

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.

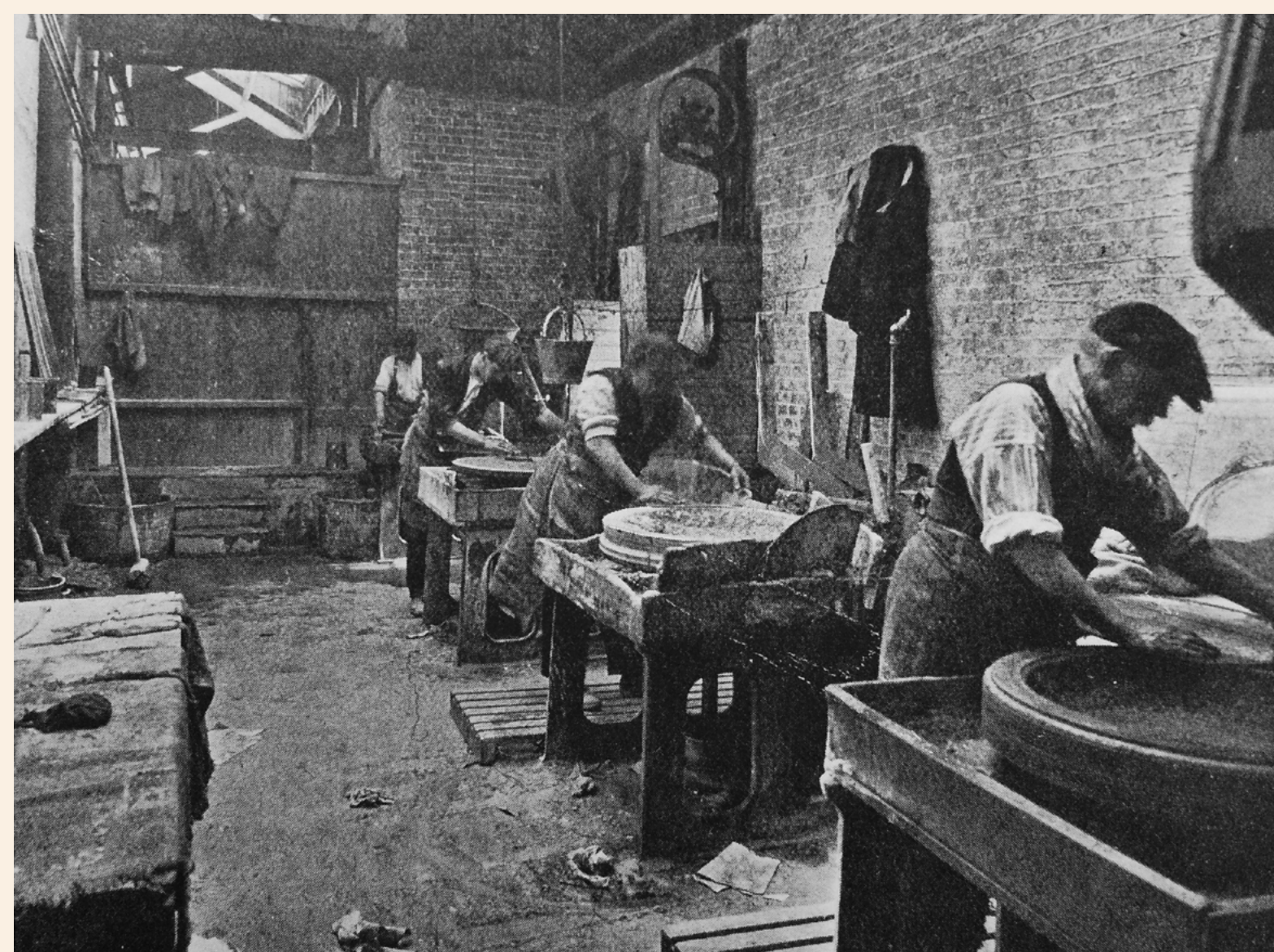
It was then that the Nicholls & Clarke's glass, lead and oil empire grew to cover much of the area. The new building incorporates one of their warehouses. An eye-catching landmark in a neighbourhood known for its culture and fashion, as well as its commercial might.

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.

