Blossom Yard

NORTON FOLGATE

Opportunities to *Blossom*

Designed by Stirling Prize winning architect AHMM, Blossom Yard is the beating heart of the redeveloped Norton Folgate. At the top of it all sit two floors of penthouse workspace, offering expansive views across the City and Spitalfields from the 9th floor terrace, and extensive opportunities for company branding in the impressive reception area.

This is contemporary space that draws on the site's long history of human ingenuity and imagination. Having previously been a source of sustenance for Spitalfields Priory and entertainment for thrill-seeking Victorians, now its light-filled workspace, generous communal areas, central courtyard for a moment of calm, and all-day restaurant will provide a source of inspiration for London's creative thinking businesses.

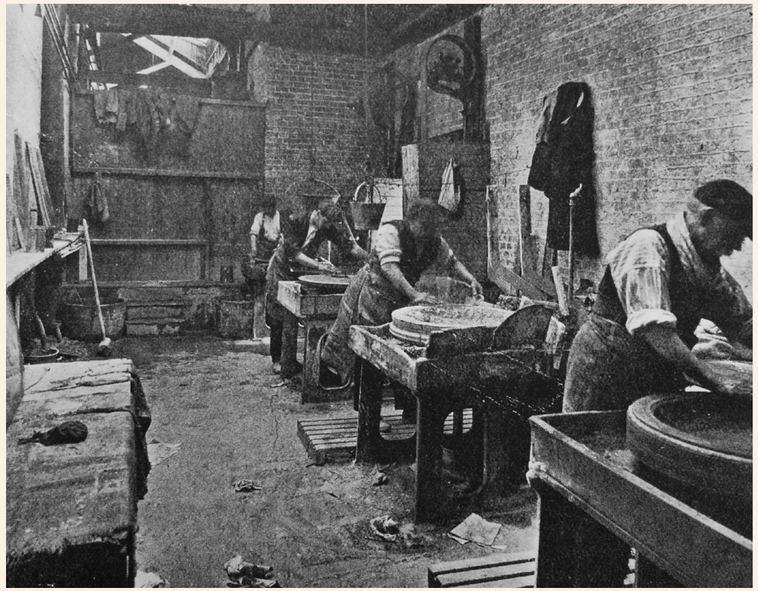
An area of *reinvention*

The history of Blossom Yard is far older than the cobblestones and Victorian warehouses of Blossom Street. People have lived, worked and worshipped on this site for thousands of years.

This is where, in the first century, the Romans came to bury their dead, beyond the walls of Londinium. This is where, in medieval times, all of the food and drink for the monks, lay sisters and patients of St Mary Spital would have been grown, baked and brewed. And from 1890 onwards, this is where glassblowers Nicholls & Clarke started buying up and building their vast empire of showrooms, workshops and warehouses.

The area became notable once again as a hub for Georgian Huguenot silkweaving, and later as a prospering cluster of Victorian industry. Most recently, the neighbourhood is full of ambitious businesses and families, with numerous new retailers and restaurants appearing regularly.

From Spitalfields Market's eclectic vendors to culinary classics at Hawksmoor, inventive entrées from Ottolenghi or a proper pint in an east end pub, food, fashion and lifestyle trends frequently originate from these streets. It's an amazing place, not only just to work but to be.



