

Loom Court

NORTON FOLGATE



Built to *transform*

A tranquil courtyard. Interiors flooded with natural light. Charming views over Spitalfields' tiled roofs and chimneypots. This can only be Loom Court, a thrilling new address yards from Liverpool Street Station, and on the doorstep of the City of London financial centre and Old Street's tech village.

With 47,151 sq ft of workspace and 3,263 sq ft of courtyards and terraces; its all-electric, ultra-low embodied carbon design features a refurbished warehouse façade together with fresh new architecture.

Part of the Norton Folgate quarter, Loom Court weaves together the historic and the modern. A fine-crafted office to propel your business to new heights.



Eager for a new chapter

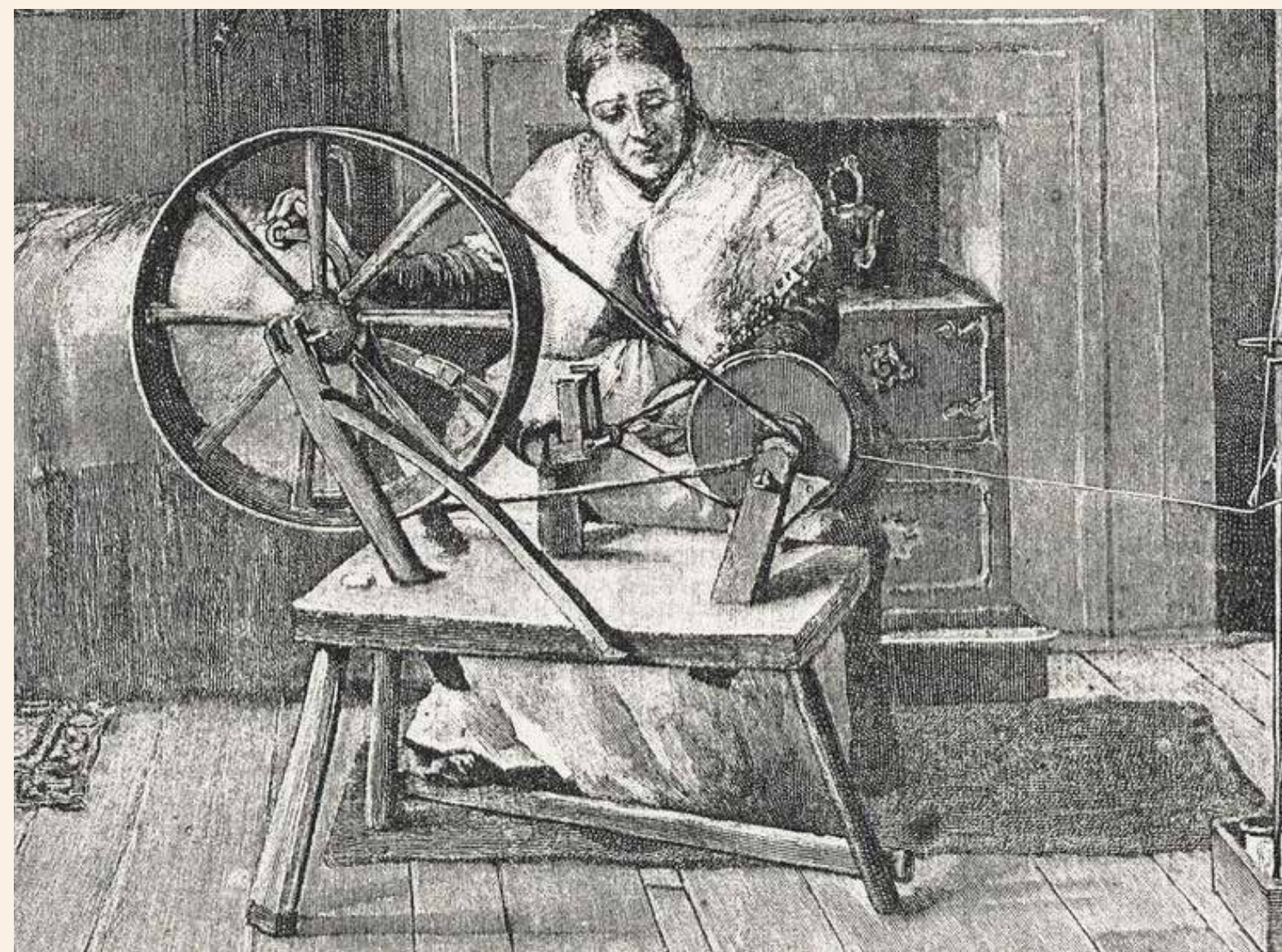
THE STORY of Norton Folgate starts with the Romans, who used the site as a burial ground. By the 12th Century it had been settled, and was home to priory of St Mary Spital – the hospital that gave the wider Spitalfields district its name.

