

Nicholls & Clarke

NORTON FOLGATE

Work Ready

BY BRITISH LAND

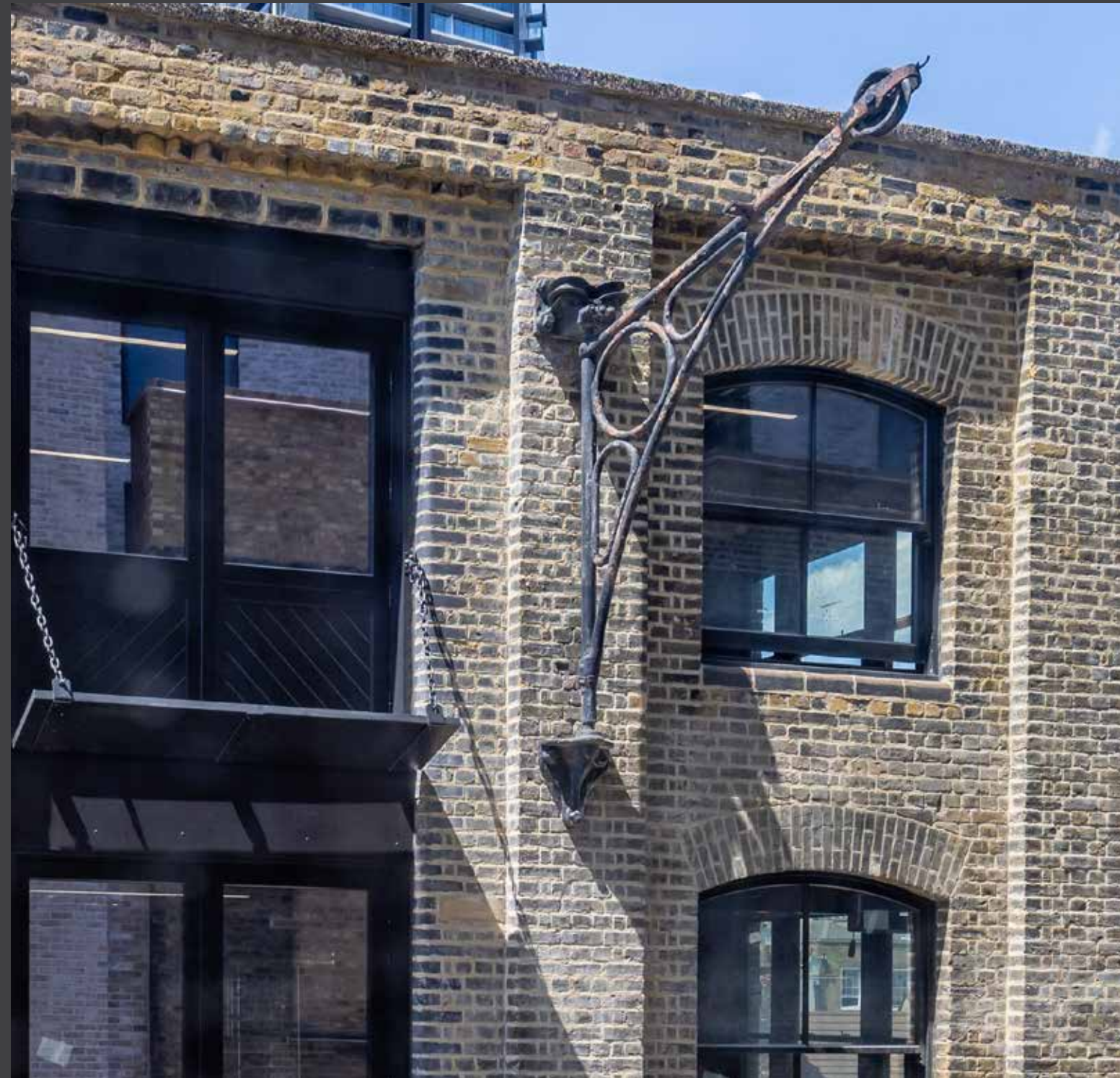


RISING FROM the silhouette of a Victorian warehouse, Nicholls & Clarke is a statement address within the new Norton Folgate quarter. All-electric and Net Zero at completion, it blends unique historic character with exciting new design.

7,786 sq ft of iconic warehouse-style space extends into 19,052 sq ft of contemporary offices. Wherever you look, there's a sense of both old and new. A celebration of the site's 130-year history as a glass warehouse and a clear ambition to power your business forward.

It's a stone's throw from the City of London financial district and Old Street's tech hub. In short, it's designed to bring people together. To accelerate your growth. Help you collaborate with ease. Build a unique culture. And become the beating heart of your brand.

Crafted for *business*



Fame & Fortune

THE NORTON Folgate area has a storied history. After life as a Roman burial ground, the 12th Century, St Mary Spital stood here – the hospital that gave the Spitalfields district its name. And with the dissolution of the monasteries, it attracted a wealthy elite who commissioned the Georgian and Victorian architecture still visible today.