A quarter with *influence*

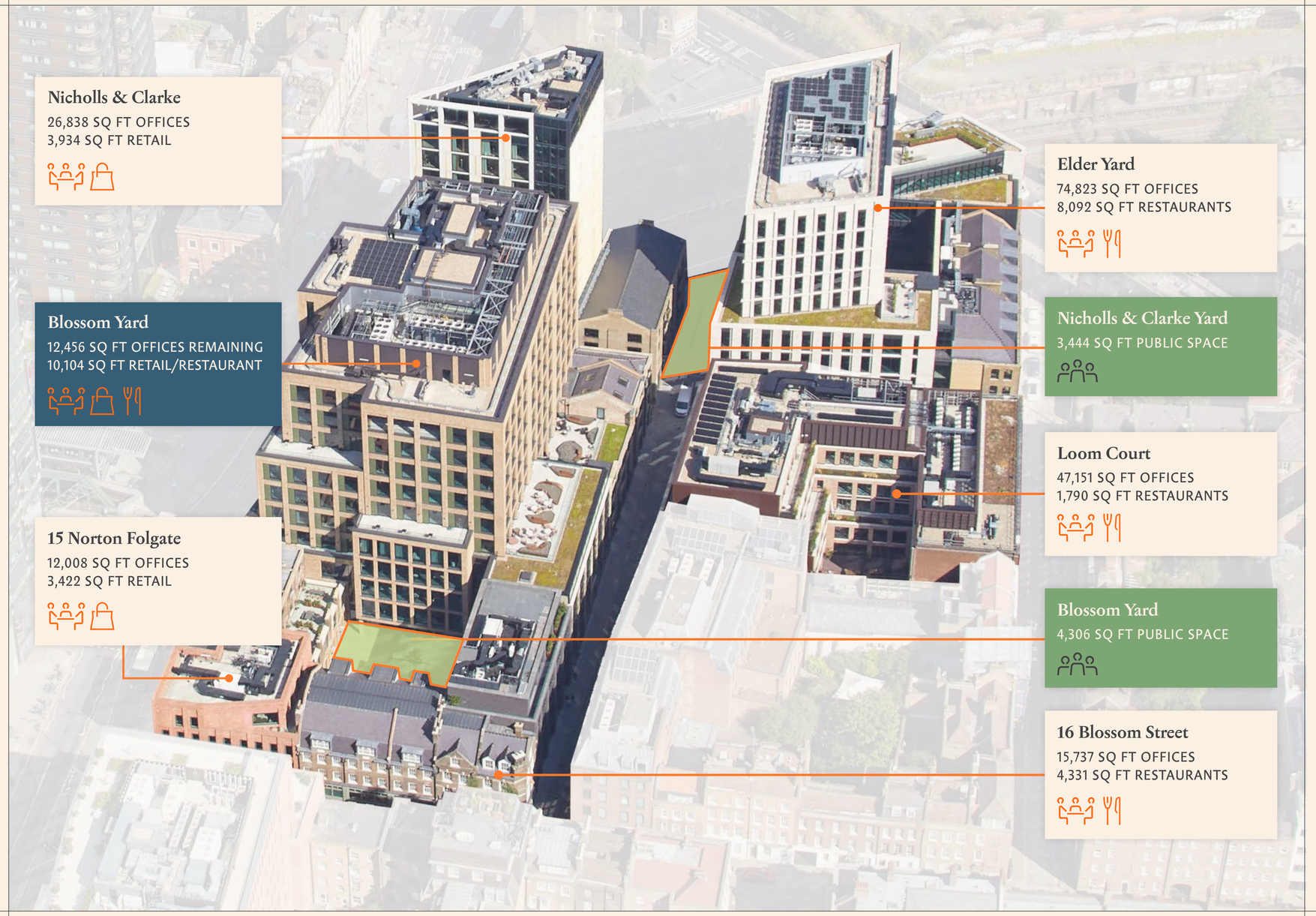
Award winning architects Allford Hall Monaghan Morris have collaborated with Stanton Williams, DSDHA, and Morris + Company to create Norton Folgate. Spread across six buildings, it offers 330,000 sq ft of mixed use space. Offices with historic character, impressive sustainability credentials and a vibrant lifestyle.

