

Work Ready

BY BRITISH LAND

Blossom Yard

NORTON FOLGATE

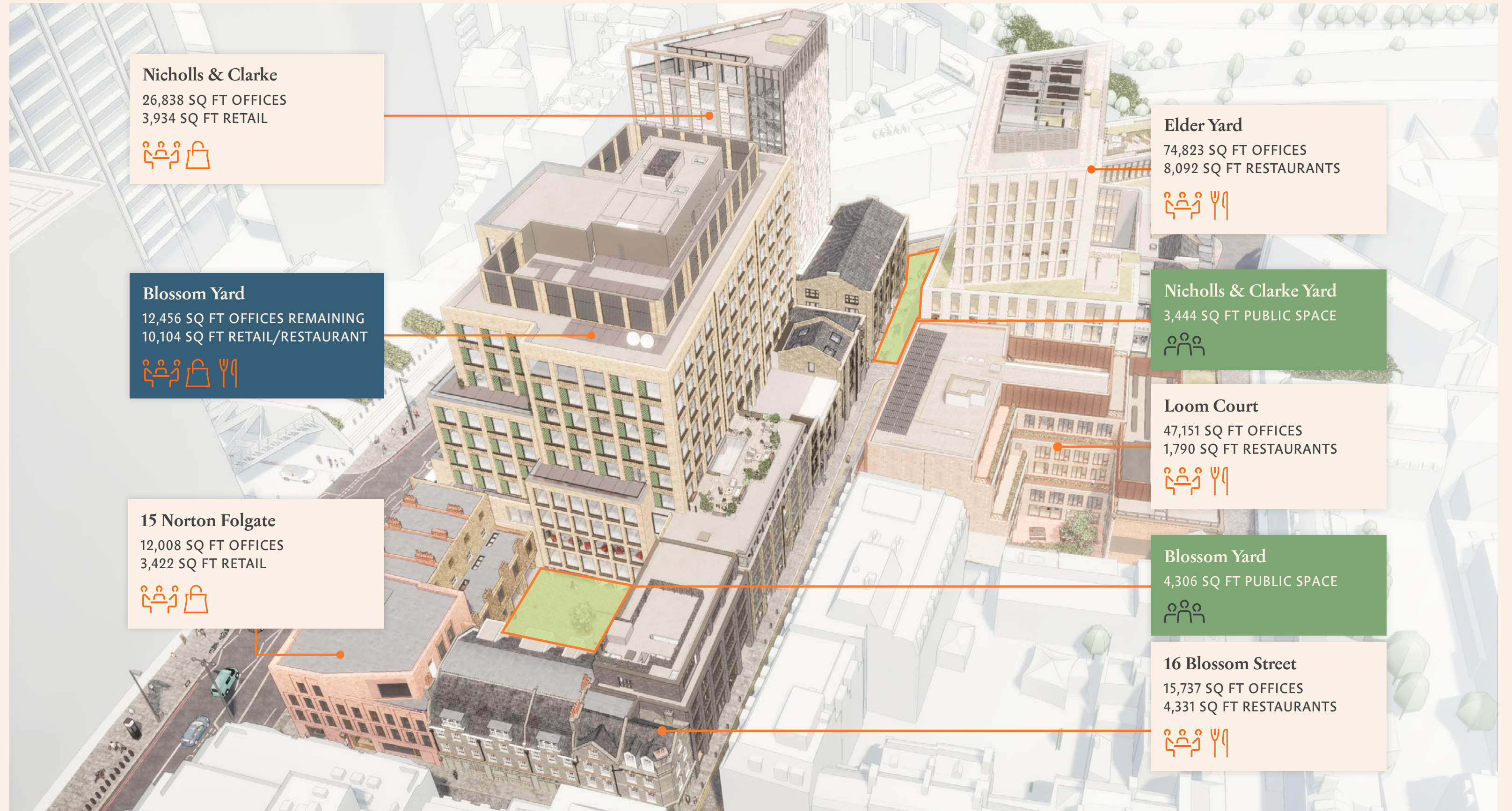


There's no *place* like here

Norton Folgate is a special place. The mix of Georgian and Victorian buildings, set around historic cobbled courtyards and quiet streets, feels a world away from the City but is only a short walk from Liverpool Street Station.

The 330,000 sq ft mixed use scheme is made up of six buildings ranging in size from 10,000 to 120,000 sq ft.

Four architects have worked together on the project: AHMM, Stanton Williams, Morris + Company and DSDHA, with the aim of making sure the character and variety of the place is captured in the architecture of the new buildings.



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.