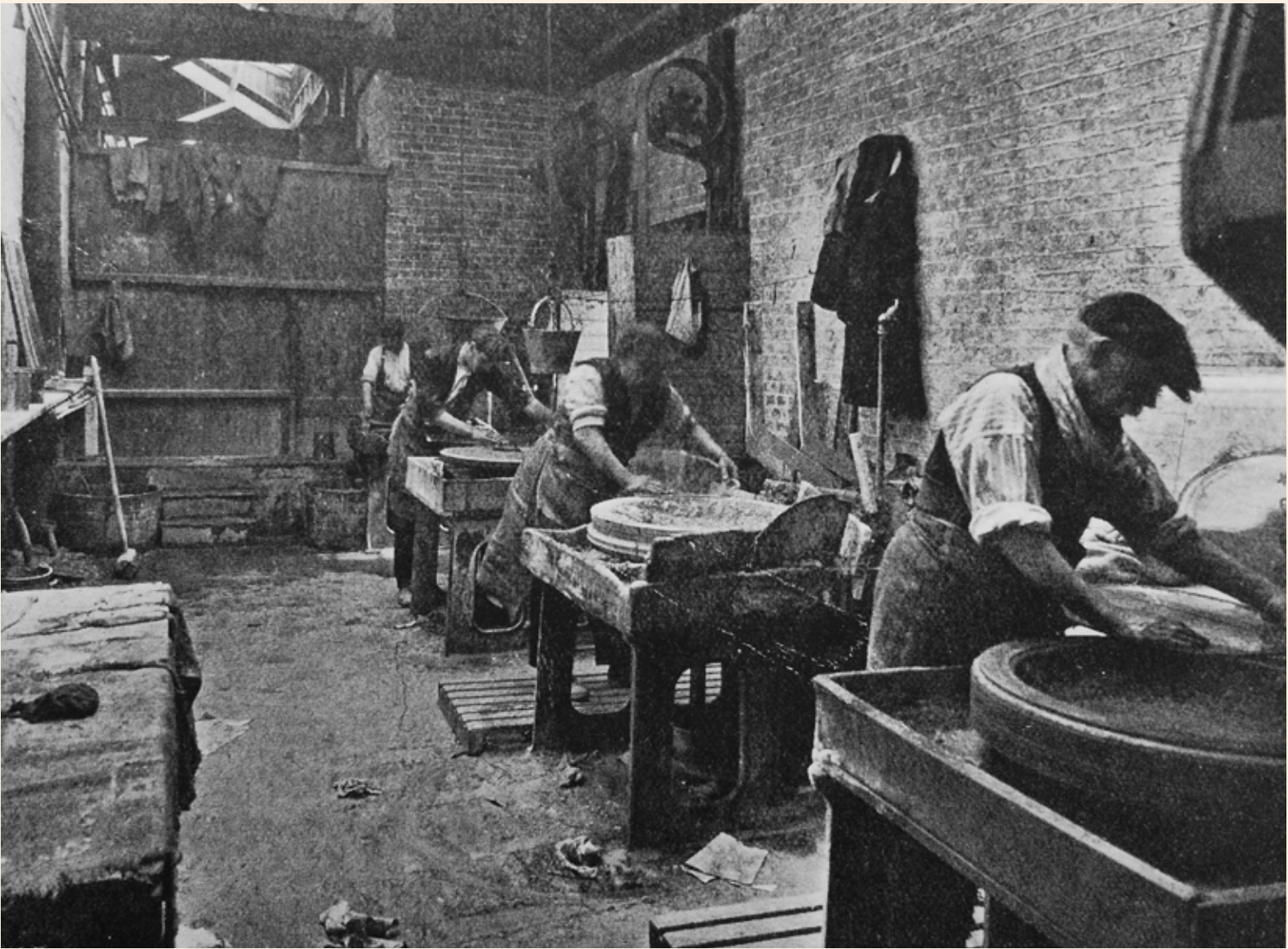
It was then that the Nicholls & Clarke’s glass, lead and oil empire grew to cover much of the area. The new building incorporates one of their warehouses. An eye-catching landmark in a neighbourhood known for its culture and fashion, as well as its commercial might.

Here, you’ll find suits from the City of London’s financial powerhouses and the jeans and trainers of Old Street’s tech entrepreneurs. There are the stalls of Spitalfields Market. Food from the likes of Hawksmoor and Ottolenghi. And a wide cast of East End pubs, furniture design icons and famous clothing brands.

It’s a scene outside that’s consistently exciting, constantly evolving and perpetually in the headlines.

“I’d be doing all sorts of things, carrying toilets, sinks and cast iron baths around. I learnt about ducking and diving, and life in general, from a workforce consisting of rough sleepers, bankrupt furriers, degenerate gamblers, fighters, ex-war heroes, and a few ordinary people.”

