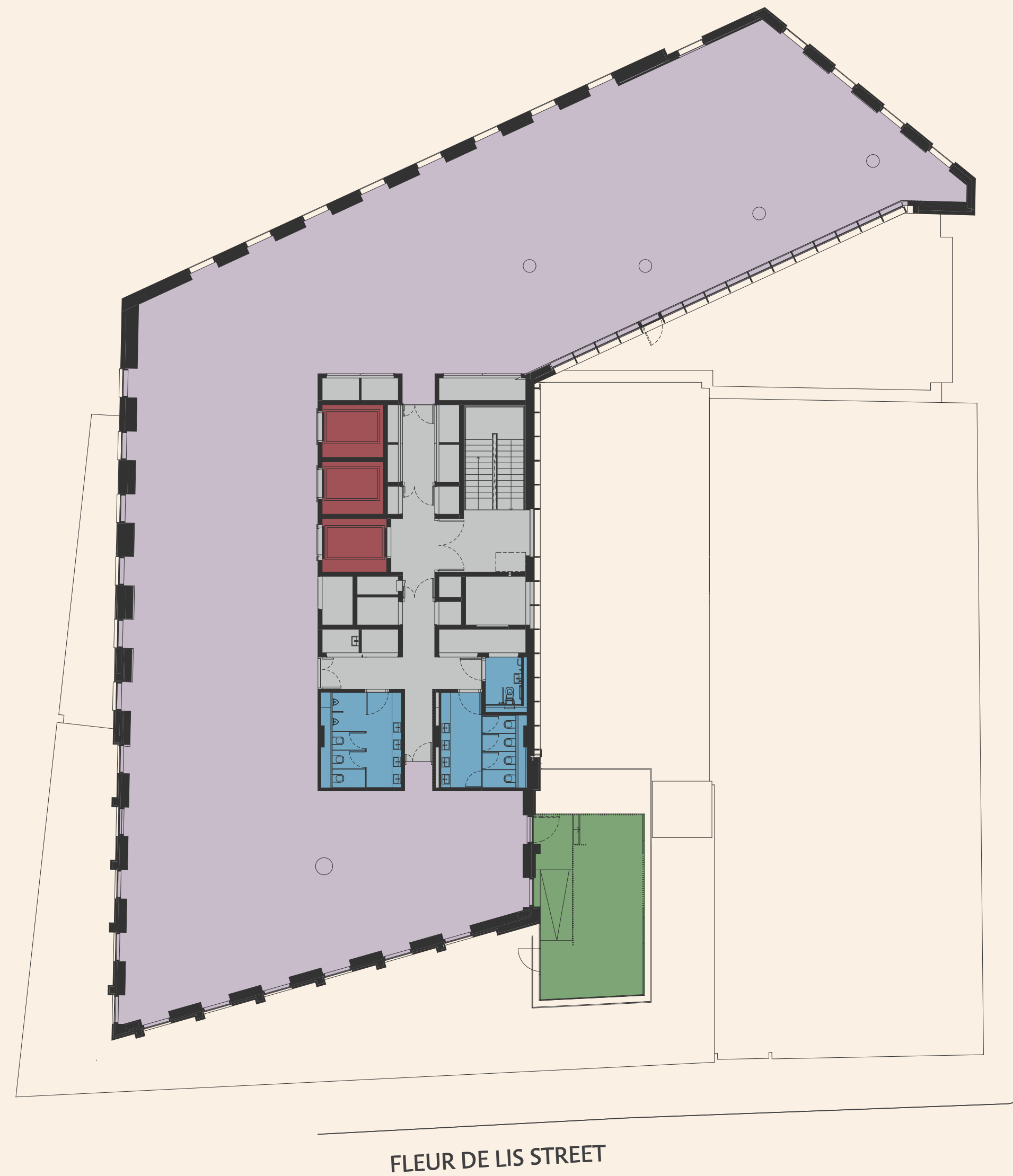


- Office
- Lifts
- Toilets
- Atrium
- Core

Floor 4

TOTAL INTERNAL AREA
7,028 sq ft

TERRACE AREA
450 sq ft