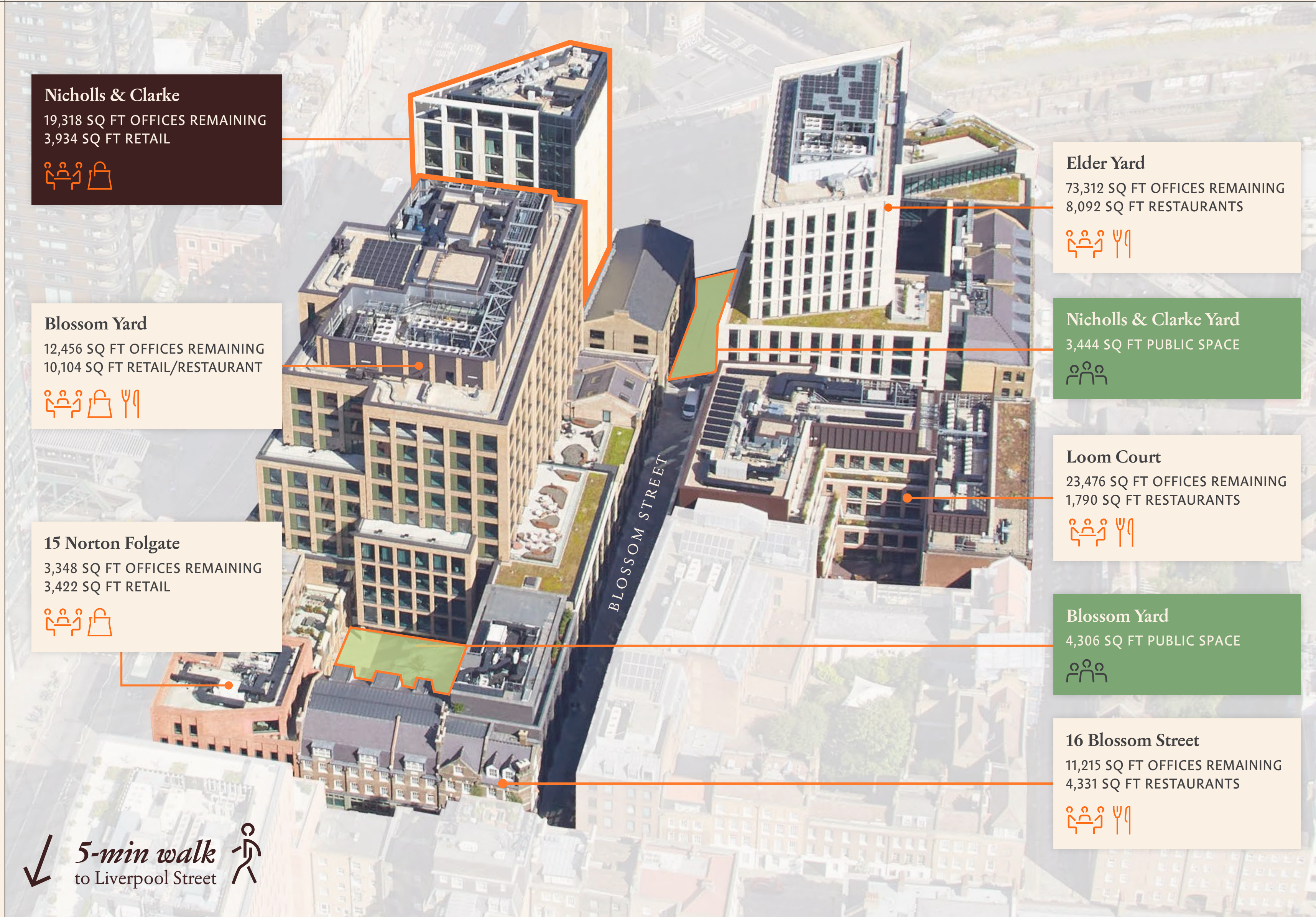
"I'd be doing all sorts of things, carrying toilets, sinks and cast iron baths around. I learnt about ducking and diving, and life in general, from a workforce consisting of rough sleepers, bankrupt furriers, degenerate gamblers, fighters, ex-war heroes, and a few ordinary people."

— 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.