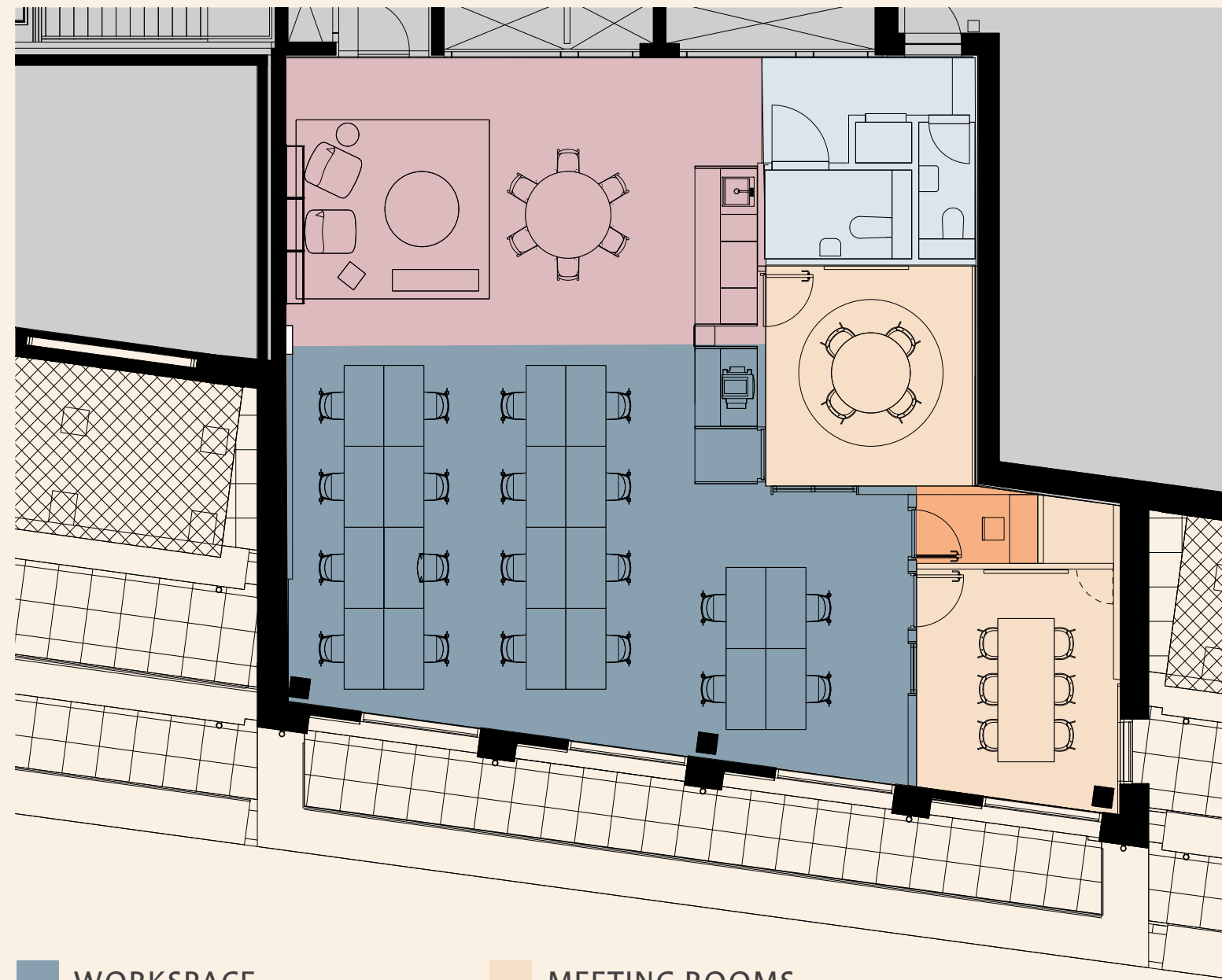
OPTIONS TO SUIT YOU	FITTED	FULLY MANAGED
Fully furnished	•	•
Flexible leasing options	•	•
Sustainable Workspaces	•	•
Access to building end of trip facilities	•	•
Access to 10GB fibre connection	•	•
Fixed monthly cost		•
Fully managed 10GB WiFi connectivity		•
Health & Safety Support		•
M&E maintenance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