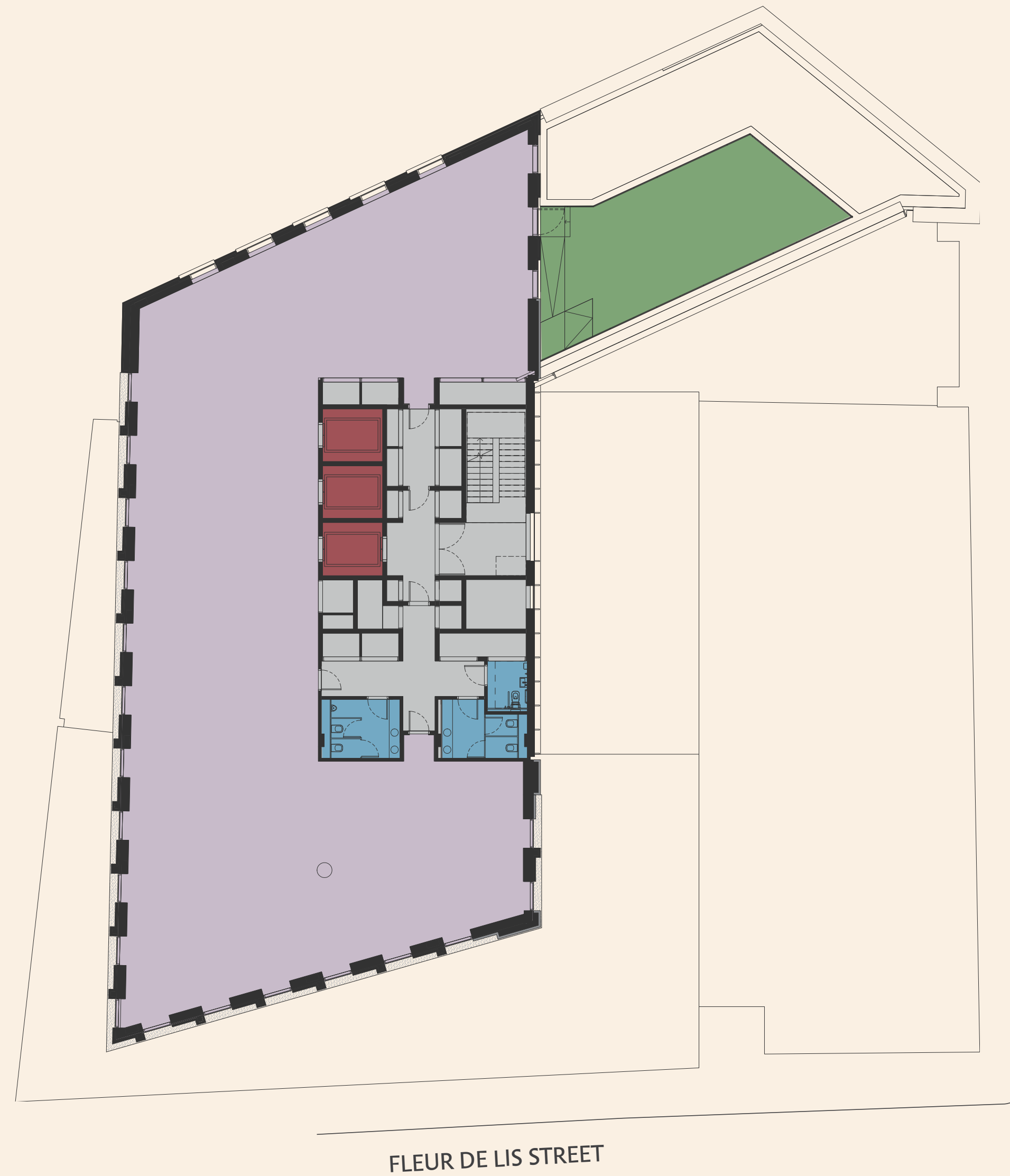


- Office
- Lifts
- Toilets
- Terrace
- Core

Floor 5

TOTAL INTERNAL AREA
5,171 sq ft

TERRACE AREA
804 sq ft



- Office
- Lifts
- Toilets
- Terrace
