



RENT

£47.50

(per sq ft pa excl.)



SERVICE CHARGE

£17.43

(per sq ft pa excl.)



RATES PAYABLE

Est. £22.20-£22.98

(per sq ft pa. (ye April 2026))



EPC RATING

C



First Floor, 1-3 Norton Folgate

London E1 6DB

Offices | 1,485 - 3,235 sq ft | 138 - 300.5 sq m



TO LET



Location

1-3 Norton Folgate benefits from excellent transport links with both Liverpool Street (Elizabeth Line) and Shoreditch High Street stations nearby, as well as many local bus routes. Nearby is Spitalfields Market's eclectic mix of shops and restaurants with restaurants such as Hawksmoor and Ottolenghi. The building is also situated next to the new Norton Folgate scheme a 330,000 sq ft mixed use development spread across six buildings, delivering new retail and public space for tenants nearby.



Description

The recently refurbished first-floor west and east units are available for lease, either separately or as a single unit. Both suites feature new kitchens and meeting rooms and flooring. The Landlord would also be willing to carry out a bespoke fit out for incoming tenants. The building also benefits from a managed reception area and end of journey facilities (bike storage and shower facilities). Managed options are also available through Identity Workspace.



Accommodation

The approximate Net Internal Area comprises:

Floor	Sq Ft	Sq M
First Floor (West)	1,750	162.5
First Floor (East)	1,485	138
Total	3,235	300.5



Amenities



Reception



Showers



Kitchenette



Bike Parking



Meeting Room



Transport Links





Further information



Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

Rent

£47.50 per sq ft pa excl.

Business Rates

Estimated at £22.20 - £22.98 per sq ft pa for the rating year April 2025 to April 2026. All parties are advised to make their own enquiries with the rating authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

The current on account budget is £17.43 psf pa excl.

EPC

The EPC rating is C

VAT

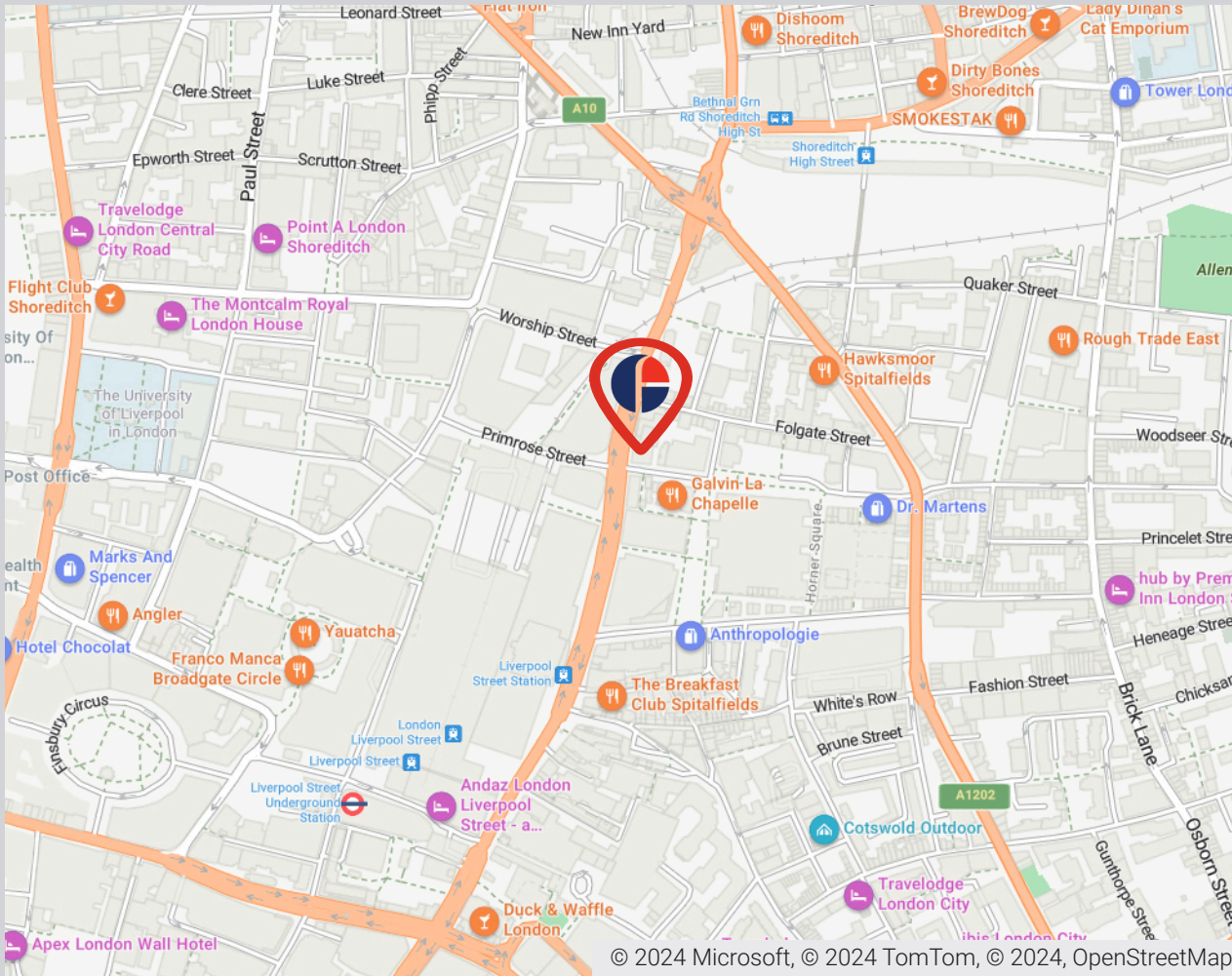
The property is elected to VAT which is therefore payable on rent and service charge.

Viewings

Viewings strictly by arrangement through sole agents Fisher German LLP.



First Floor, 1-3 Norton Folgate, London E1 6DB



Approximate Travel Distances

Nearest Station

- Liverpool Street Station - 0.2 miles (5 min walk)
- Shoreditch High St Overground - 0.3 miles (6 min walk)
- Moorgate Station - 0.6 miles (11 min walk)

Contact

	Doug Gordon 0207 747 3117 07884 408 136 doug.gordon@fishergerman.co.uk
	Jessie High 0207 747 3142 07467 727 210 jessie.high@fishergerman.co.uk
	Corin Davies 0207 747 3161 07977 750 543 corin.davies@fishergerman.co.uk
	Joint Agent - Savills 07866 203403

fishergerman.co.uk



Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated April 2025. Photographs dated 2024.