Nicholls & Clarke
 19,318 SQ FT OFFICES REMAINING
 3,934 SQ FT RETAIL
 🏢🏠

Elder Yard
 73,312 SQ FT OFFICES REMAINING
 8,092 SQ FT RESTAURANTS
 🏢🍴

Blossom Yard
 12,456 SQ FT OFFICES REMAINING
 10,104 SQ FT RETAIL/RESTAURANT
 🏢🏠🍴

Nicholls & Clarke Yard
 3,444 SQ FT PUBLIC SPACE
 👤👤

15 Norton Folgate
 3,348 SQ FT OFFICES REMAINING
 3,422 SQ FT RETAIL
 🏢🏠

Loom Court
 23,476 SQ FT OFFICES REMAINING
 1,790 SQ FT RESTAURANTS
 🏢🍴

Blossom Yard
 4,306 SQ FT PUBLIC SPACE
 👤👤

16 Blossom Street
 11,215 SQ FT OFFICES REMAINING
 4,331 SQ FT RESTAURANTS
 🏢🍴

↓ *5-min walk* to Liverpool Street 🚶

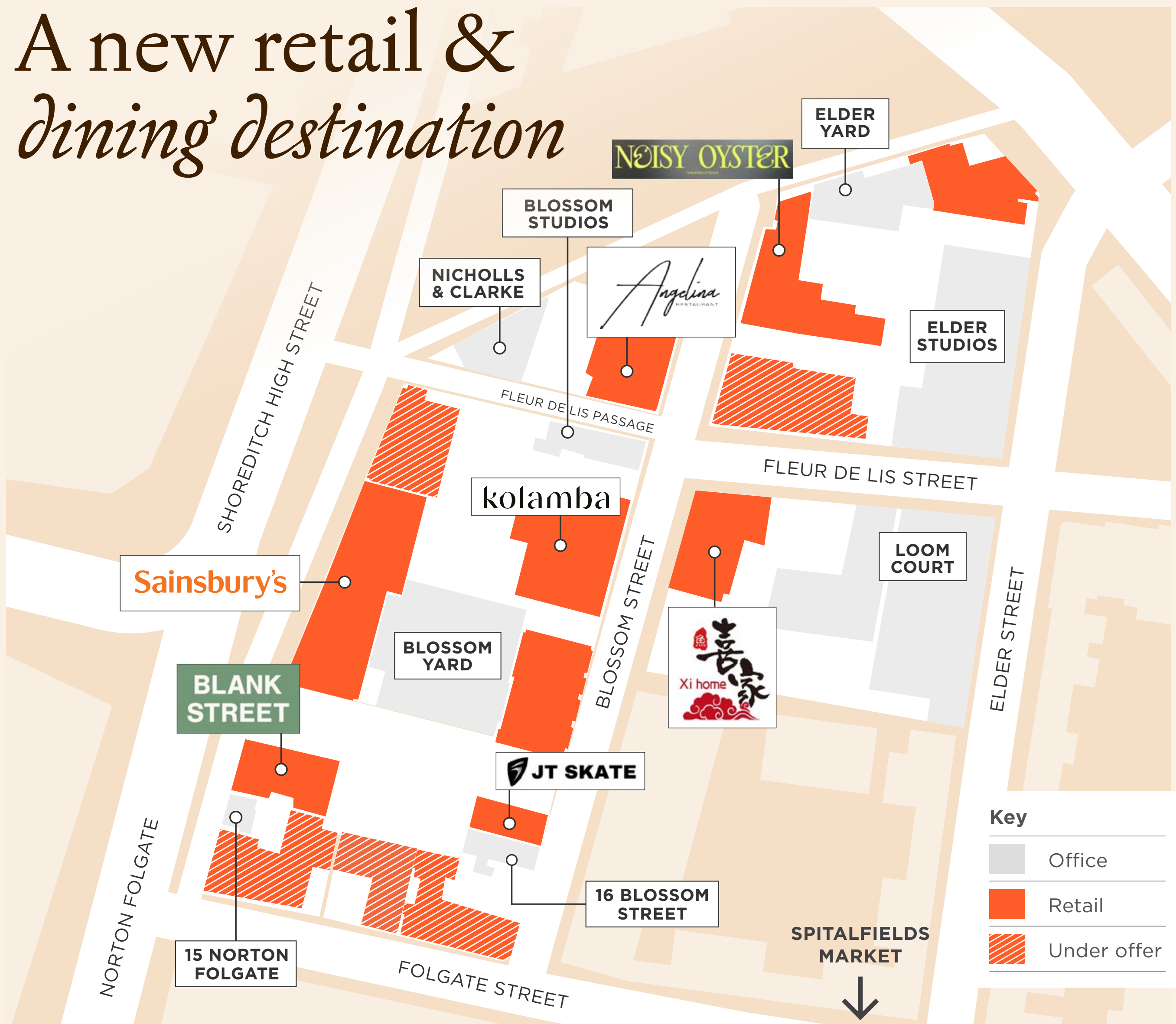
**ALLFORD
 HALL
 MONAGHAN
 MORRIS**

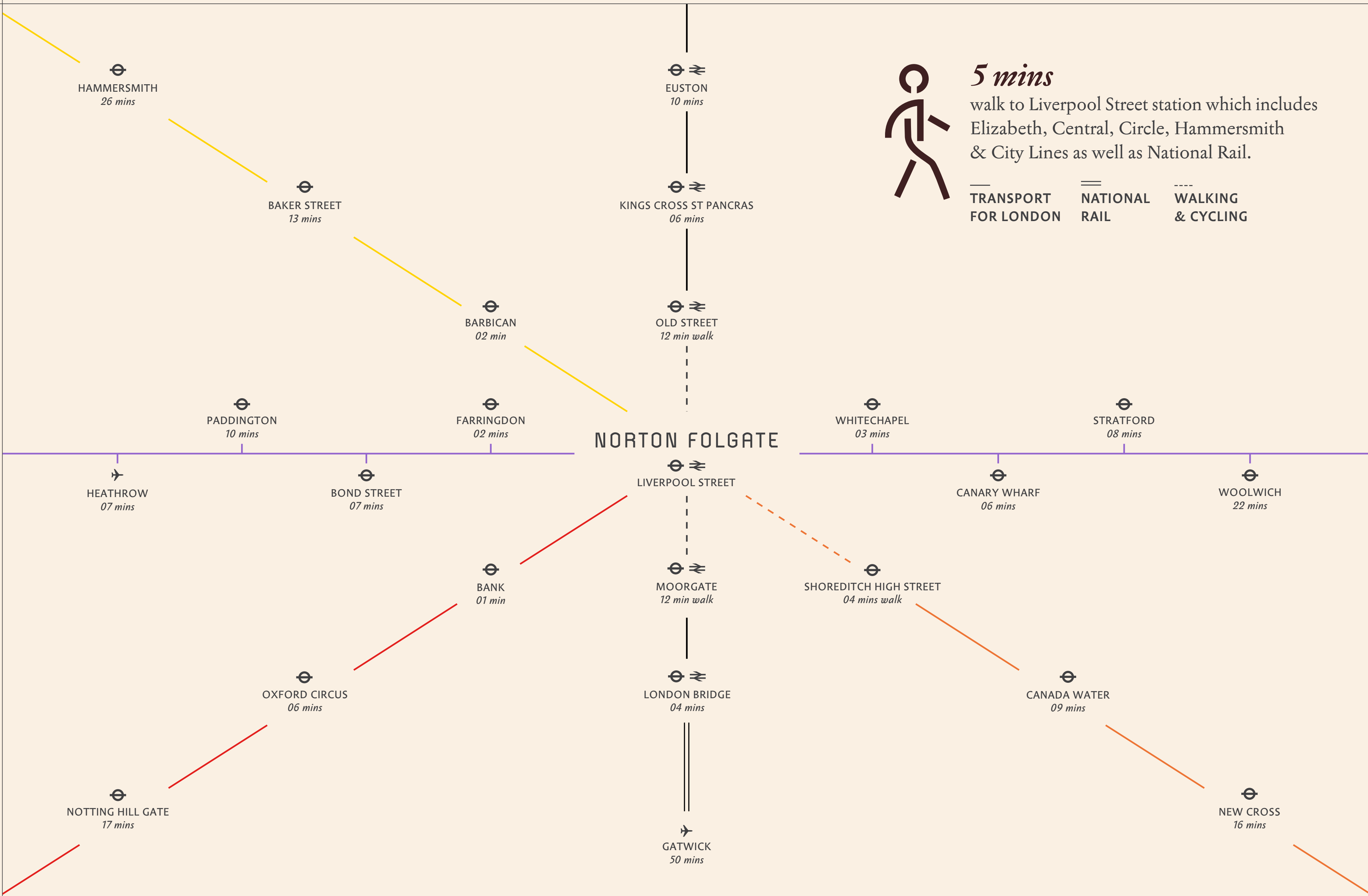