— PROFESSOR DICK HOBBS, 1970s Nicholls & Clarke employee



A quarter with *influence*

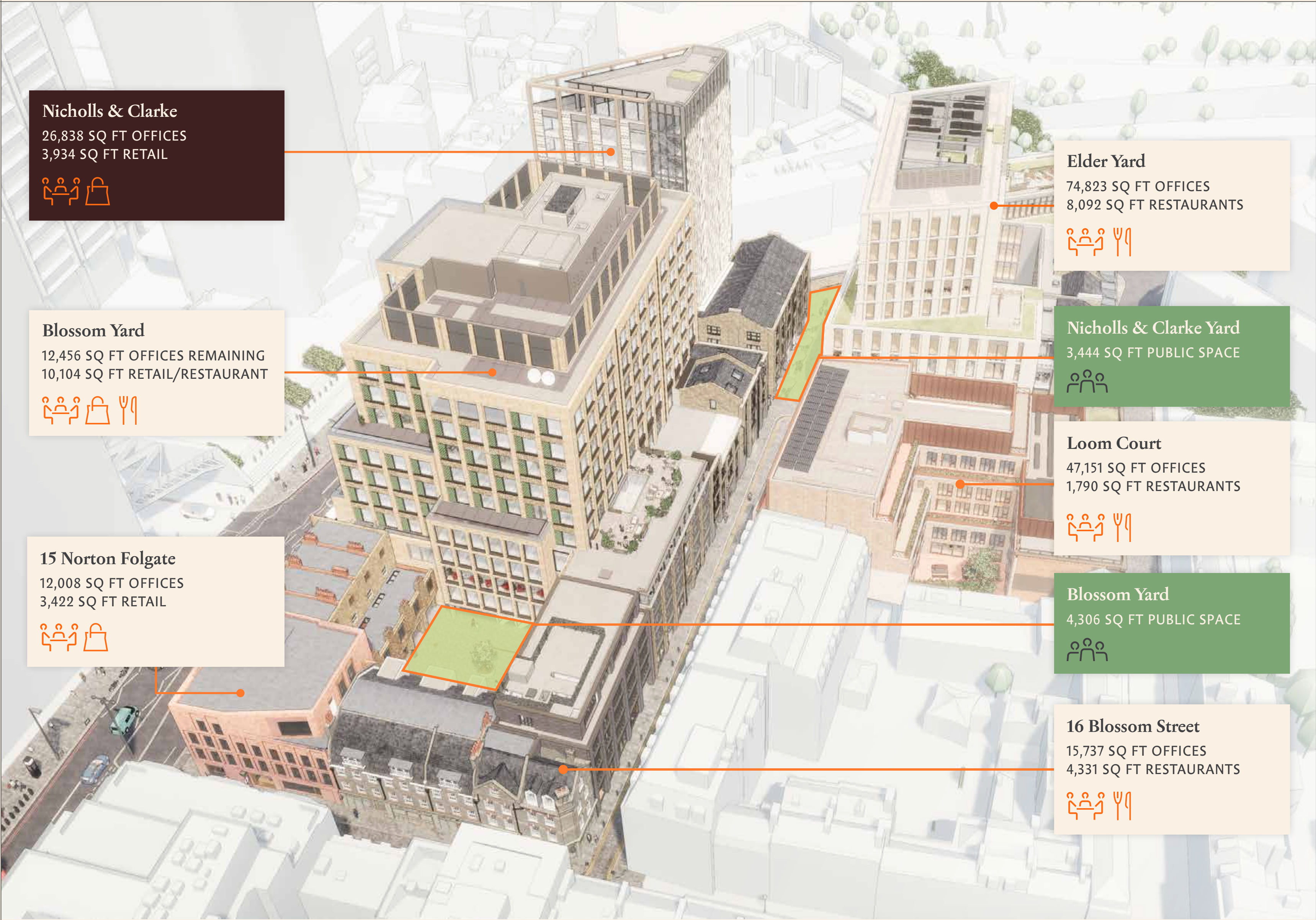
STIRLING PRIZE-WINNING architects Allford Hall Monaghan Morris have collaborated with Stanton Williams, DSDHA and Morris + Company to create Norton Folgate. Set within one of London’s most exciting areas, its 330,000 sq ft of mixed use space spans six buildings, all with a clear focus on heritage and sustainability.

