



Nicholls & Clarke

NORTON FOLGATE





Storey is British Land's solution to more flexible private workspace

We own our buildings

Providing you with a better service and greater flexibility.

We don't have the lease liability.

Giving us greater agility as a business.



We manage our buildings

We can more effectively manage your end to end user experience.

You will have a fully integrated service with one point of contact for all your needs.

We fully control access and connectivity for all of our buildings.



We benefit from scale

We are part of a 21.1m sq ft portfolio.

If you need to grow within your desired location, we can help you with that too.



We are long-term investors in real estate

We are resilient with a long-term approach to real estate.

We have a network of trusted suppliers.



Storey Overview

01

Your term

Leases that flex to your needs starting from 12 months.

02

Your size

Workspace for teams of 20 or more.

03

Your design

Customise your furniture, AV equipment and interior decor.

04

Your service

Your secure workspace with all the support you need.



The building

Nicholls & Clarke

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.



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

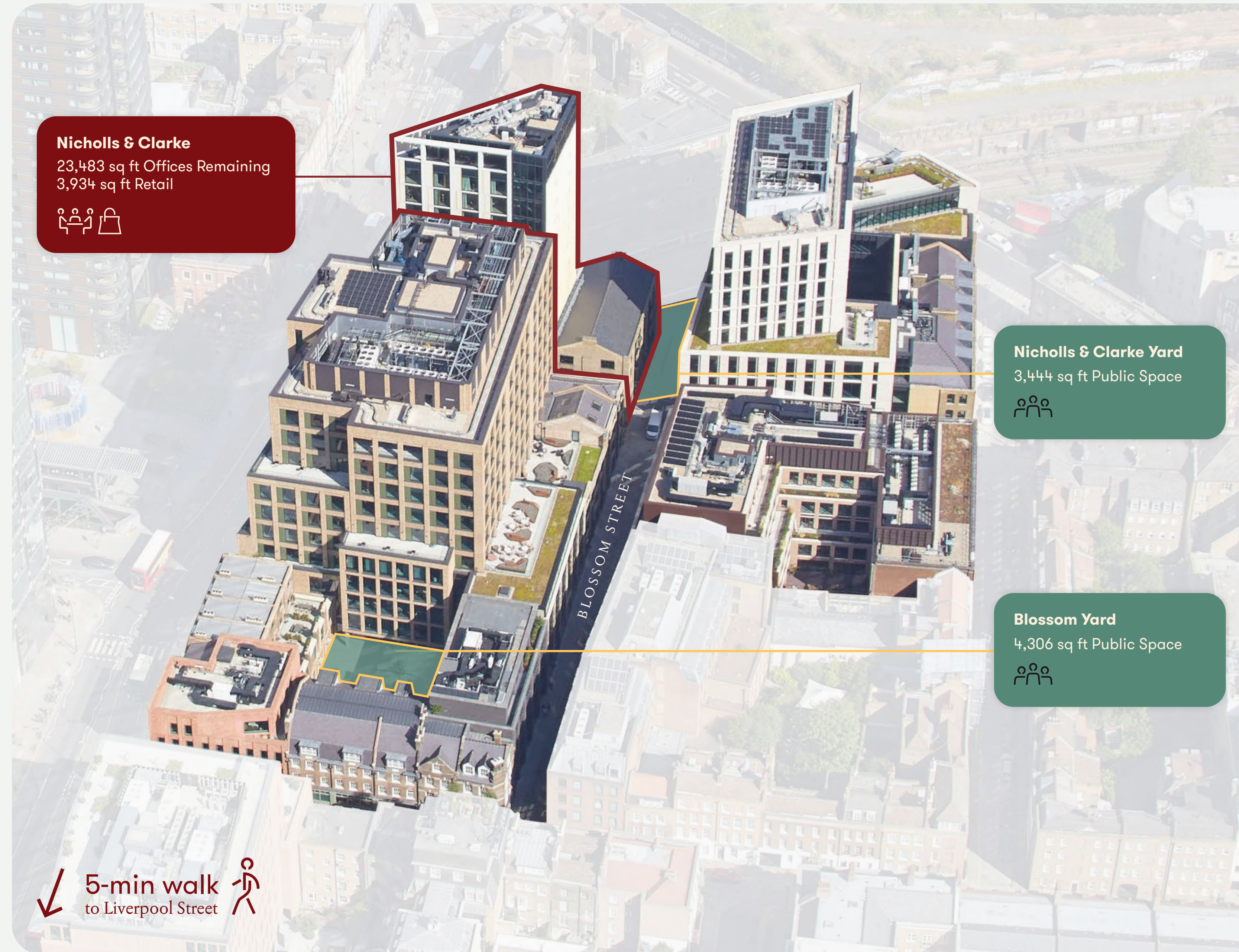
Stirling Prize-winning architects Allford Hall Monaghan Morris have collaborated with Stanton Williams, DSDHA and Morris + Company to create Norton Folgate. Set within one of London's most exciting areas, its 330,000 sq ft of mixed use space spans six buildings, all with a clear focus on heritage and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