DSDHA

MORRIS & Co

STANTON
 WILLIAMS

A new retail & dining destination





5 mins
 walk to Liverpool Street station which includes Elizabeth, Central, Circle, Hammersmith & City Lines as well as National Rail.

- TRANSPORT FOR LONDON
- == NATIONAL RAIL
- WALKING & CYCLING

Quick & easy

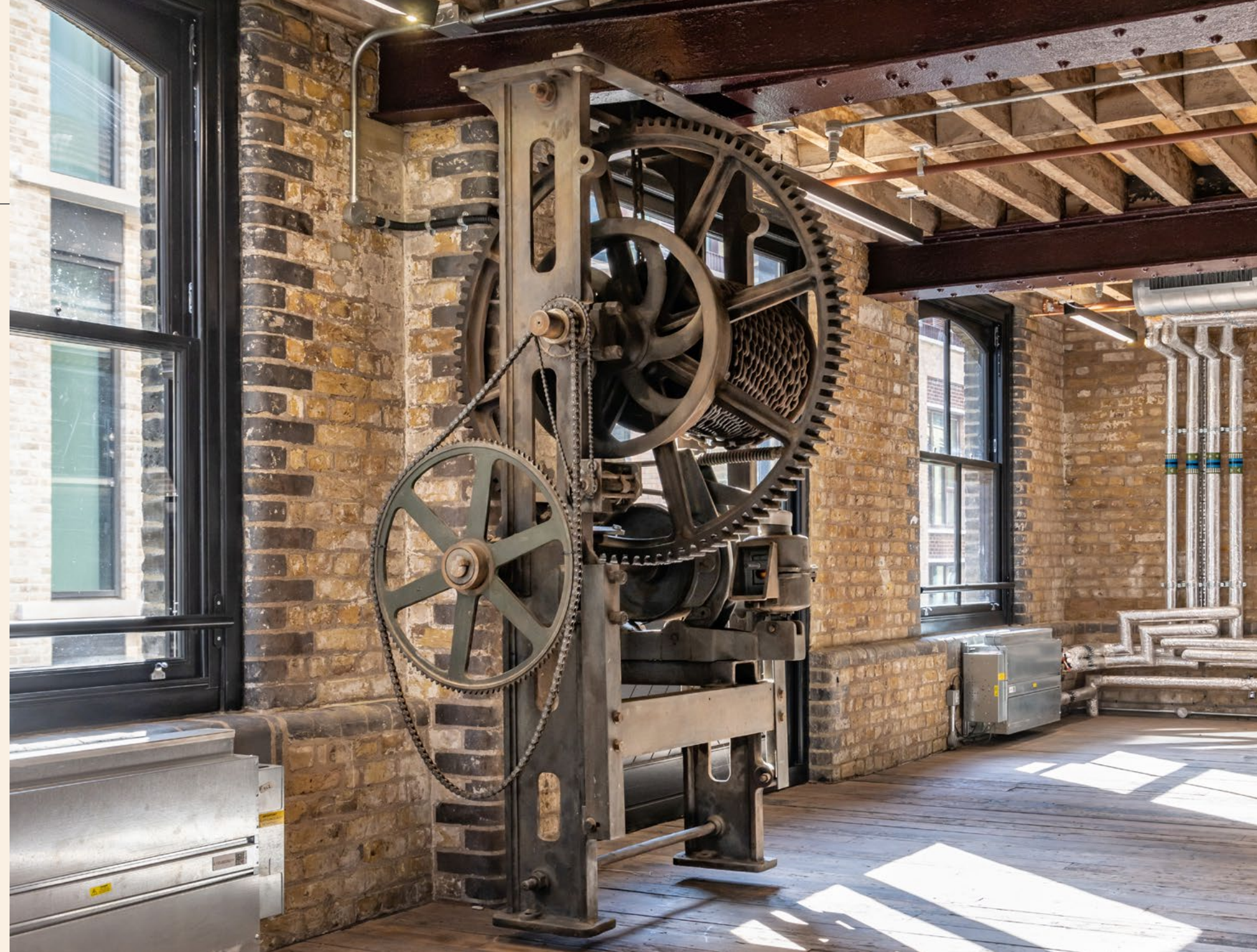
NICHOLLS & CLARKE is perfectly located for trips around London and beyond. Just a five-minute walk away, Liverpool Street Station offers mainline routes across Essex and Sussex. It also boasts five tube lines including the new Elizabeth Line – with superfast links east to Canary Wharf and Stratford,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