ALLFORD
HALL
MONAGHAN
MORRIS

MORRIS & Co

DSDHA

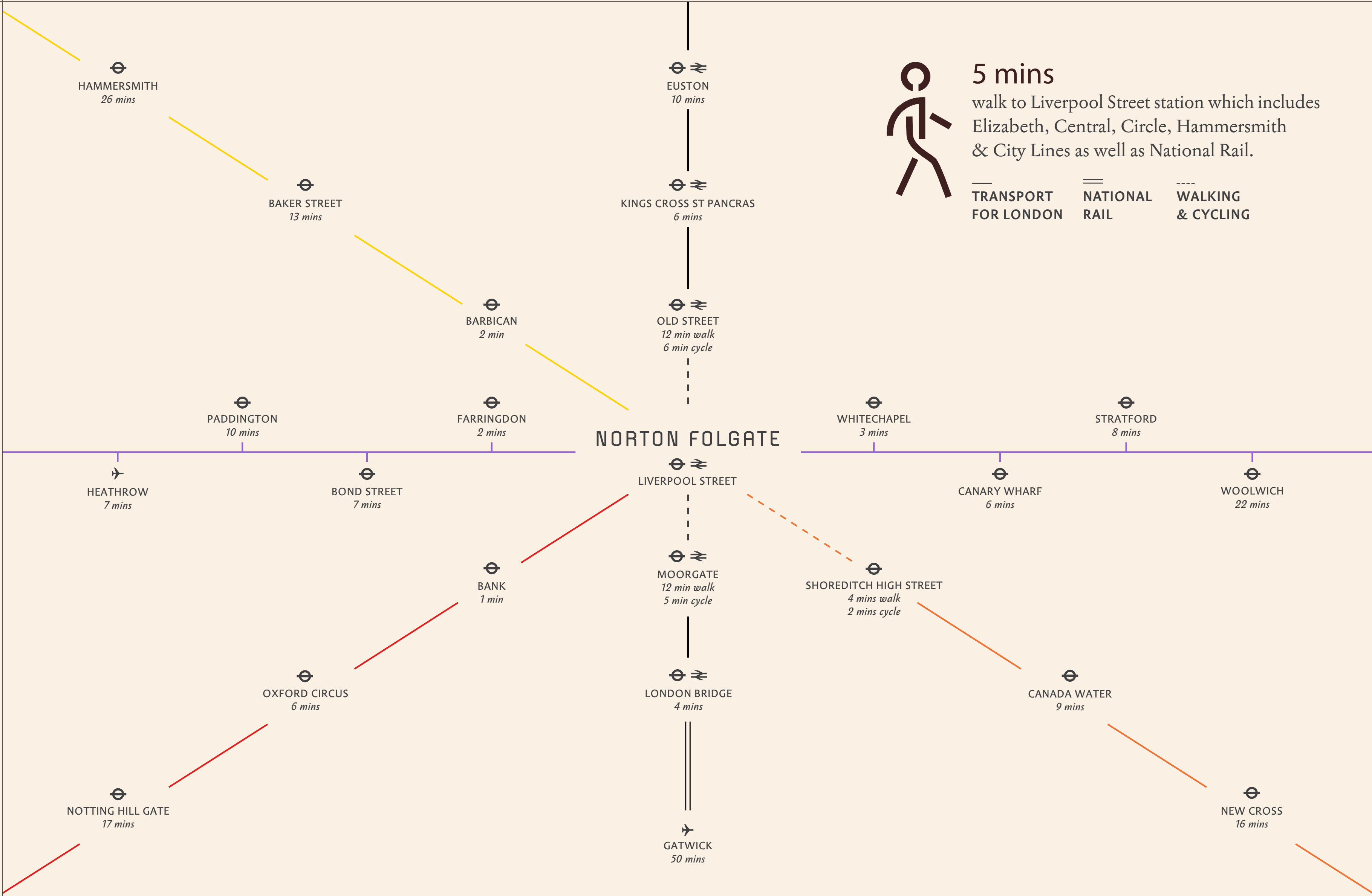
STANTON
WILLIAMS





A new retail & dining destination





Quick & easy

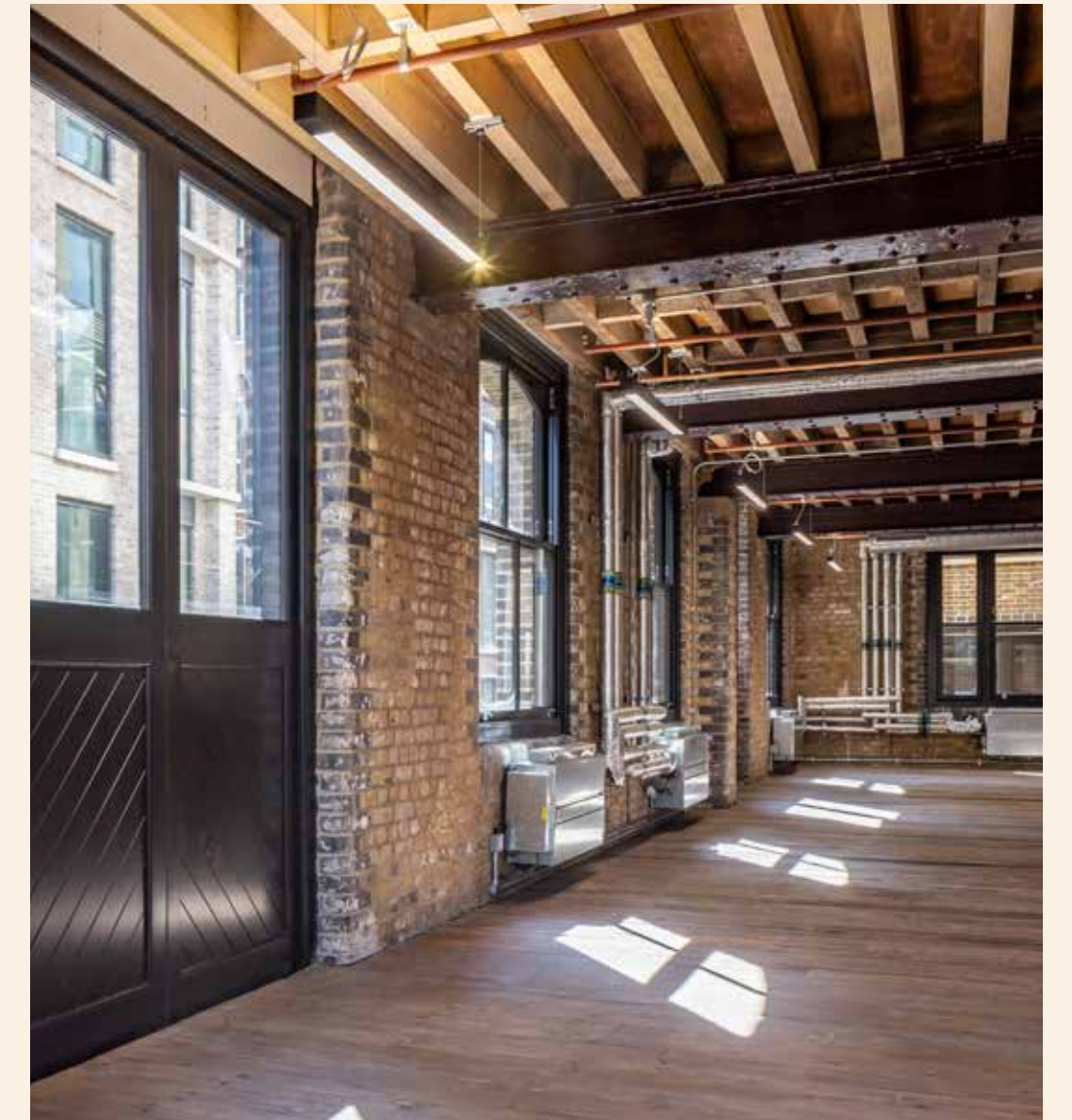
NICHOLLS & CLARKE is perfectly located for trips around London and beyond. Just a five-minute walk away, Liverpool Street Station offers mainline routes across Essex and Sussex. It also boasts five tube lines including the new Elizabeth Line – with superfast links east to Canary Wharf and Stratford, and west to Heathrow and Reading.