ALLFORD
HALL
MONAGHAN
MORRIS

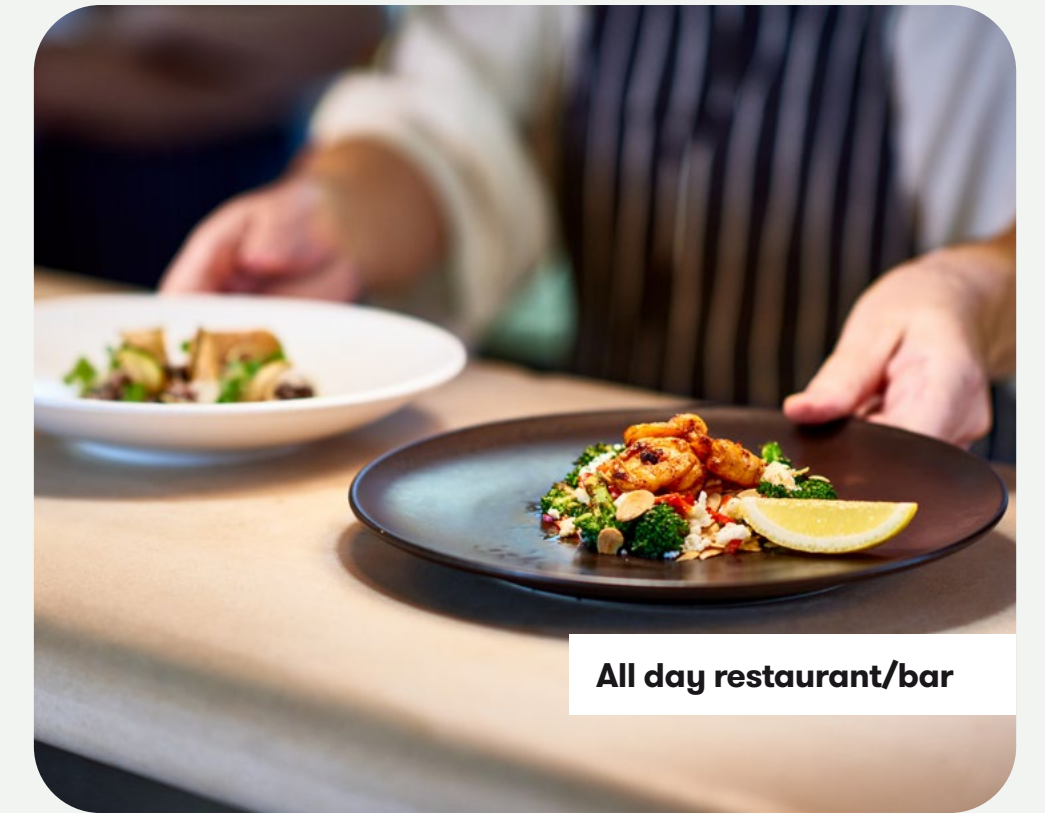