Henry VIII's dissolution of the monasteries saw an influx of wealthy families creating a Tudor Suburb. Over time, a community of Huguenots moved in – French Protestants renowned as master silk weavers and dyers who created a centre of Georgian Huguenot silk weaving, sitting alongside a patchwork of Victorian factories, workshops and warehouses

Five weavers' cottages were built directly on the site of Loom Court here in the early 19th Century. The central courtyard that stood between them – and the large windows typical of these weavers' houses – inspires the new design. Georgian craftsmanship and Victorian architecture: creating a template for modern business.

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*

ARCHITECTS Stanton Williams, Allford Hall Monaghan Morris, Morris + Company and DSDHA have collaborated to create six buildings ready to power your day and enhance your well-being. These new landmarks offer historic character, impressive sustainability credentials and generous outdoor space – all connected by a network of quaint cobbled streets.

ALLFORD
HALL
MONAGHAN
MORRIS

MORRIS & Co

DSDHA

STANTON
WILLIAMS





Primed for *exploration*

THE MIX of new retailers and restaurants around Elder Yard, and the new Nicholls & Clarke Courtyard, will add another dimension to London E1. Explore the neighbourhood more widely, and you'll find a melting pot of suits and jeans.

Early-morning grind bars give way to thriving shops and the daily-changing cast of vendors 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. There's a brand-new Eataly seconds away too, offering a number of restaurants, as well as mouthwatering produce and unique food experiences.