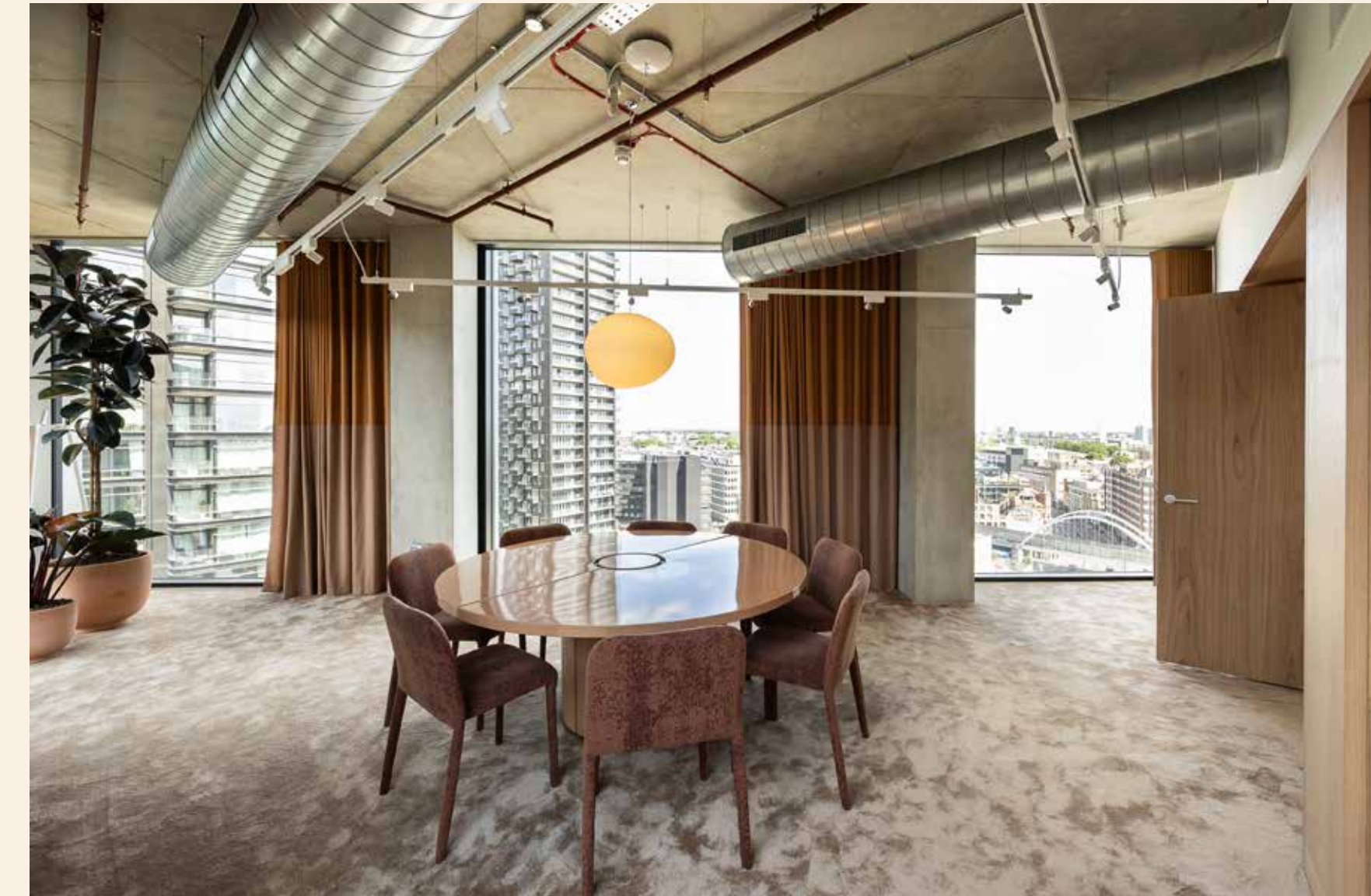
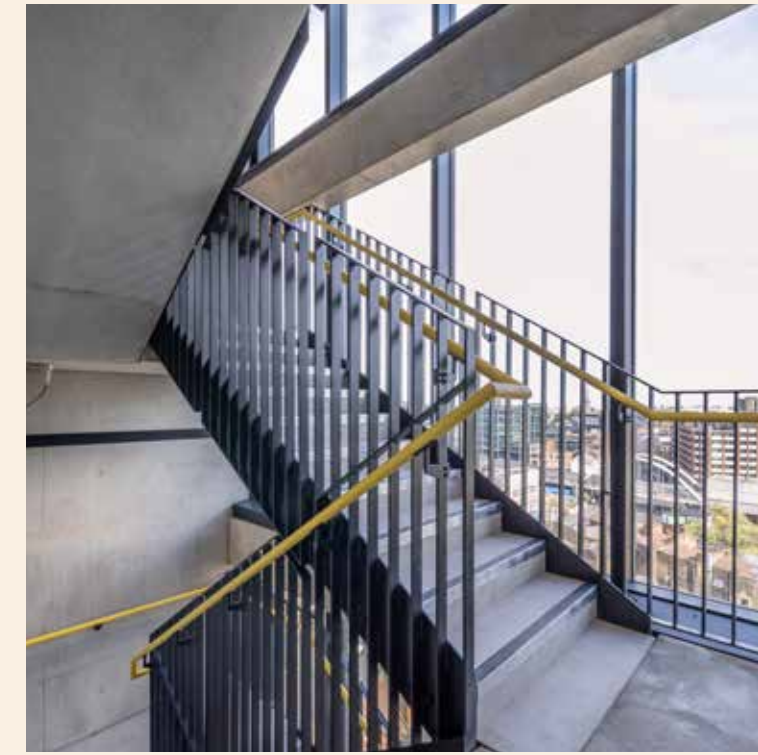
Smart & *stylish*

ALLFORD HALL Monaghan Morris' design weaves a sensitive redevelopment of the original warehouses' façades with stunning new architecture to create a new city icon.