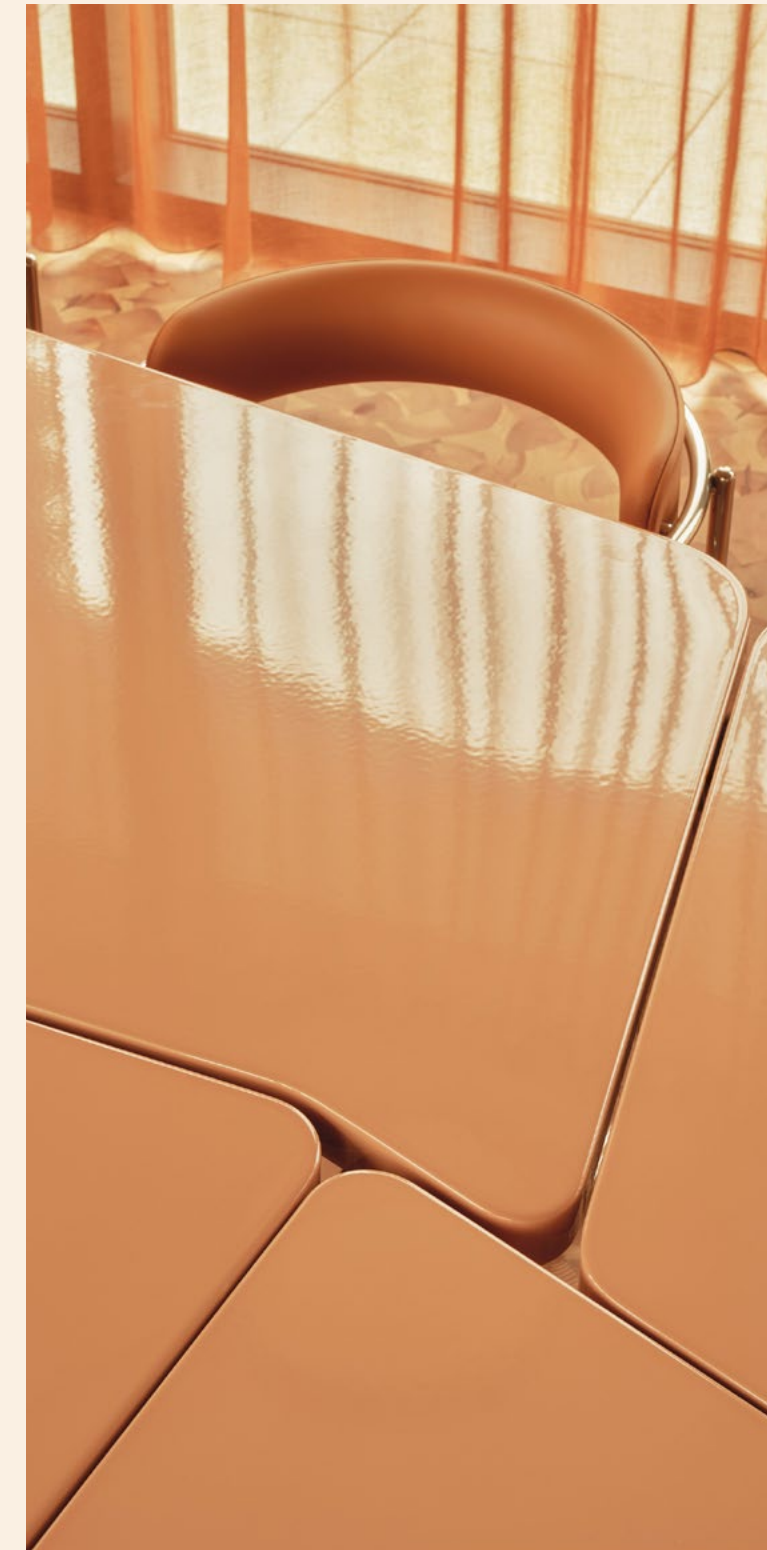
Smart & stylish

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 - 4,100 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 your 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