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





BLANK STREET

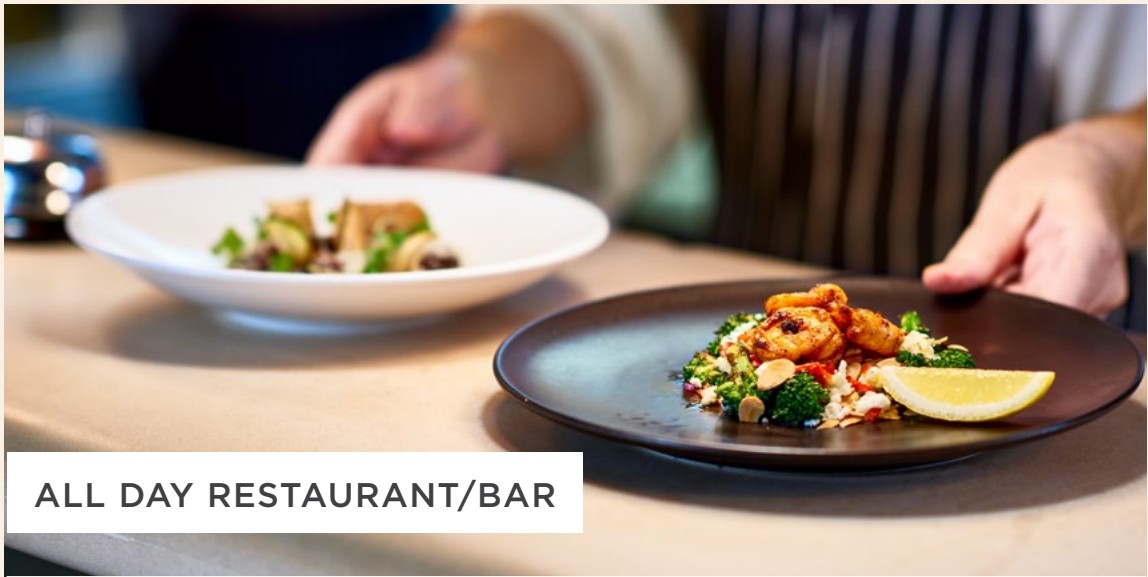


FLAGSHIP RETAIL



BAKERY/SWEET TREATS

A new retail & dining destination



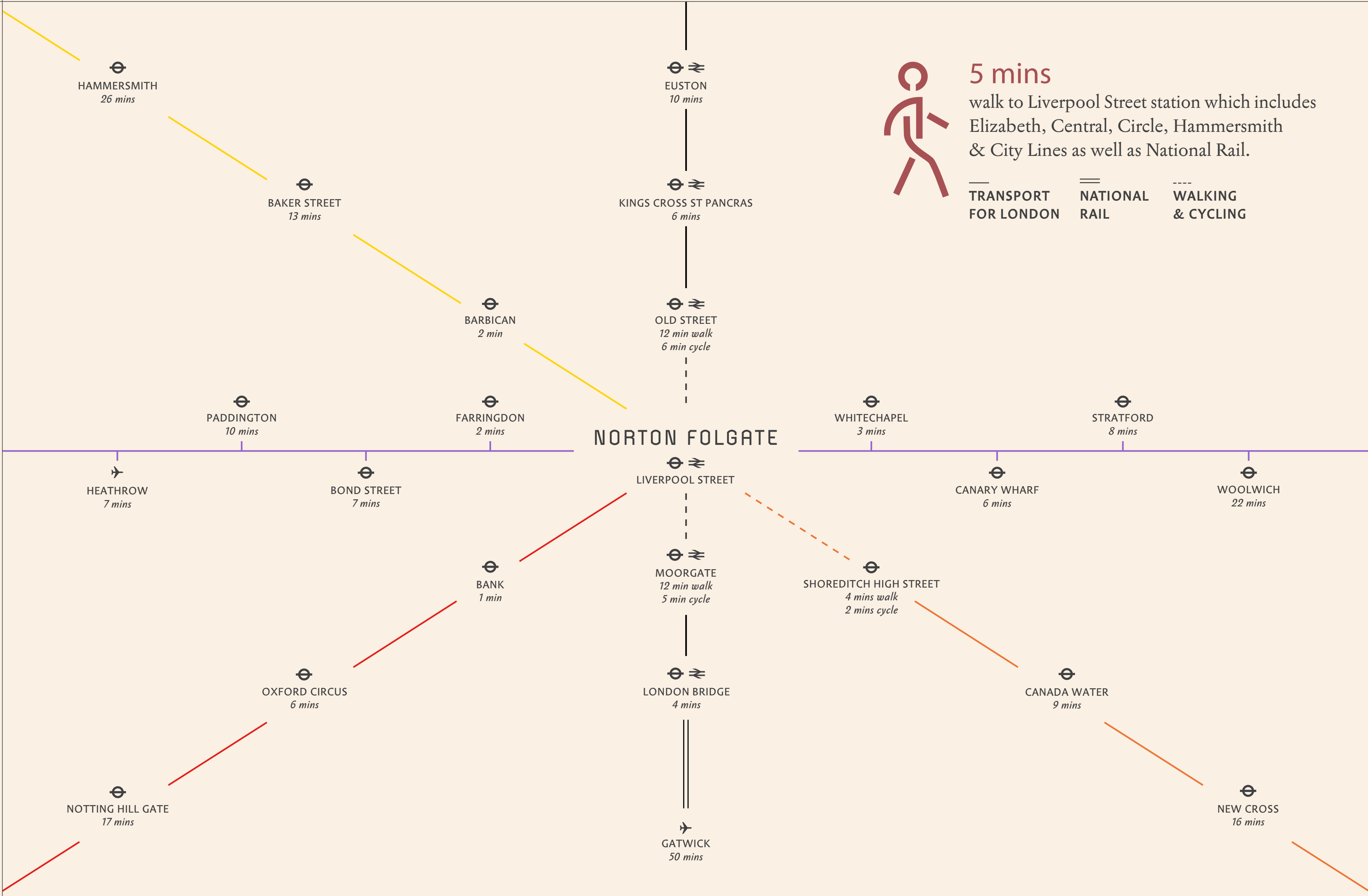
ALL DAY RESTAURANT/BAR



WINE BAR



Xi home



Set for *speed*

THANKS TO its proximity to Old Street’s tech and Square Mile’s financial districts, Loom Court enjoys exceptional connections. Liverpool Street mainline station is five minutes’ walk. Shoreditch High Street Overground station just two. The rest of London, commutes around the South East and City, Heathrow and Gatwick airports – all are within easy reach.



Reimagined for the future

LOOM COURT sits on one of London's most historically rich sites. Over the past 2,000 years it has been a Priory Orchard, a matchstick factory and the homes and workshops of Huguenot weavers. We're proud to be the present custodians of its heritage, and invite you to play your role too – by adding your own chapter to the story.

The building is a stunning canvas of high-spec, new-build and sympathetically refurbished space. There's over 3,000 sq ft of external courtyard and terraces, delivering charming views over a classic London skyline of chimney pots and tiled roofs. Virtually an island site, it's a rare opportunity – right in the heart of London's atmospheric cobbled streets.

Stirling prize-winning architects AHMM's vision mixes the building's original character with exciting new design. Workspaces are directly connected to the restored architecture. A wealth of light floods through the full height windows: externally from Norton Folgate's cobbled streets; and internally, from the elegant south-facing courtyard – a refreshingly bright and airy breakout space.

The new layout features two brand new floors, expanding the bright and airy workspaces to the upper floors. Wellbeing features include 96 cycle racks and lockers, together with spacious, club-style changing rooms. Loom Court does more than make business easy. It makes work exciting.





Designed for work;
built to enjoy.