Work ready flexible floorplates of up to 1,500 sq ft give you the freedom to flex and grow over time. The floors are complete with workstations and services included. Levels 1, 2 and 3 also boast both original warehouse areas and new contemporary workspaces – a eye-catching contrast of old and new. The level 1 warehouse space houses a communal lounge & events space with bookable meeting rooms, and there is also a shared meeting room on level 13 with panoramic views across Spitalfields and The City.



Smart & stylish



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.

FULLY MANAGED

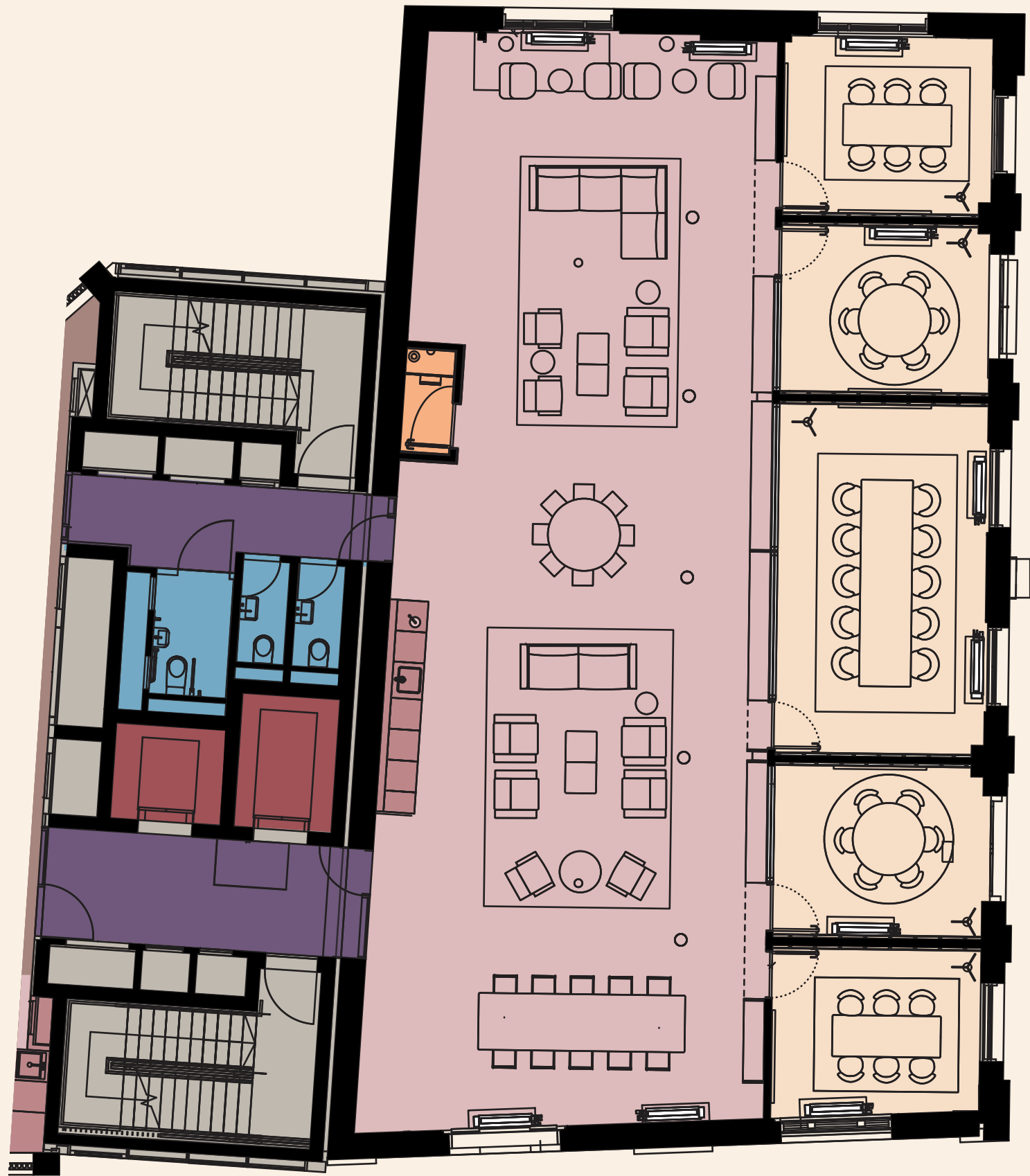
Get all the services you need to run your workspace for one monthly price.

WHAT'S INCLUDED	FULLY MANAGED
Fully furnished	•
Flexible leasing options	•
Sustainable Workspaces	•
Access to building end of trip facilities	•
Access to shared spaces on L1 & L13	•
Access to shared self serve tea point	•
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	•



The Lounge

Enjoy full use of The Lounge: a beautifully restored heritage warehouse with bookable meeting rooms, a tea point and co-working and breakout spaces. Take some time away for your deck to recharge and regroup or take creative inspiration for your next project.



- Shared Lounge Space
- Shared Meeting Rooms
- Tea Point
- Phonebooth
- Lobby
- Lifts
- Toilets
- Core



- 6 & 10 Person Meeting Rooms

- Shared self serve tea point



The Glass Room

The Glass Room enjoys panoramic views on the top floor of the building. It is available to book for a half day or full day, and is the perfect place for a workshop, training or for a social event or team building. The same includes a drinks point and the space can be reconfigured to a board room style or theatre/workshop style.