ALLFORD HALL MONAGHAN MORRIS

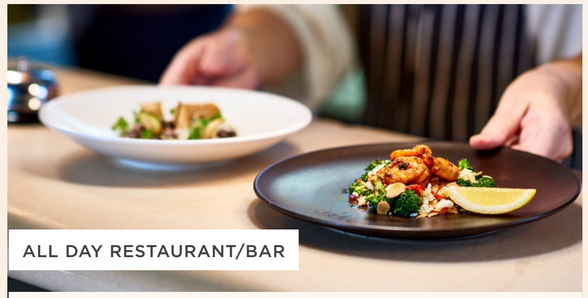
DSDHA

MORRIS & Co

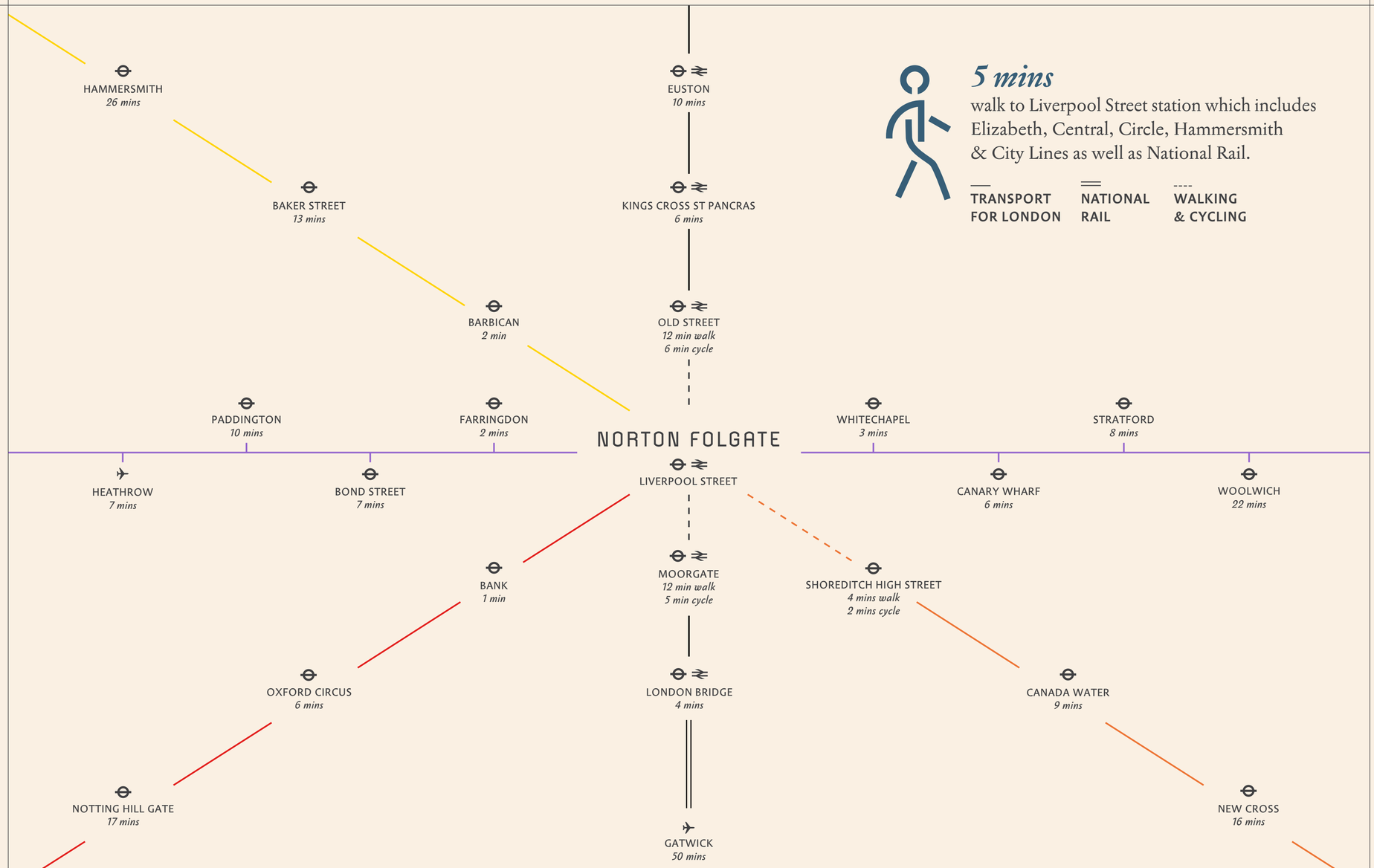
STANTON WILLIAMS



A new retail & *dining destination*



Ready-made *connections*



5 mins

walk to Liverpool Street station which includes Elizabeth, Central, Circle, Hammersmith & City Lines as well as National Rail.