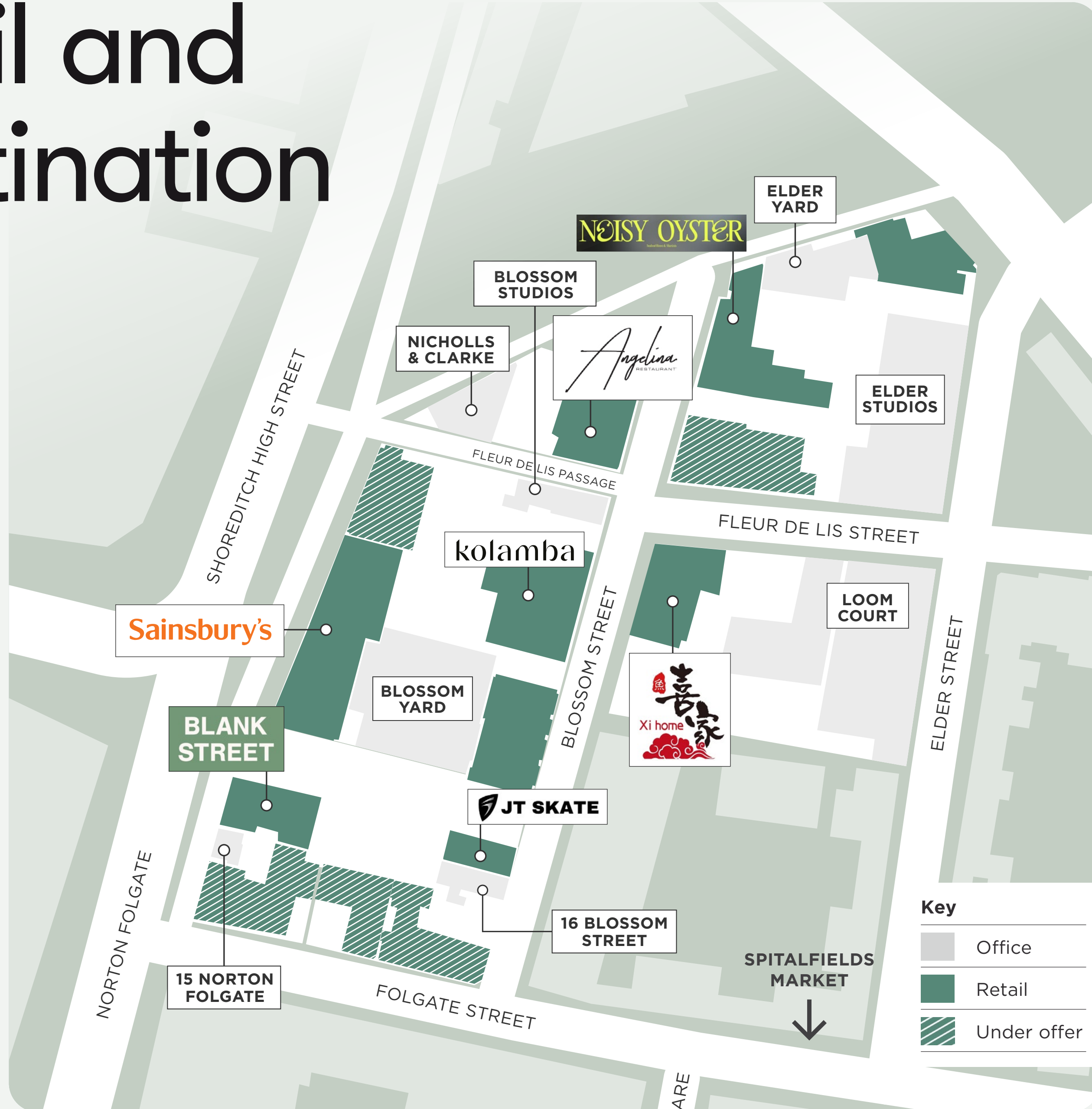
MORRIS & Co