- Shared Event Space
- Tea Point
- Lobby
- Lifts
- Toilets
- Terrace
- Core

1 x 16 Person Meeting Room



Schedule of areas

1,520 sq ft Floors



Work Ready
BY BRITISH LAND



Private reception



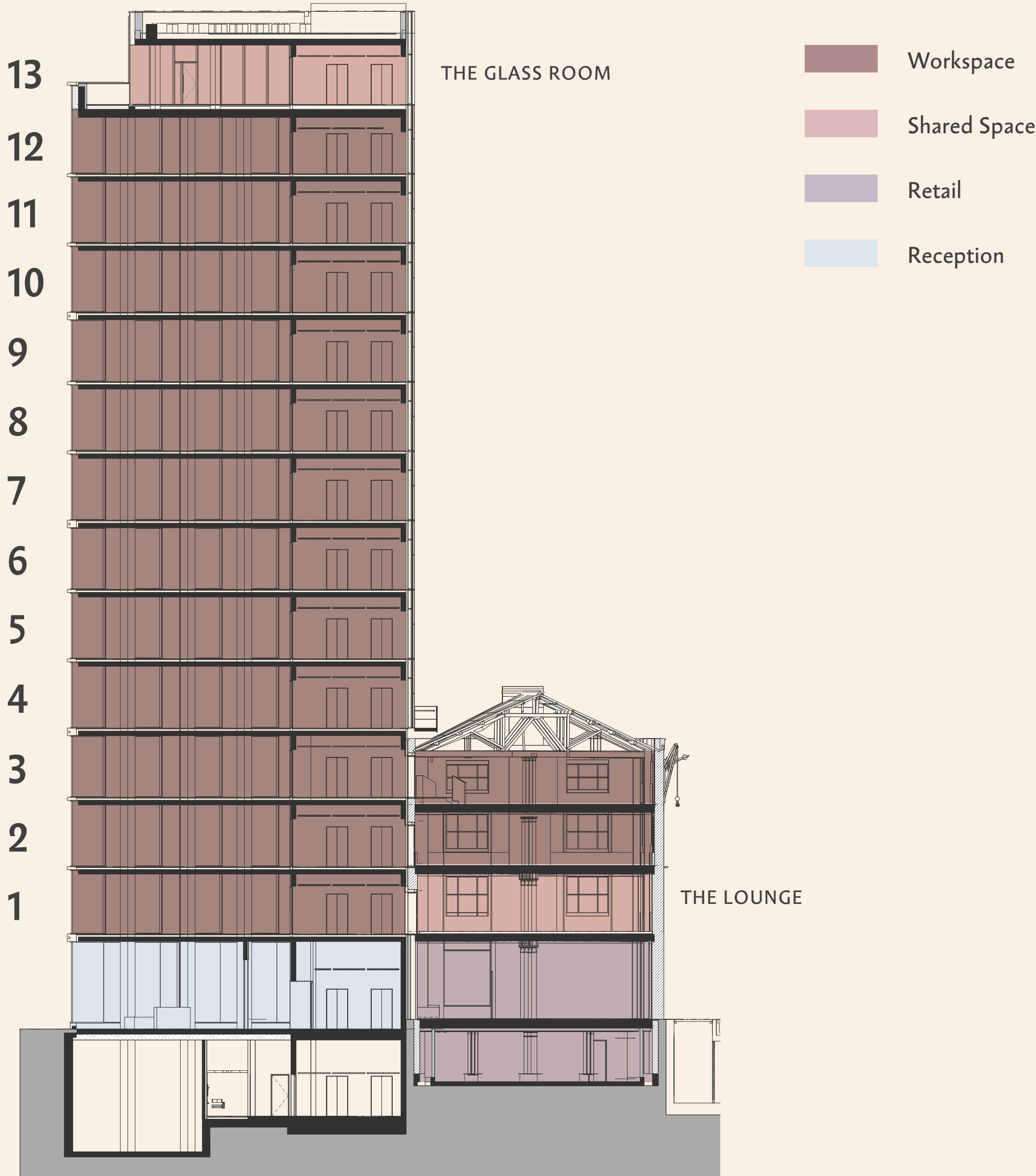
8 person meeting room



14 Desks

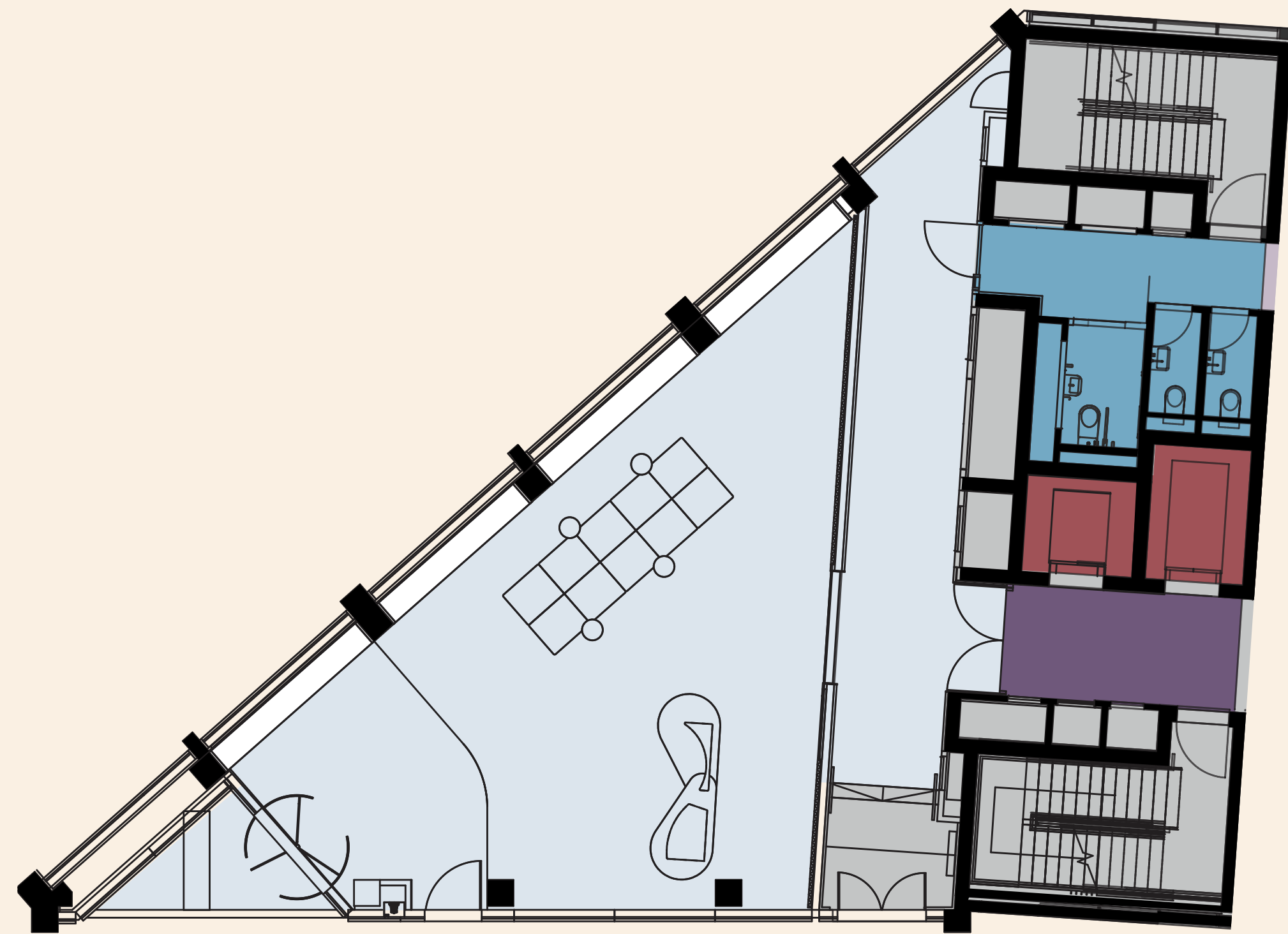


Kitchen/breakout area



Ground Floor

Arrival Experience



FLEUR DE LIS PASSAGE

- Reception
- Lobby
- Lifts
- Toilets
- Core



Indicative Layout

TOTAL INTERNAL AREA
1,522 - 1,527 sq ft



FLEUR DE LIS PASSAGE

- Workspace
- Meeting Rooms
- Kitchen/Breakout Space
- Tea Point
- Phonebooth
- Lobby
- Lifts
- Toilets
- Core

First Floor


WORK READY WORKSPACE
1,524 sq ft




FLEUR DE LIS PASSAGE

- Workspace
- Shared Meeting Rooms
- Shared lounge space
- Tea Point
- Phonebooth
- Lobby
- Lifts
- Toilets
- Core

 Heritage Warehouse Workspaces

 22 Desks

 6 & 10 Person Meeting Rooms

 Kitchen/Breakout Area

Second Floor

WORK READY WORKSPACE
4,109 sq ft




FLEUR DE LIS PASSAGE

- Workspace
- Shared Meeting Rooms
- Shared lounge space
- Tea Point
- Phonebooth
- Lobby
- Lifts
- Toilets
- Core
- Comms

 Heritage Warehouse Workspaces

 38 Desks

 8 Person Meeting Rooms

 Kitchen/Breakout Area

Third Floor

WORK READY WORKSPACE
4,166 sq ft



FLEUR DE LIS PASSAGE

- Workspace