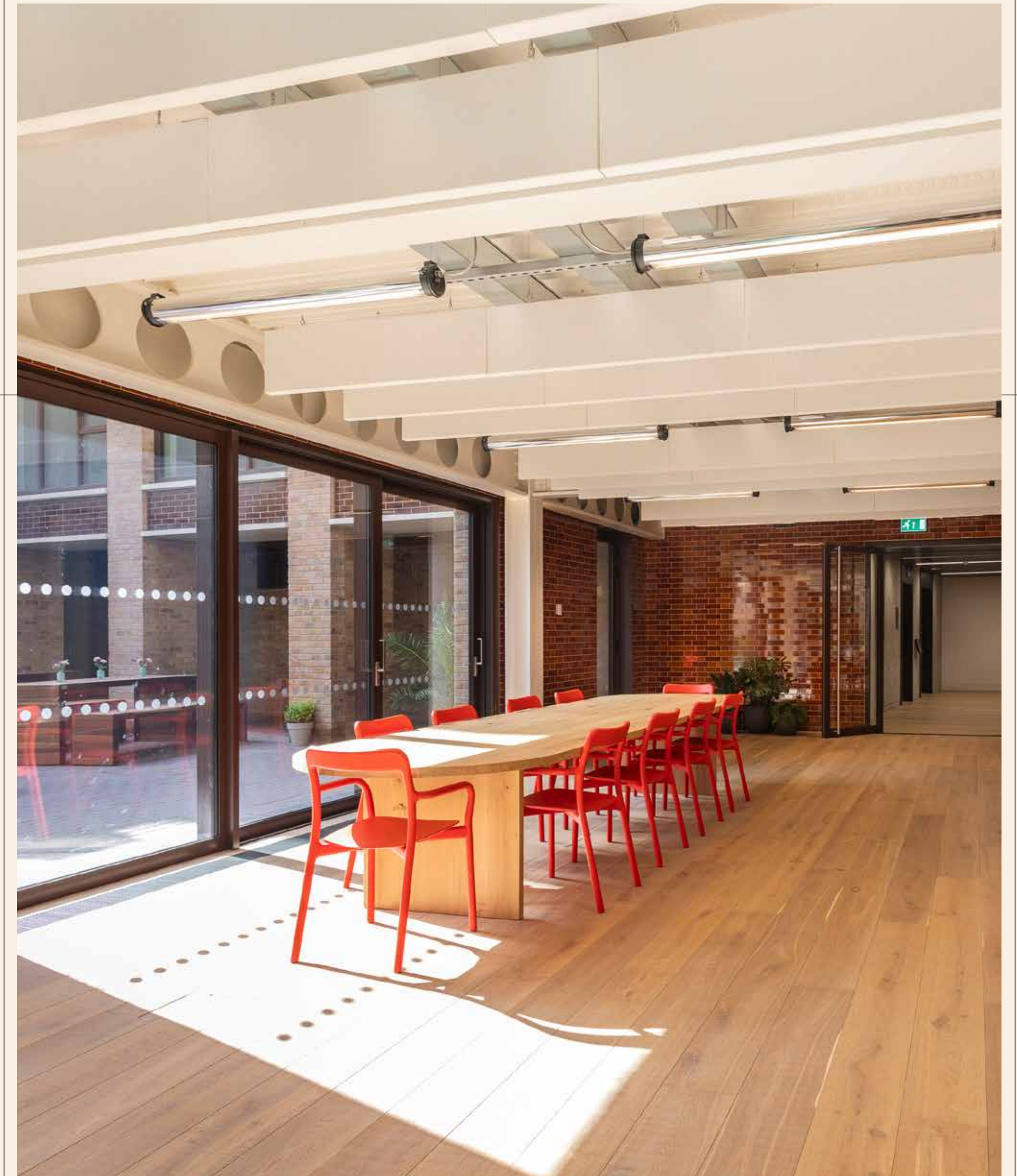
Restored heritage streetscape

Restored for *brilliance*

LOOM COURT makes a wonderful first impression. Approaching the building surrounded by the old-world stylings of Elder Street reminds you of generations past. But once through the door your perception is changed completely.

A bright, tranquil courtyard, surrounded by the clean, floor-to-ceiling windows of Loom Court's interior, compels your eyes to stretch five floors up – to the open sky.

Every morning, a stroll across to the lobby will mark the start of a new day. One that, like Loom Court itself, is full of transformative potential.