— TRANSPORT FOR LONDON

═ NATIONAL RAIL

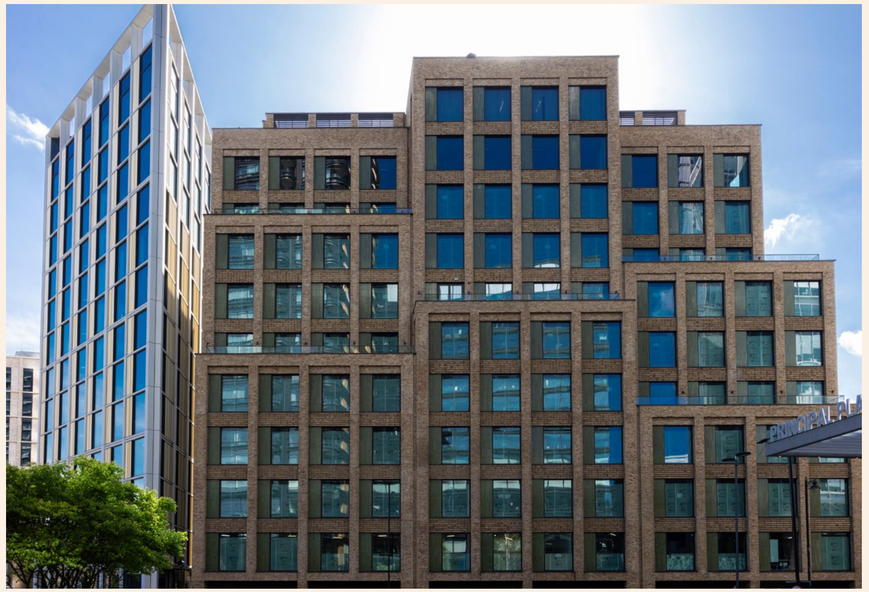
---- WALKING & CYCLING

Old Street's tech and Square Mile's financial districts are on Blossom Yard's doorstep. Connections from Liverpool and Shoreditch High Street stations make it easy to travel across London, to Heathrow and Gatwick airports, and around the South East.

A seamless blend of old and *new*

Stirling prize winning AHMM have beautifully restored the forgotten Victorian warehouses into a seamless blend of the old and new. The remaining floors are located in the prime top two floors of the new contemporary section of the building, with amazing views across spitalfields and the City.

Blossom Yard sits at the heart of reimagined Norton Folgate, with a secluded courtyard entrance which feels a world from the hustle and bustle of Bishopsgate.

