

 **RENT**
£47.50
(per sq ft pa excl.)

 **SERVICE CHARGE**
£17.43
(per sq ft pa excl.)

 **RATES PAYABLE**
Est. £18.18
(per sq ft pa. (ye April 2025))

 **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 £18.18 per sq ft pa for the rating year April 2024 to April 2025. 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

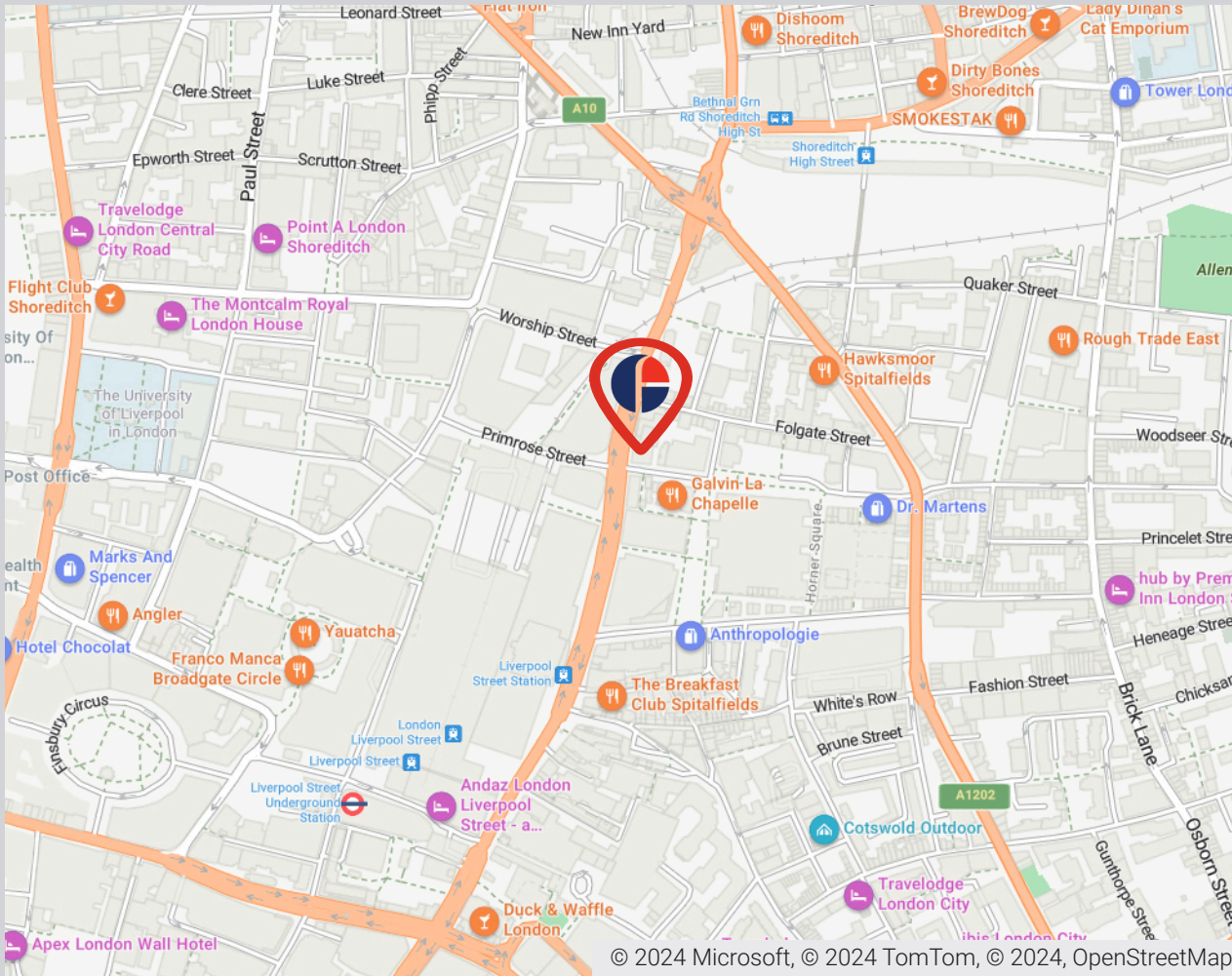
The property is elected to VAT which is therefore payable on rent and service charge.

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

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Particulars dated February 2025. Photographs dated 2024.