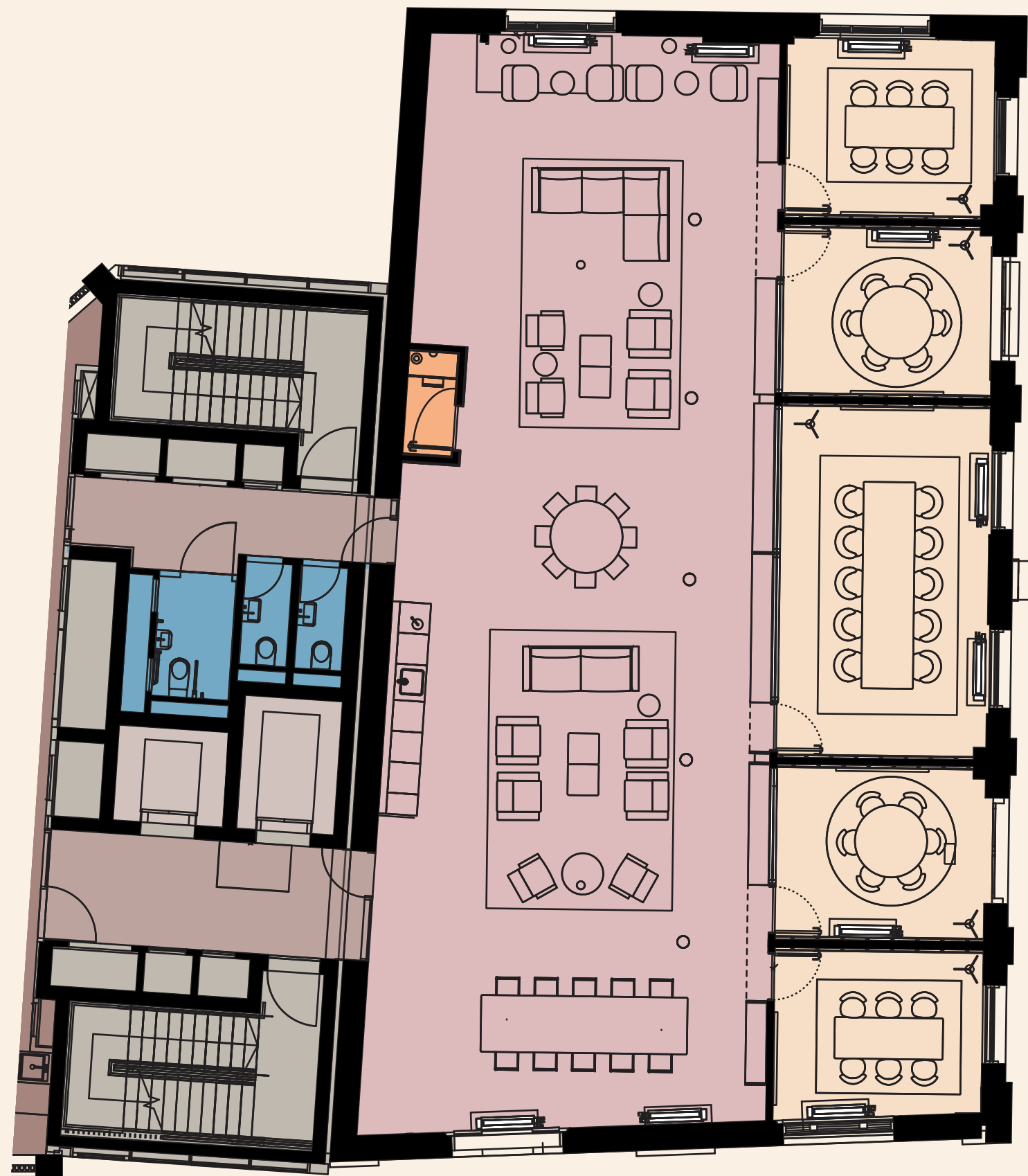
Get all the services you need to run your workspace for one monthly price.


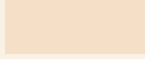



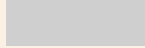
OPTIONS TO SUIT YOU	FITTED	FULLY MANAGED
Fully furnished	•	•
Flexible leasing options	•	•
Sustainable Workspaces	•	•
Access to building end of trip facilities	•	•
Fixed monthly cost		•
10GB Connectivity		•
WC Consumables		•
M&E maintenance		•
Recycling		•
Cleaning		•
Utilities & Insurance		•
Workspace Support from Shared Property Manager		•
Pest Control		•
Internal Landscaping		•
Health & Safety Support		•
Security		•




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
-  Lobby
-  Lifts
-  Toilets
-  Core