DSDHA

STANTON
WILLIAMS



A new retail and dining destination



Connectivity

Nicholls & Clarke is just 5 minutes walk to Liverpool Street station.

From Liverpool Street by Underground

King's Cross	6 minutes
Euston	8 minutes
Waterloo	11 minutes

From Liverpool Street by Crossrail




Farringdon	2 minutes
Bond Street	7 minutes
Paddington	10 minutes

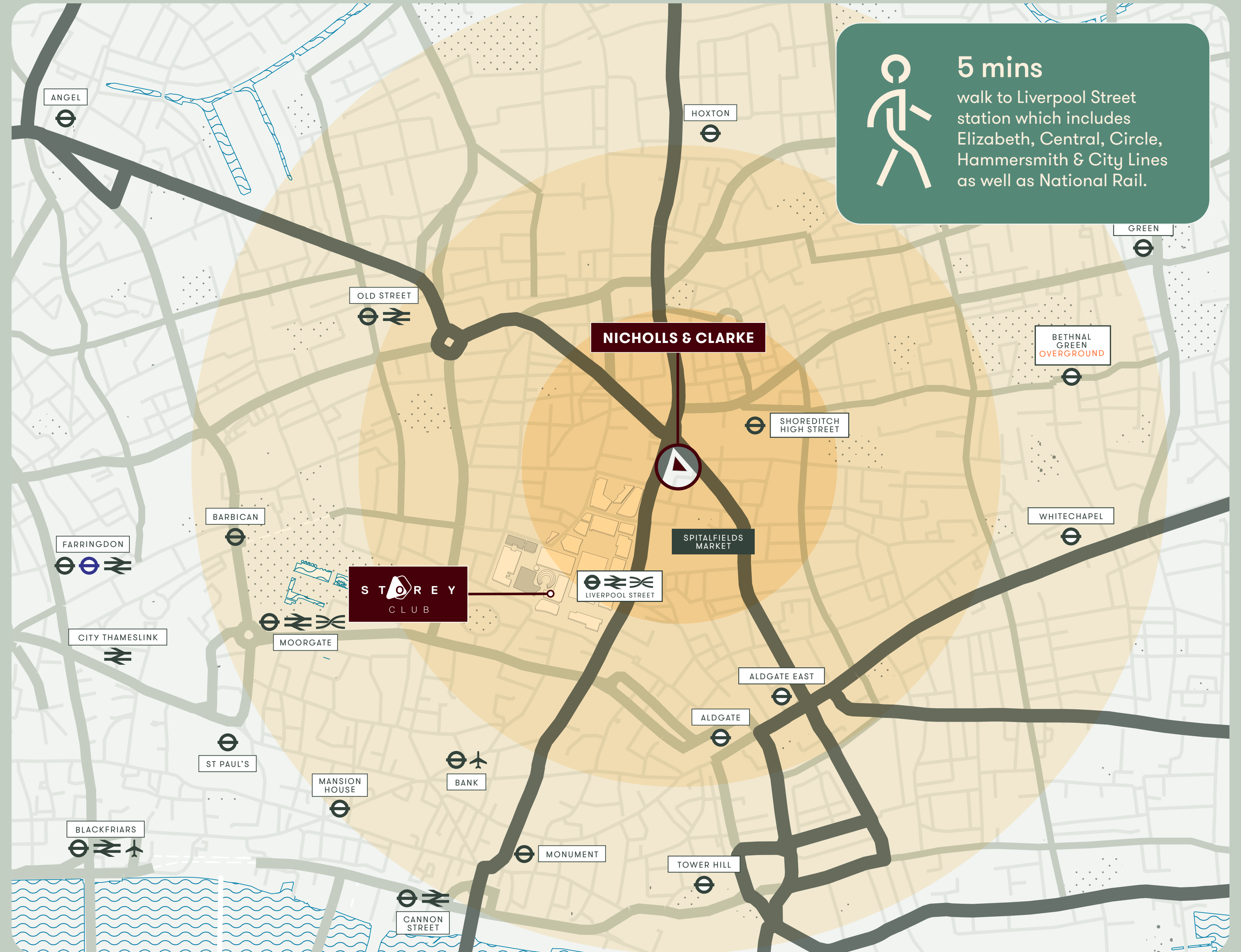
From Liverpool Street to London Airports

Heathrow	35 minutes
Standstead	45 minutes
Gatwick	65 minutes

From Liverpool Street by bicycle

The Broadgate Tower is located on the Cycle Superhighway 1, giving great connectivity by bicycle from Shoreditch and Hoxton through the city.

-  5 minutes
-  10 minutes
-  15 minutes



The space

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

The flexible floorplates of up to 1,500 sq ft give you the freedom to flex and grow over time. The lower floors boast both original warehouse areas and new contemporary workspaces – an eye-catching contrast of old and new.

Level one warehouse space houses a communal lounge and 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.