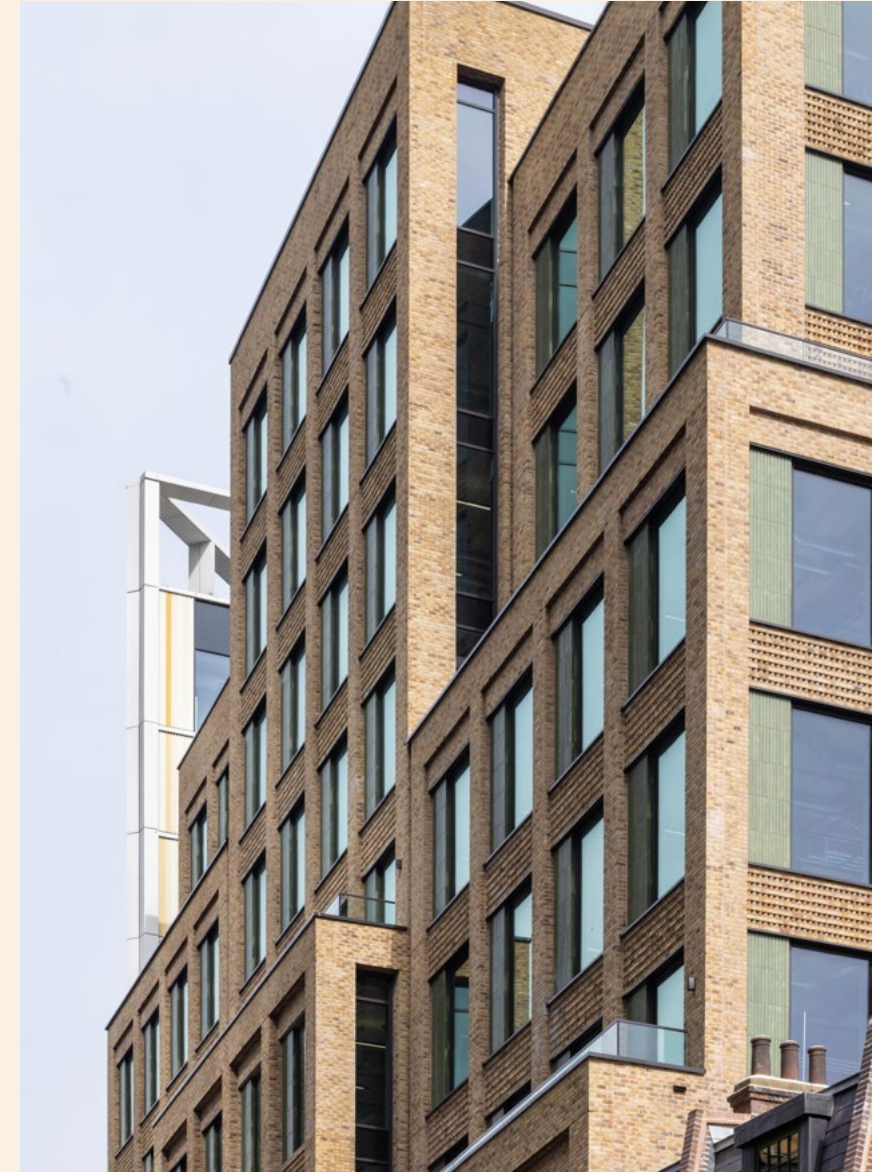
Penthouse Workspace with *expansive views*

Designed by Stirling Prize winning architect AHMM, Blossom Yard is the beating heart of the redeveloped Norton Folgate. At the top of it all sits the 10th floor penthouse workspace, offering expansive views across the City and Spitalfields, with extensive opportunities for company branding in the impressive reception area.

10th Floor - *Indicative Layout*



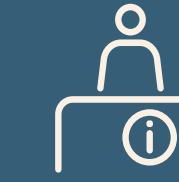
■ WORKSPACE ■ MEETING ROOMS
■ KITCHEN/BREAKOUT SPACE ■ PHONEBOOTH ■ TOILETS ■ CORE



1,636
sq ft office space



10,104
sq ft retail space



4,199
sq ft reception



Changing Facilities
265 bike racks, 222 lockers, 22 showers



All electric workspaces

BREEAM® 'Excellent'



WiredScore PLATINUM



Net Zero
construction at completion



Zero waste
to landfill targets
















Available now



The Area & connectivity

HERE YOU'LL find yourself in a neighbourhood to explore and enjoy. International restaurants right next to East London coffee specialists and proper pubs. Spitalfields Market and Broadgate are both within a two minute walk, and the new Eataly at 135 Bishopsgate is five minutes away.

TRAVEL TIMES FROM LIVERPOOL STREET OR SHOREDITCH HIGH STREET STATIONS

Farringdon		2 mins
Whitechapel		2 mins
Tottenham Court Road		4 mins
Stratford		8 mins
Paddington		10 mins
King's Cross St Pancras	 	10 mins
Highbury & Islington		13 mins
Peckham Rye		20 mins
London City Airport	 	27 mins
Heathrow	 	33 mins



Get in touch

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NORTON FOLGATE

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