-  6 & 10 Person Meeting Rooms

-  Shared self serve tea point

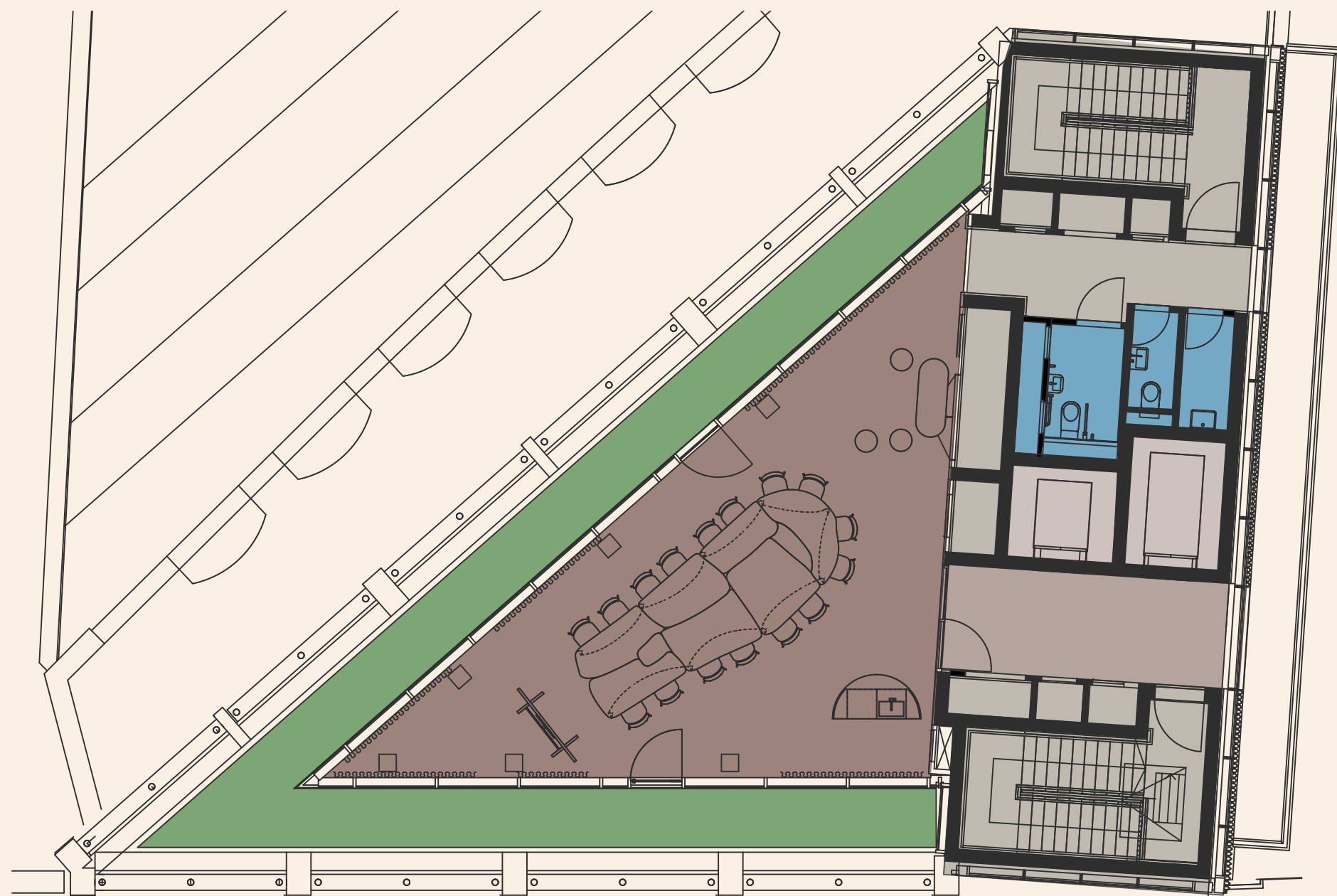


The Glass Room

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
- Lobby
- Lifts
- Toilets
- Terrace
- Core

1 x 16 Person Meeting Room



Schedule of areas

1,520 sq ft Typical Floor



Work Ready

BY BRITISH LAND



Private reception



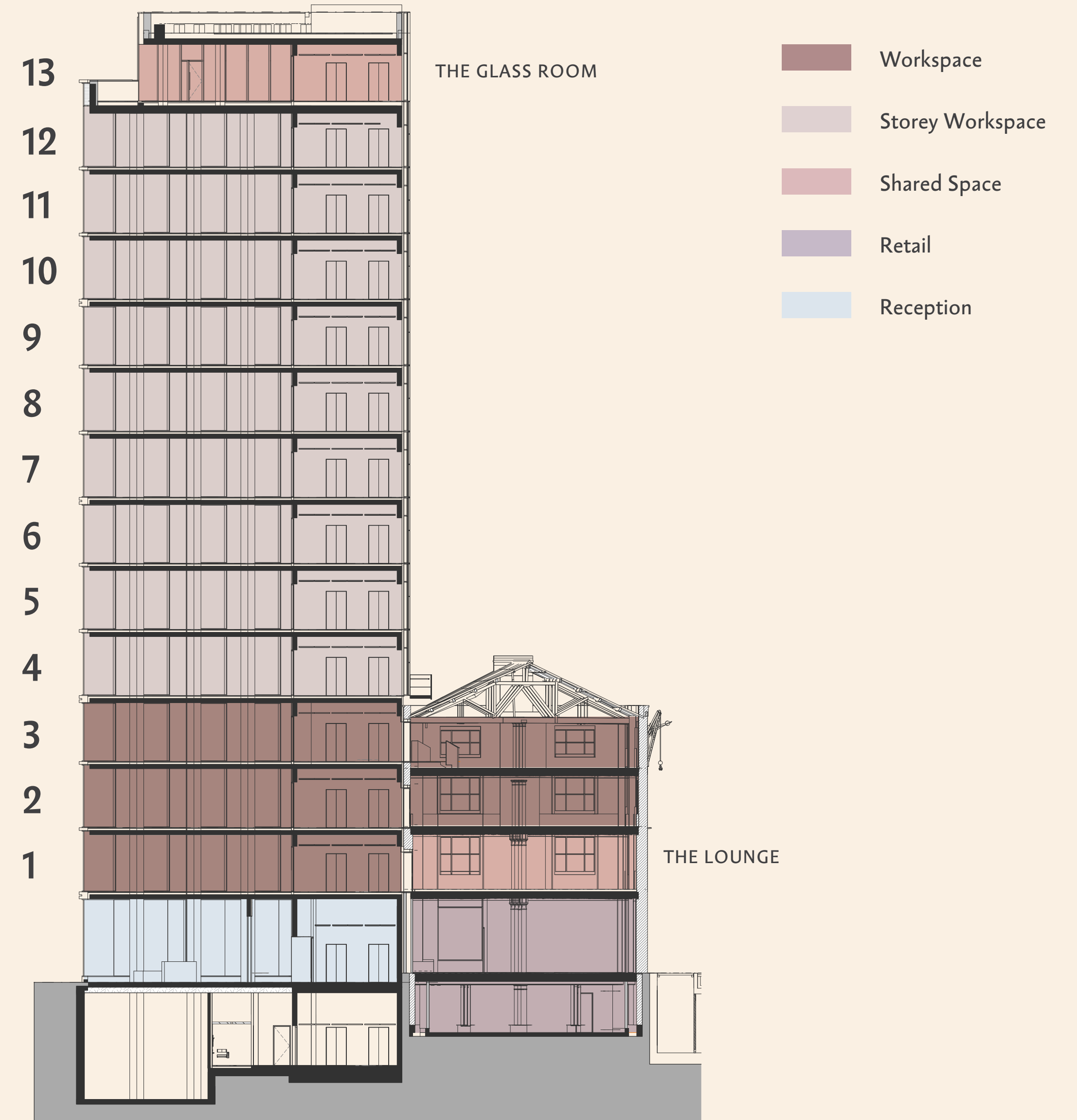
8 person meeting room



20 Desks



Kitchen/breakout area




First Floor


WORK READY WORKSPACE
1,524 sq ft




FLEUR DE LIS PASSAGE

- Workspace
- Shared Meeting Rooms
- Phonebooth
- Club Lounge
- Lobby
- Lifts
- Toilets
- Core