Reception



Office tea point



Shared lounge



Meeting room

Nicholls & Clarke

Key building features

Space available

26,838

SQ FT

Units from

1,520

SQ FT

Shared space

3,313

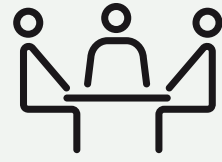
SQ FT

Nicholls & Clarke

Leading contemporary design



Shared
tea point



Private meeting
rooms and tea point
in every office



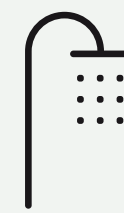
Shared lounge and
break-out spaces



Shared
meeting rooms



Private
phone booths



Showers and
changing facilities



Cycle
racks

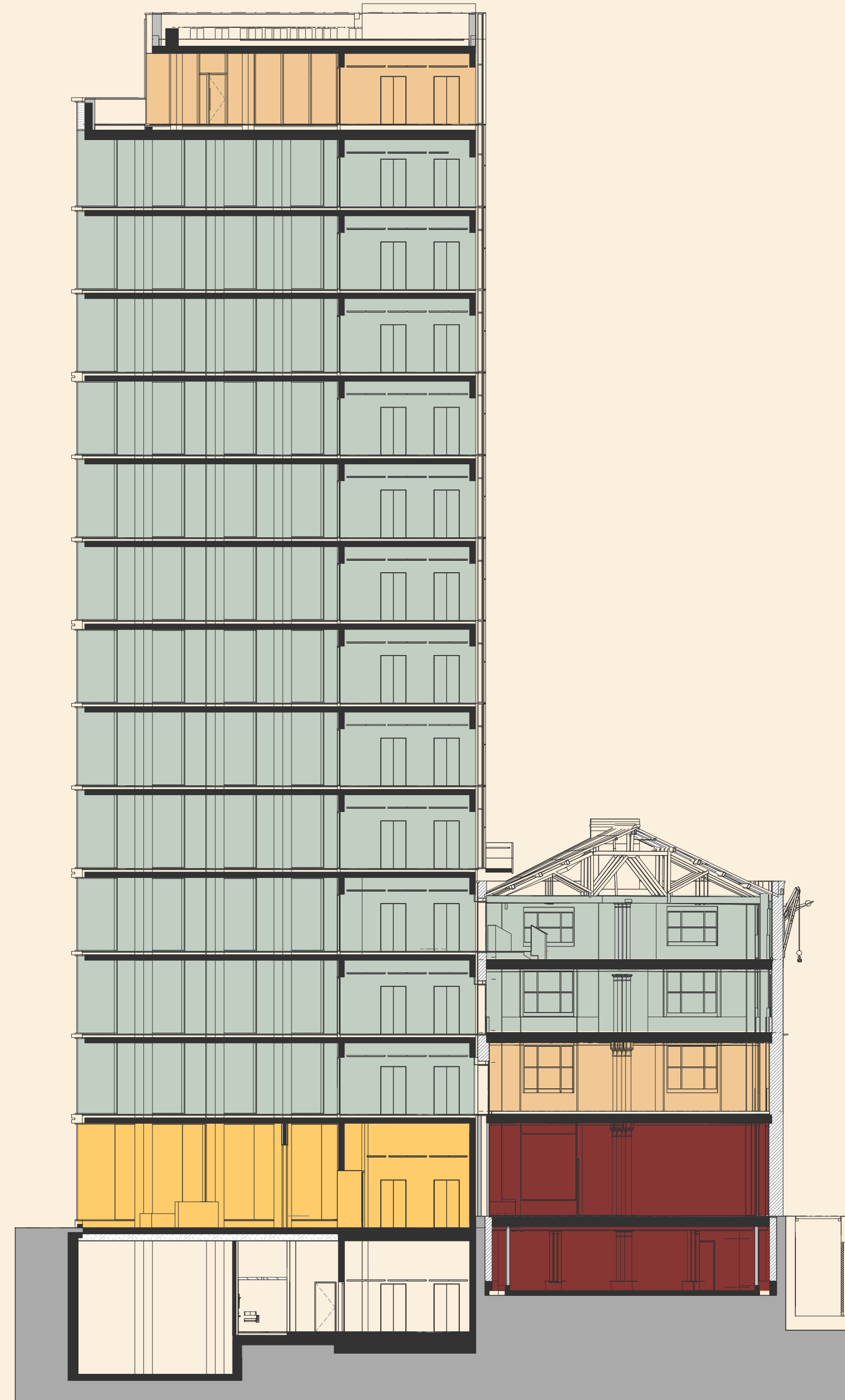


Access to
Storey Club

Schedule of areas

1,520 sq ft typical floor

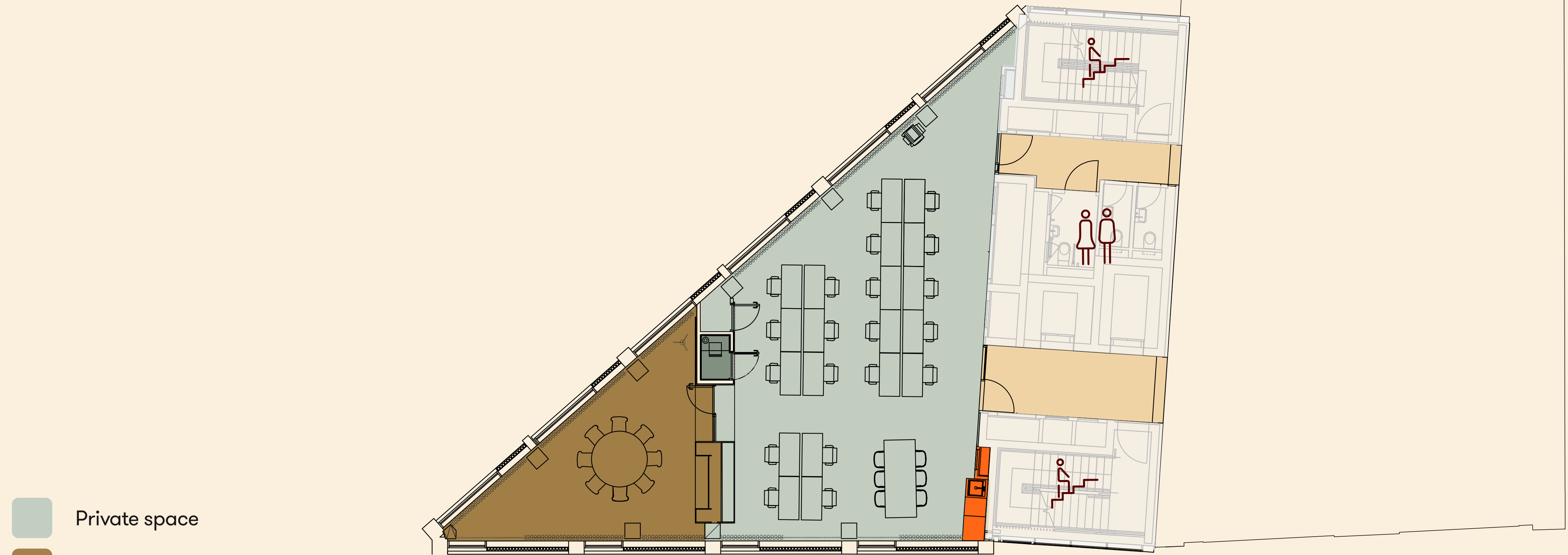
-  Storey workspace
-  Shared space
-  Retail
-  Reception