Designed to *excel*

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

50% lower upfront carbon than industry average benchmarks - at 507kg of CO₂e per m²



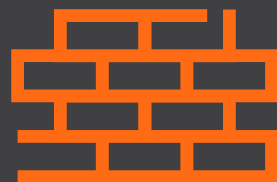
Careful Victorian restoration

Existing warehouses retain authentic industrial features



Operational Efficiency

84kWh per m² predicted in landlord areas, ahead of UKGBC’s 2025 target



Zero waste to landfill

99.7% of all development waste reused or recycled onsite



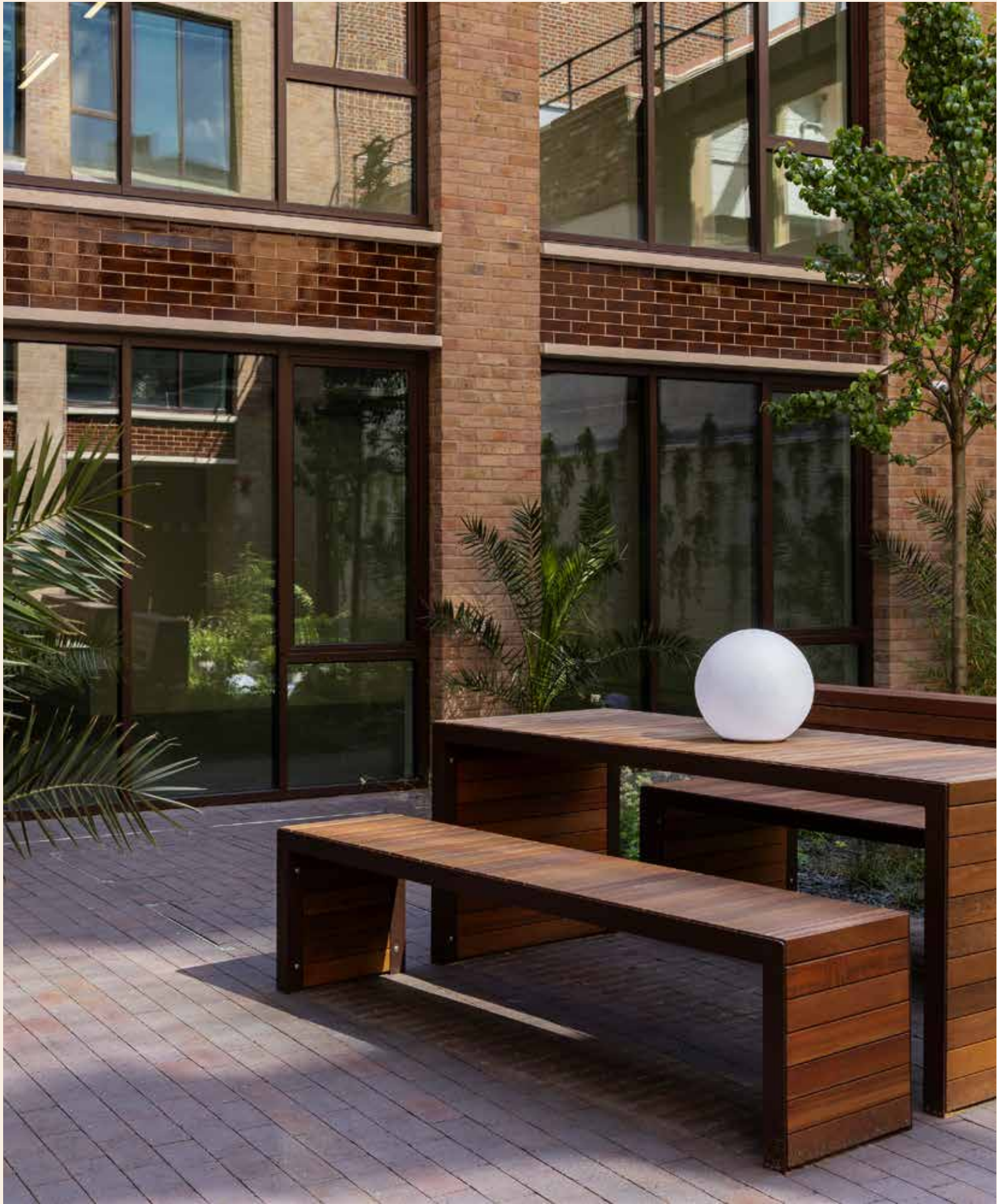
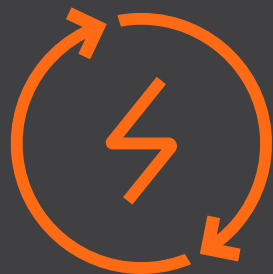
Independent certifications

BREEAM ‘excellent’ and WiredScore ‘Platinum’ targets



100% electric operations

Sourced from low and zero carbon supplies



An everyday wonder

Loom Court Ground Floor



- Office
- Retail
- Reception
- Lifts
- Toilets
- Courtyard
- End of Trip Facilities
- Core