 Heritage Warehouse Workspaces

 22 Desks

 6 & 10 Person Meeting Rooms

 Kitchen/Breakout Area

Third Floor – *Low Density (as built)*


WORK READY WORKSPACE
4,166 sq ft




FLEUR DE LIS PASSAGE

- Workspace
- Shared Meeting Rooms
- Phonebooth
- Lobby
- Lifts
- Toilets
- Core
- Comms

 Heritage Warehouse Workspaces

 38 Desks

 8 Person Meeting Rooms

 Kitchen/Breakout Area

Third Floor – *Max Density (option)*


WORK READY WORKSPACE
4,166 sq ft




FLEUR DE LIS PASSAGE

- Workspace
- Shared Meeting Rooms
- Phonebooth
- Lobby
- Lifts
- Toilets
- Core
- Comms

 Heritage Warehouse Workspaces

 50 Desks

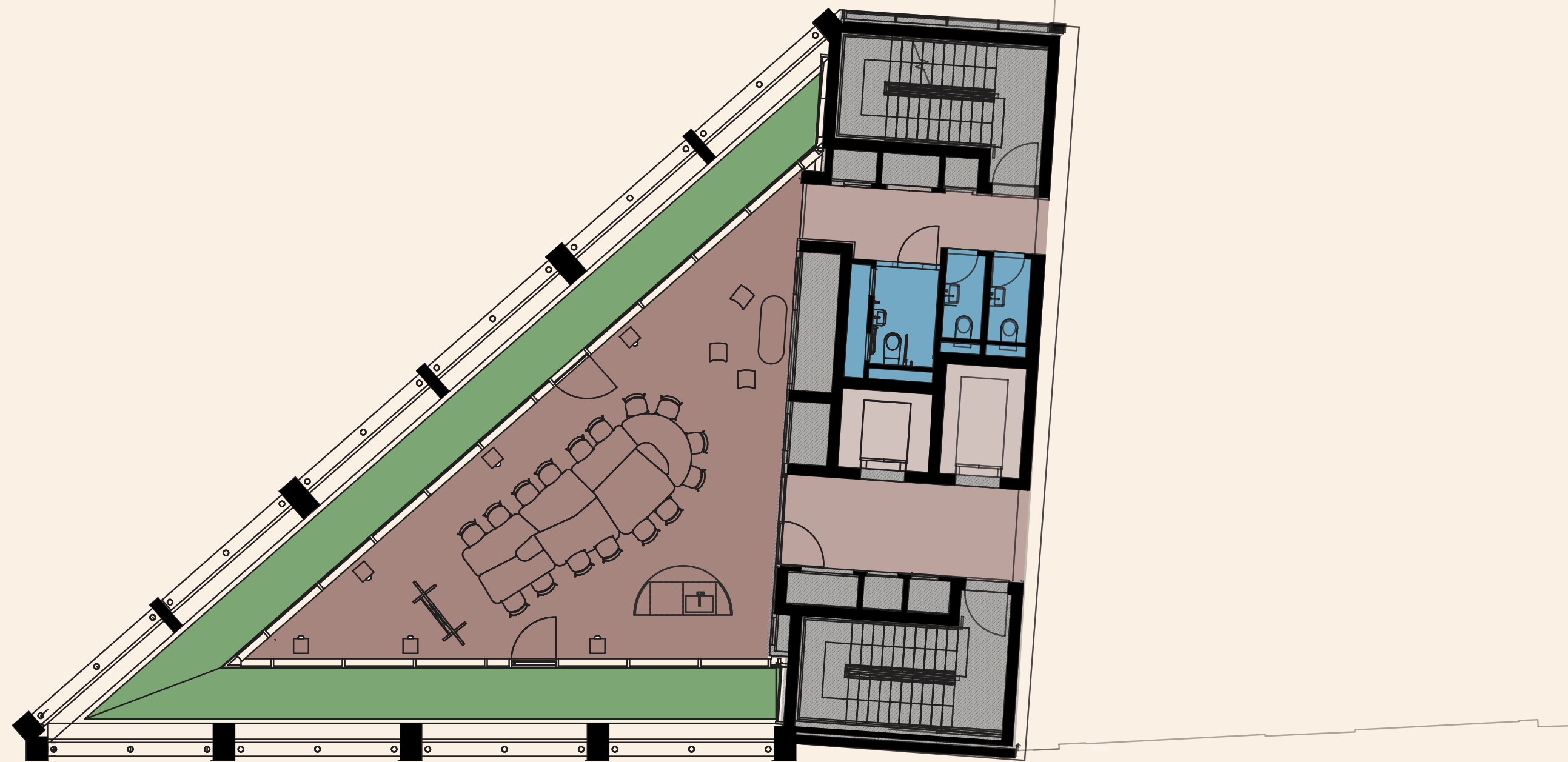
 8 Person Meeting Rooms

 Kitchen/Breakout Area

Floor 13

TOTAL INTERNAL AREA
750 sq ft

TERRACE
510 sq ft



FLEUR DE LIS PASSAGE

- Shared lounge space
- Lobby
- Lifts
- Toilets
- Terrace
- Core



Heritage Warehouse
Workspaces



16 Person Meeting Room



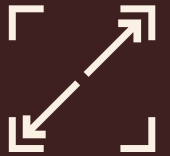
Kitchen/Breakout Area

Building Specifications

Work Ready

BY BRITISH LAND

FITTED OR FULLY MANAGED


 **26,838**
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



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