Level 04-12

Total demised area 1,522 - 1,527 sq ft

Max occupancy 20

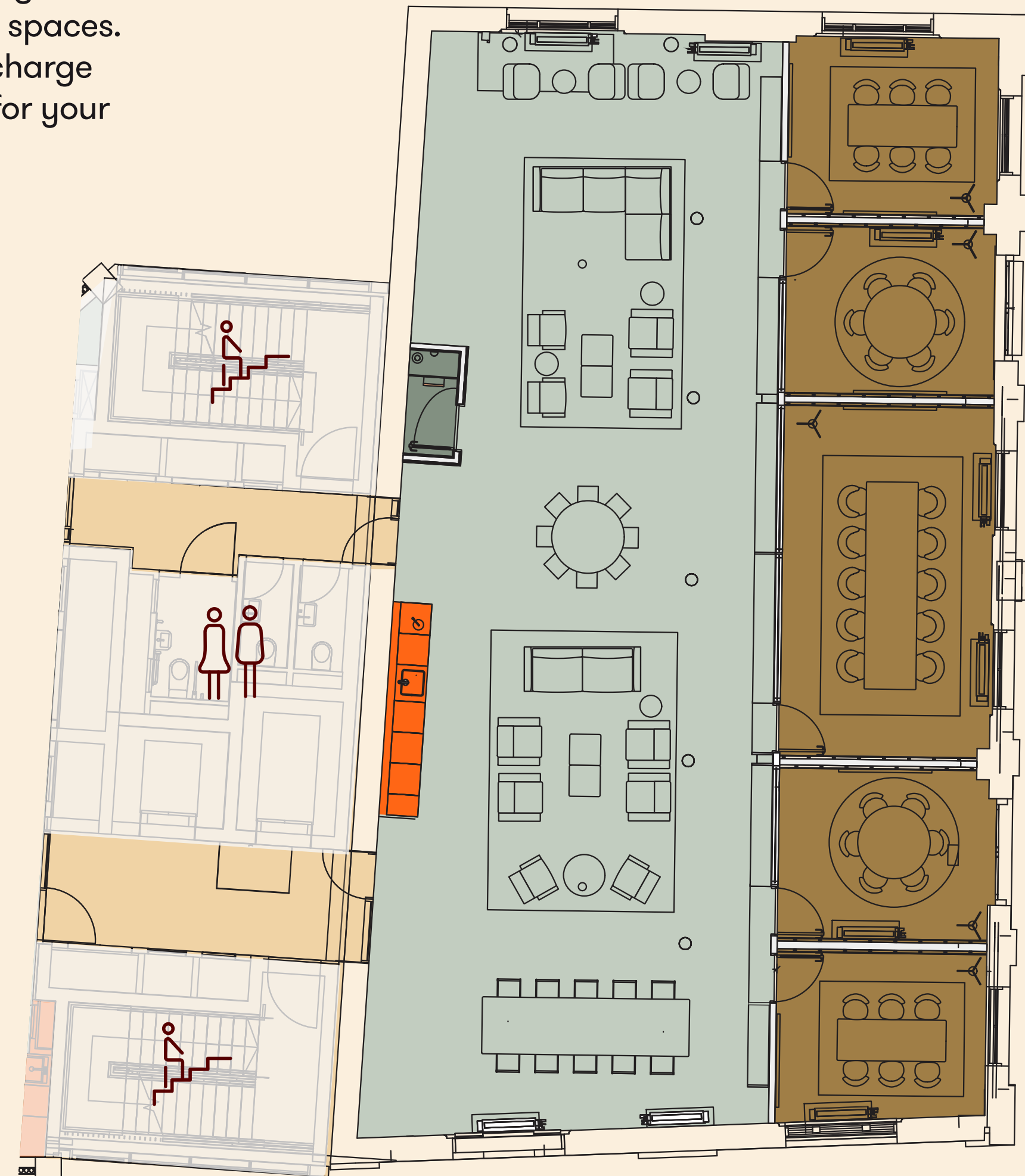






- Private space
- Private meeting room
- Quiet room
- Tea point

Fleur de lis passage

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 desk to recharge and regroup or take creative inspiration for your next project.