1,546 sq ft
courtyard *space*

End of trip *facilities*

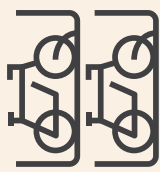
TOTAL INTERNAL AREA
3,858 sq ft

COURTYARD
1,546 sq ft



- 01 CYCLE ENTRANCE
- 02 BIKE STORAGE
- 03 LOCKERS, SHOWERS, CHANGING ROOMS
- 04 ACCESSIBLE SHOWER

- Office
- Retail
- Reception
- Lifts
- Toilets
- Courtyard
- End of Trip Facilities
- Core



96 cycle racks



9 showers



Spacious changing facilities



Schedule *of areas*

| Floor | Loom Court (sq ft) | Terrace (sq ft) |
|-------|--------------------|-----------------|
| 5 | LET | |
| 4 | LET | |
| 3 | LET | |
| 2 | 11,557 | 212 |
| 1 | 11,919 | — |
| G | 3,858 | 1,546 |
| Total | 27,334 | 1,758 |

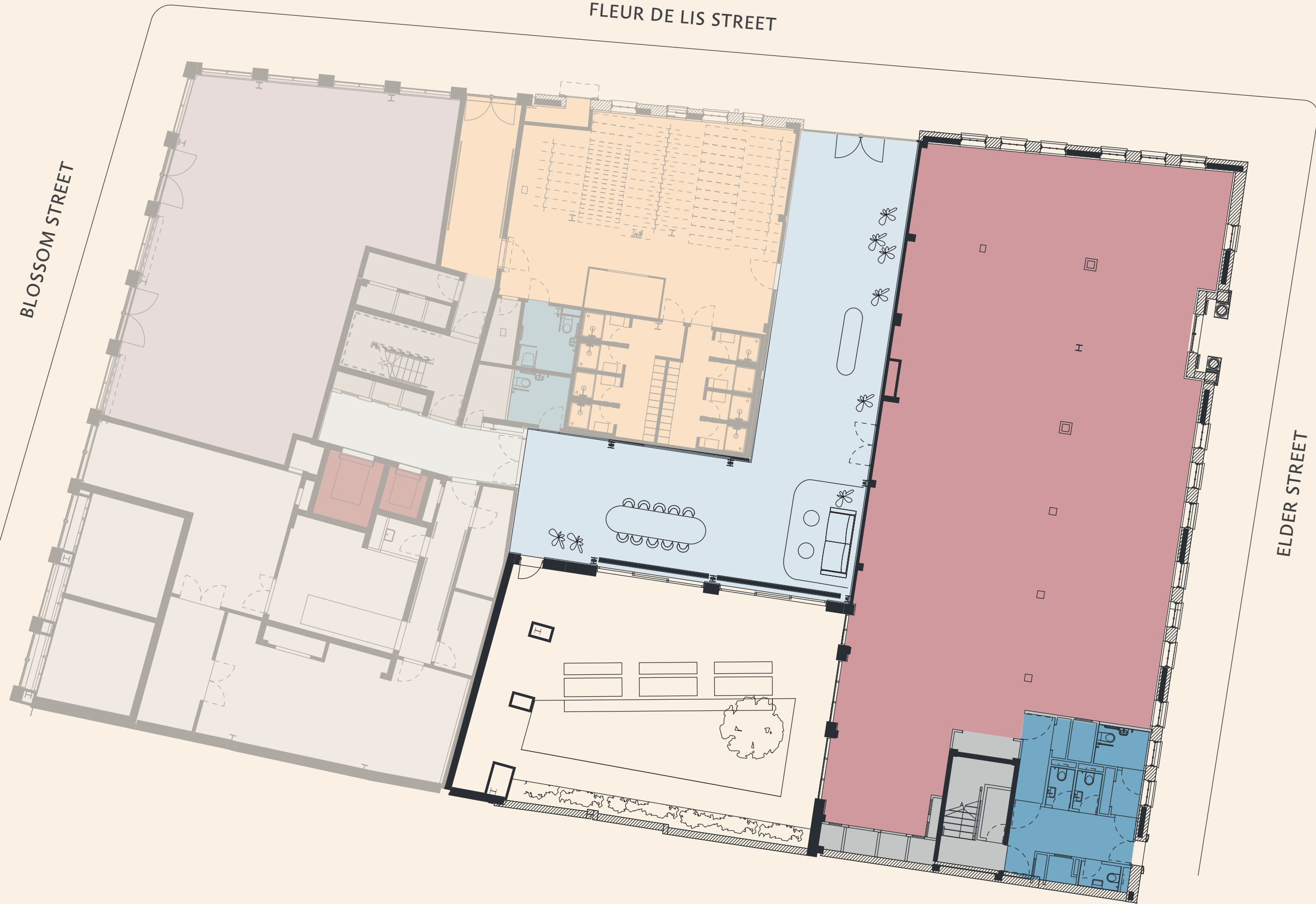
- Office
- Retail
- Reception



Ground Floor

TOTAL INTERNAL AREA
3,858 sq ft

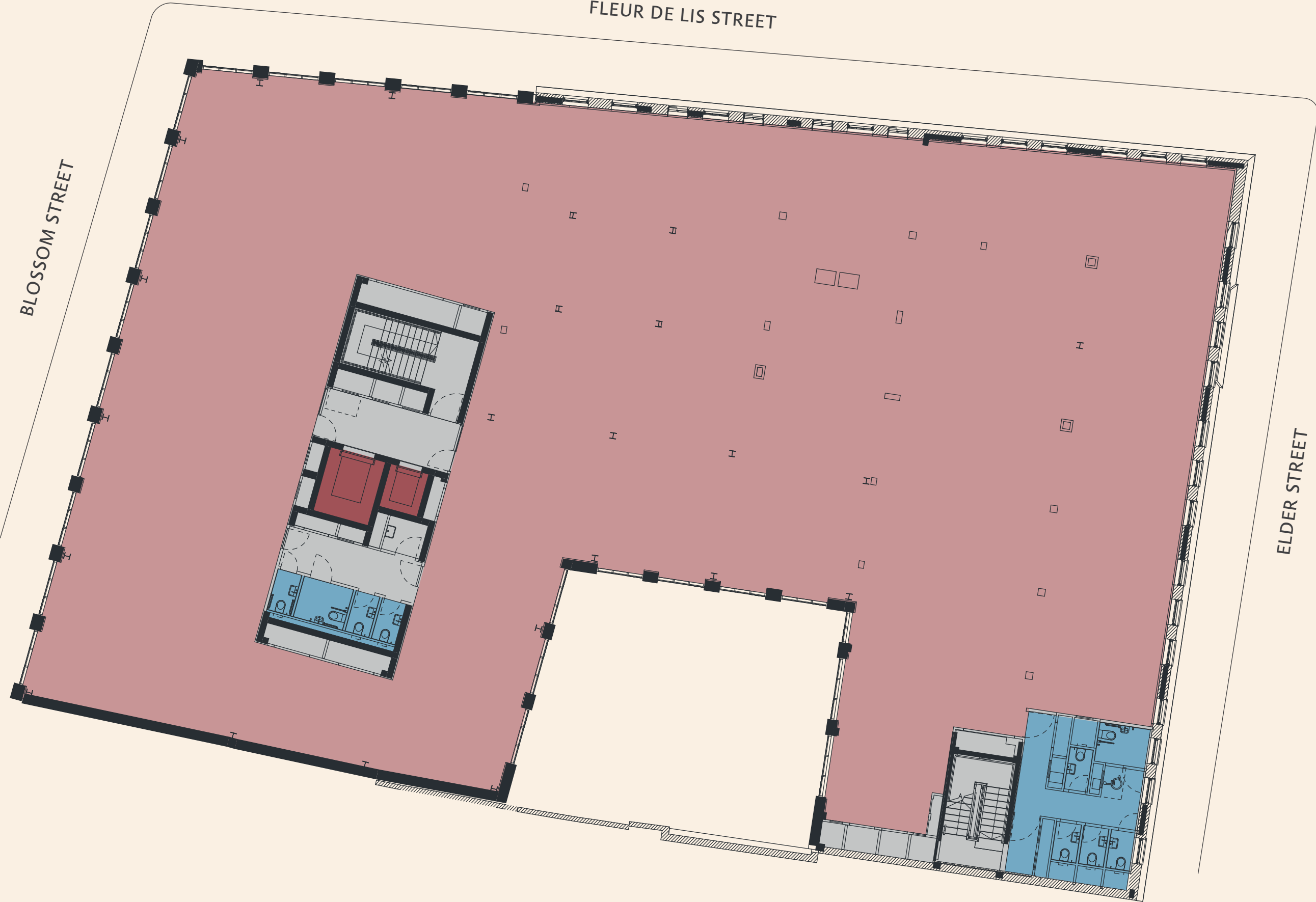
COURTYARD
1,546 sq ft



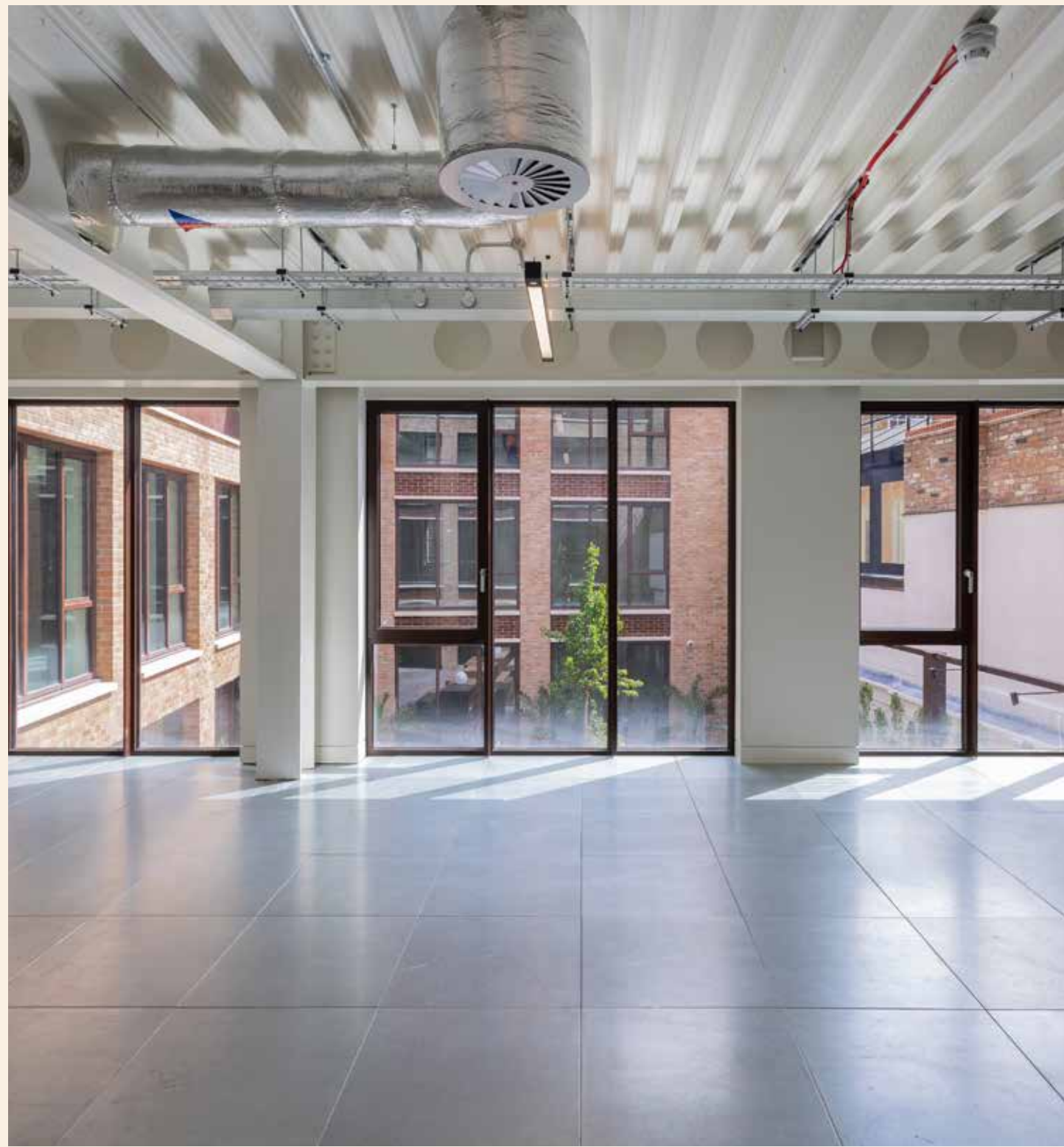
- Office
- Retail
- Reception
- Lifts
- Toilets
- Courtyard
- End of Trip Facilities
- Core

Floor 1

TOTAL INTERNAL AREA
11,919 sq ft



- Office
- Lifts
- Toilets
- Core



Floor 2

TOTAL INTERNAL AREA
11,592 sq ft

DENSITY
1:10

DESKS
122



- Office
- Meeting Rooms
- Tea Points / Collaboration Spaces
- Lifts
- Toilets
- Terrace
- Wellness Room
- Core



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 you 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 | | • |

Work Ready

BY BRITISH LAND



*Enjoy City &
Spitalfields views*



Contemporary *workspaces*



Bright & *modern*




Building Specifications

 **27,334**
sq ft office space

BREEAM® 'Excellent'


 **1,792**
sq ft retail space

 **WiredScore**
PLATINUM

 **Over 3,000**
sq ft of courtyard and
terrace space across most floors

 **Net Zero**
construction at completion

 **Changing facilities**
96 cycle racks, 9 showers
& spacious changing facilities

 **2.87m - 3.38m**
floor to ceiling height

 **8 person**
passenger lift

 **Zero waste**
to landfill targeted

 **Available now**

 **All Electric**
building operation



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