- Core

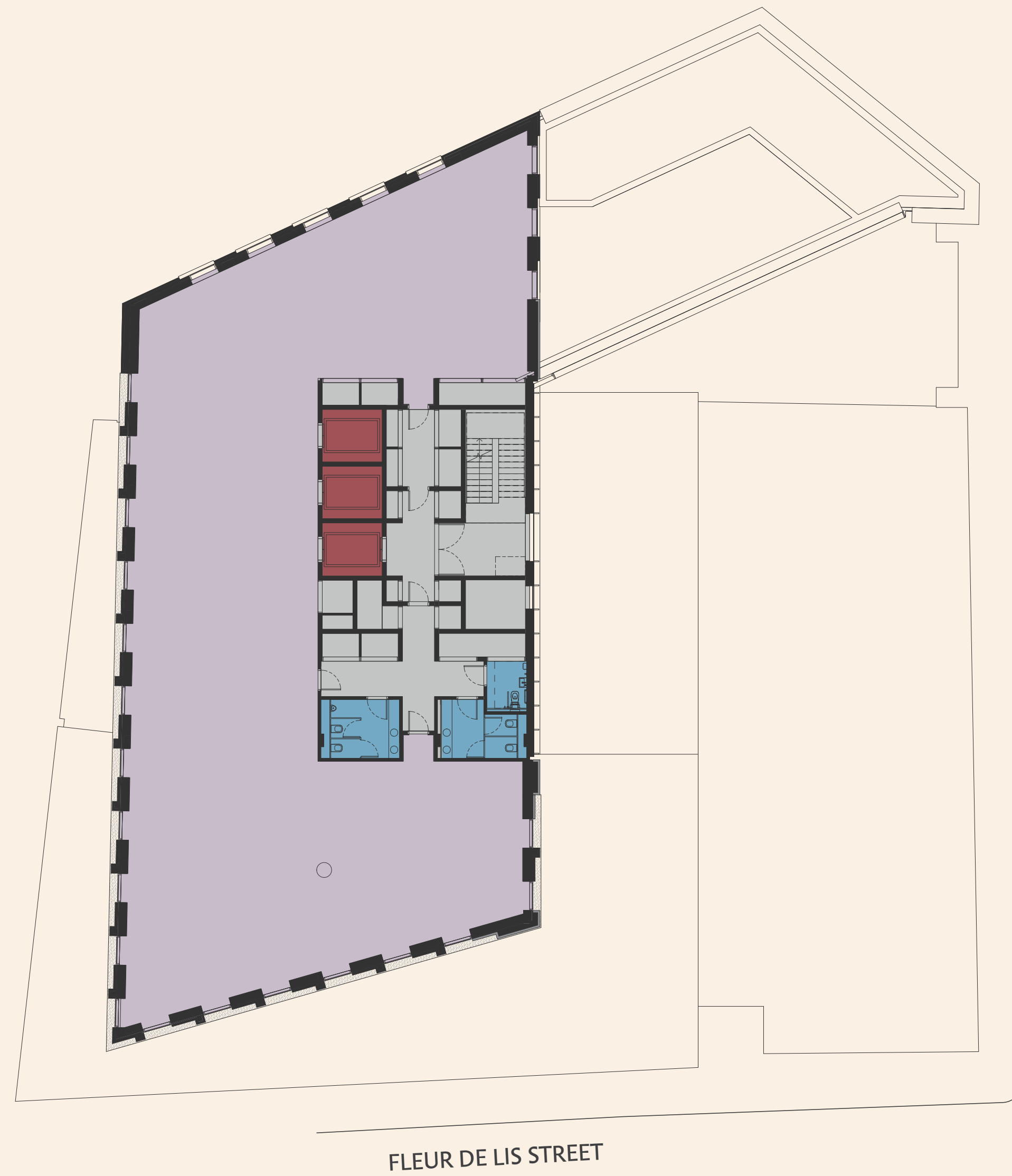


Head *space*

WITH 1,254 sq ft of terraces,
Elder Yard offers space to both break
out and focus on your wellbeing.