- Shared Meeting Rooms
- Shared lounge space
- Tea Point
- Phonebooth
- Lobby
- Lifts
- Toilets
- Core
- Comms

 Heritage Warehouse Workspaces

 38 Desks

 8 Person Meeting Rooms

 Kitchen/Breakout Area

Building Specifications

Work Ready

BY BRITISH LAND


FULLY MANAGED

 **23,483**
sq ft of modern workspace

BREEAM® 'Excellent'


 **3,934**
sq ft retail space

 **WiredScore**
PLATINUM

 **3,313**
sq ft of lounge & event space

 **Net Zero**
construction at completion

 **Changing facilities**
44 lockers, 43 cycle racks
and 5 showers

 **2.5 – 3.13m**
floor to ceiling height

 **630kg**
passenger lift and
1 x 1000kg goods lift

 **Zero waste**
to landfill targeted

 **Available now**

 **All Electric**
building operation



Get in touch

Alex Colvin

ALEX.COLVIN@BRITISHLAND.COM
07788 242 522

Hannah Poole

HANNAH.POOLE@BRITISHLAND.COM
07739 293 434



Rory Paton

RORY.PATON@JLL.COM
07900 245 221

Chris Valentine

CHRIS.VALENTINE@JLL.COM
07747 758 289

Katie Sommer

KATIE.SOMMER@JLL.COM
07703 608 316

Honor Dunning

HONOR.DUNNING@JLL.COM
07999 139 511



James Neville

JAMES.NEVILLE@ALLSOP.CO.UK
07789 658 540

Alice Keogh

ALICE.KEOGH@ALLSOP.CO.UK
07720 070 417

Peter Lance

PETER.LANCE@ALLSOP.CO.UK
07813 046 926

NORTON FOLGATE



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