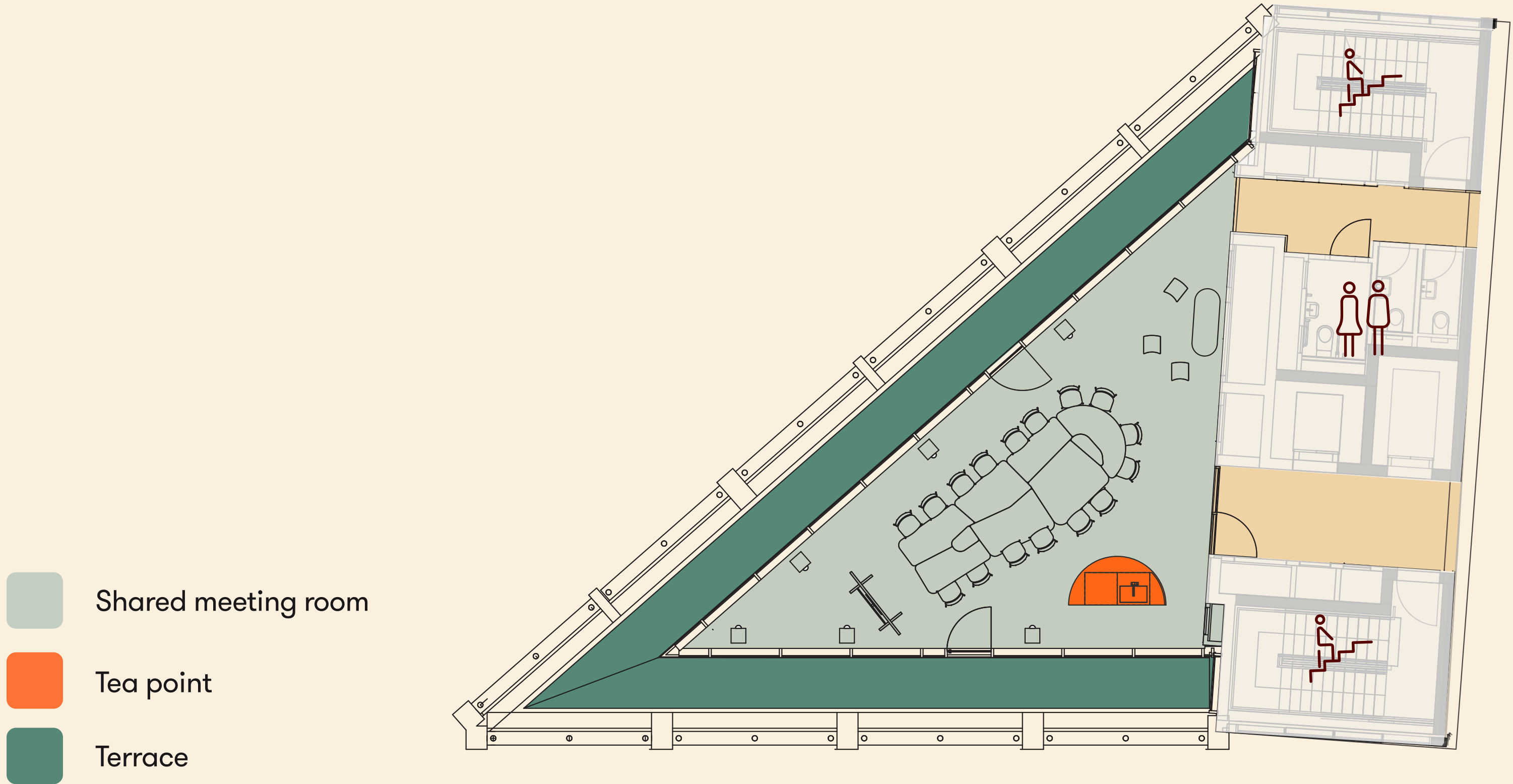


-  Shared lounge
-  Shared meeting room
-  Quiet room
-  Tea point



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.



What's Included



Shared meeting rooms

3 x 6-person meeting room,
1 x 8-person meeting room,
1 x 16-person meeting room

Phone booths, breakout areas
and alternative work settings

1 x shared tea point

Allowance of room credits

Ease of booking via
the online portal



Design, fit-out, furniture

Private meeting rooms,
phone booths, breakout areas

Workstation furniture, including
desk and task chairs

Meeting room furniture

Sit stand workstation desks

Employee lockers (equivalent
to one per person)

Private tea point



Utilities / Property costs / Insurance

All utilities included in the cost

Rent, rates, service charge
all managed

Building, public liability and
contents insurance for supplied
furniture and fittings included



Storey Club access

Exclusive access to Storey
Club (at 100 Liverpool Street,
Broadgate and 4 Kingdom
Street, Paddington Central)

Book private and shared
meeting rooms, Storey Club
rooms and visitor access via
the online portal



Maintenance and cleaning

Full cleaning provision of
both shared space and
private offices

All maintenance and repairs
to mechanical and electrical
on floor equipment and
building fabric



Staff support

Dedicated Community
Manager, for all your needs

Storey Relationship
Manager to work with you
as your business evolves



Connectivity

Private share of 10GB primary
line and 10GB secondary line
for resilience

Private and secure WiFi/VLAN
per customer

1 data point per desk for wired
connection to VLAN



Online Portal

Help manage every part of
your day.

Book meeting rooms, event
space and stay up to date
with everything going on at
the campus.

It's simple to use and available
via desktop



Health and Safety

General and fire risk
assessments (typically annually)

First aid trained security
on-site

Fire warden training
(typically annually)



Building facilities

Access to Showers, Bike racks,
Lockers

Dry waste recycling

Separated food waste recycling

Storey Club



STOREY
CLUB

A space away from the office. To meet, to host, to think.

Storey Club is for British Land and Storey customers plus their guests, with a mix of meeting rooms and event spaces in two landmark locations, designed to help you work more productively. Storey Club also hosts events allowing you to get to know your neighbours.

Storey Club offering

Two landmark locations at Broadgate and Paddington Central

Bookable meeting rooms

Breakout spaces and private working booths

Flexible event spaces (200 capacity)

Dedicated in-house technical, events and catering team

Programme of events



Sculpt your future