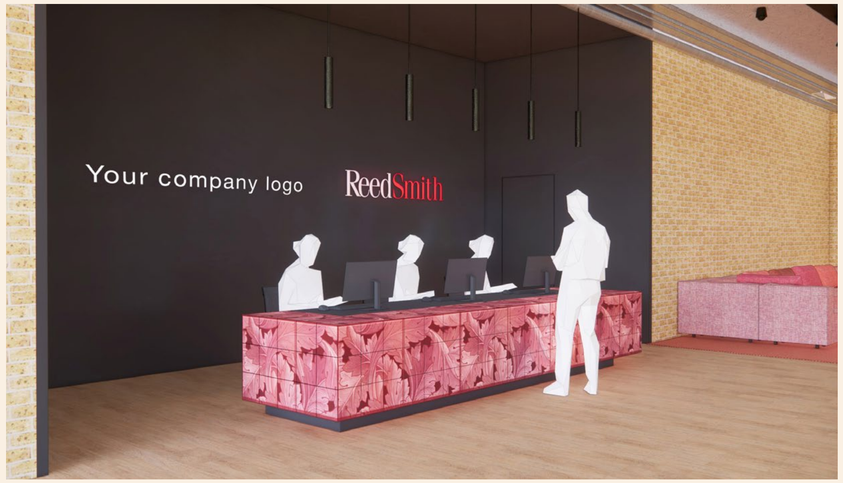


Secluded courtyard

entrance

An inviting *welcome*

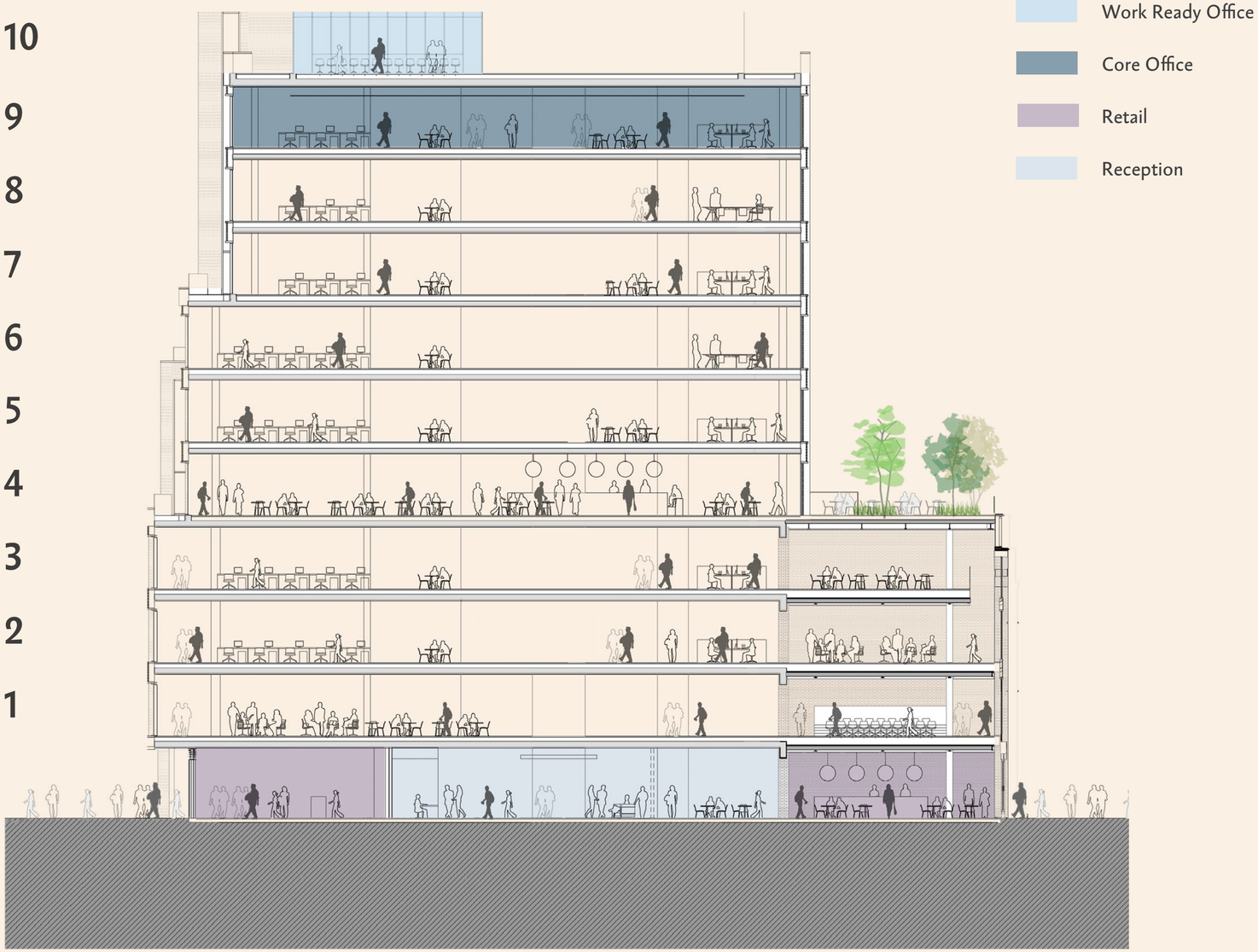
Entered off a quiet courtyard, Blossom Yard's lounge reception references iconic features inspired by William Morris. The stylish reception desk offers great brand visibility for an incoming occupier and an all day dining restaurant opens up straight into the space. There are also workspaces and casual seating areas for flexible working options.