Floor 6-8

TOTAL INTERNAL AREA
5,186 – 5,190 sq ft



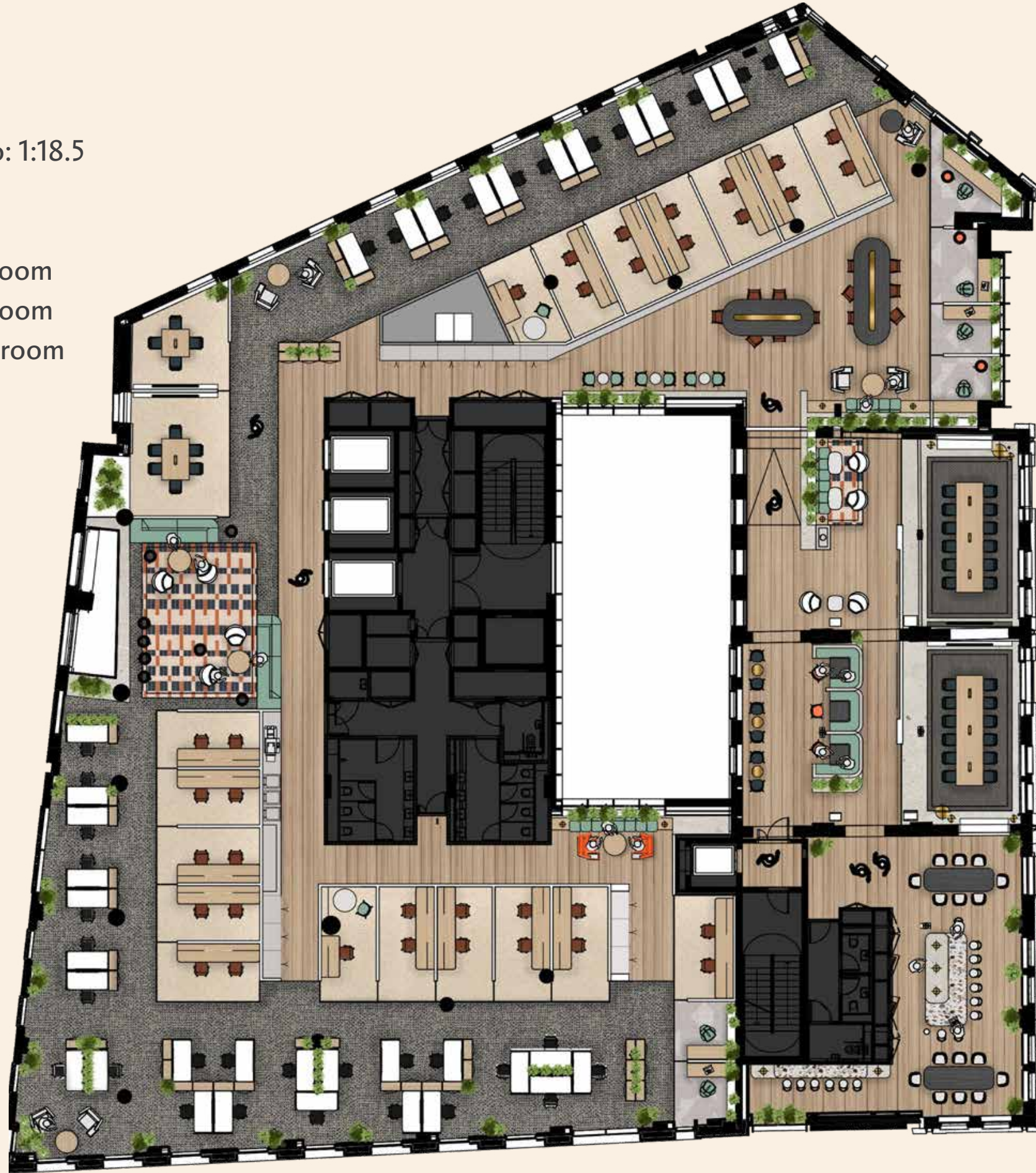
- Office
- Lifts
- Toilets
- Core

Indicative Layouts

- 70 desks
- 89 collaboration seats
- 195 total seats
- Office occupancy ratio: 1:18.5

DETAIL

- 1 x 4 person meeting room
- 1 x 6 person meeting room
- 1 x 12 person meeting room
- 2 x 1 person office
- 16 x 2 person office



- 131 desks
- 110 collaboration seats
- 292 total seats
- Occupancy ratio: 1:10

DETAIL

- 2 x 4 person meeting room
- 2 x 6 person meeting room
- 1 x 16 person meeting room
- 1 x 40 person meeting room



Building Specifications



74,823

sq ft contemporary workspace



'Excellent'

New Workspaces
'Very Good' Refurbished Workspaces



Including 14,508

sq ft of warehouse workspace



WiredScore

GOLD



1,254

sq ft of terrace space across floors 4 & 5



Net Zero

construction at completion



End of trip facilities

129 cycle racks, 134 lockers, 13 showers
& spacious changing rooms



2.5 - 3.7m

floor to ceiling height with
high levels of natural light



3 x 1,600

kg passenger/goods lifts
& 1 x 630kg passenger lift



Zero waste

to landfill targeted



Available now



All Electric

building operation



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