Modern contemporary *workspaces*

Schedule *of areas*

Floor	Office (sq ft)	Terrace (sq ft)	Status
10	1,741		Work Ready
9	10,715	255	Available
1-8		LET	
G	—	—	—
Total	12,456	255	

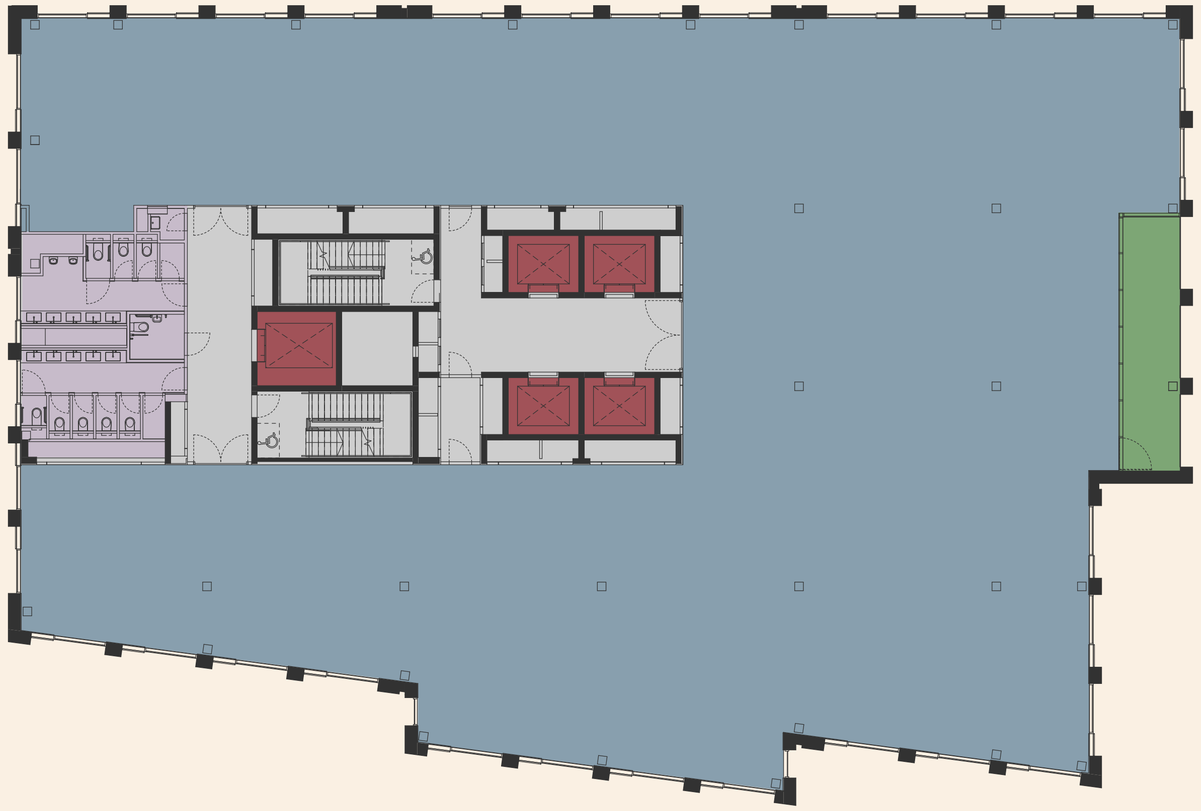


Ninth Floor

TOTAL INTERNAL AREA
10,715 sq ft

TERRACE
255 sq ft

BLOSSOM STREET



Workspace
Lifts
Toilets
Terrace
Core

Building Specifications

12,456
sq ft penthouse office space

10,104
sq ft retail space

255
sq ft private terrace

4,199
sq ft reception area

Changing facilities
265 bike racks, 222 lockers, 22 showers

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construction at completion

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to landfill targeted

All Electric
building operation

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NORTON FOLGATE

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