



Fully fitted offices near Liverpool Street

1 Norton Folgate

E1 6DB

Office

TO LET

1,485 to 6,498 sq ft

(137.96 to 603.68 sq m)

- Excellent location
- Manned reception
- High quality end of trip facilities
- Meeting room
- Kitchenette
- Fitted
- Exposed brickwork

Summary

Available Size	1,485 to 6,498 sq ft
Rent	£47.50 - £52.50 per sq ft pax
Rates Payable	£22.98 per sq ft pa est
Service Charge	£17.43 per sq ft est pa
EPC Rating	C (67)

Description

Available Office Suites – First Floor West (1,750 sq ft), First Floor East (1,485 sq ft) & Fourth Floor (3,263 sq ft)

A choice of high-quality office suites is now available, offering flexibility to occupy individually or combine for larger requirements.

First Floor East (1,485 sq ft): Fully fitted and furnished, complete with a brand-new kitchen.

First Floor West (1,750 sq ft): Newly refurbished, featuring 2 private meeting rooms and a modern kitchenette.

Fourth Floor (3,263 sq ft): A brand-new, fully fitted and furnished workspace, designed with 32 desks, 3 meeting rooms, and breakout areas.

Each suite has been finished to a contemporary standard, with new flooring, integrated kitchen facilities, and meeting rooms ready for use. For occupiers seeking something more tailored, the landlord is open to delivering a bespoke fit-out to match specific business needs.

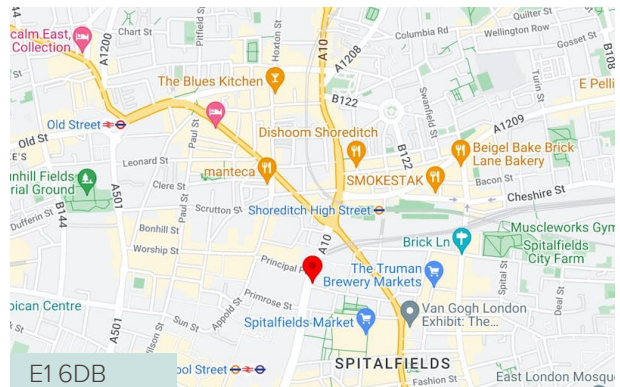
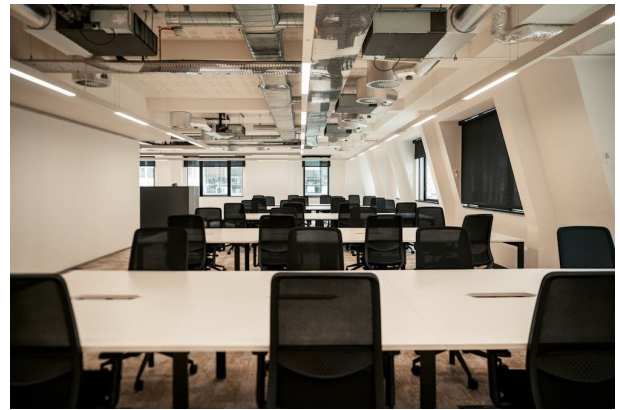
Location

Norton Folgate is home to a mix of residential buildings, shops, restaurants, and businesses. Liverpool Street Station is a five minute walk and provides access to National Rail services, including trains to destinations across England, as well as the London Underground's Elizabeth, Central, Circle, Hammersmith & City, and Metropolitan lines.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
4th	3,263	-	£22.98	£17.43	Under Offer
1st - East	1,485	-	£22.98	£17.43	Available
1st - West	1,750	-	£22.98	£17.43	Available
Total	6,498		£22.98	£17.43	



Viewing / further information

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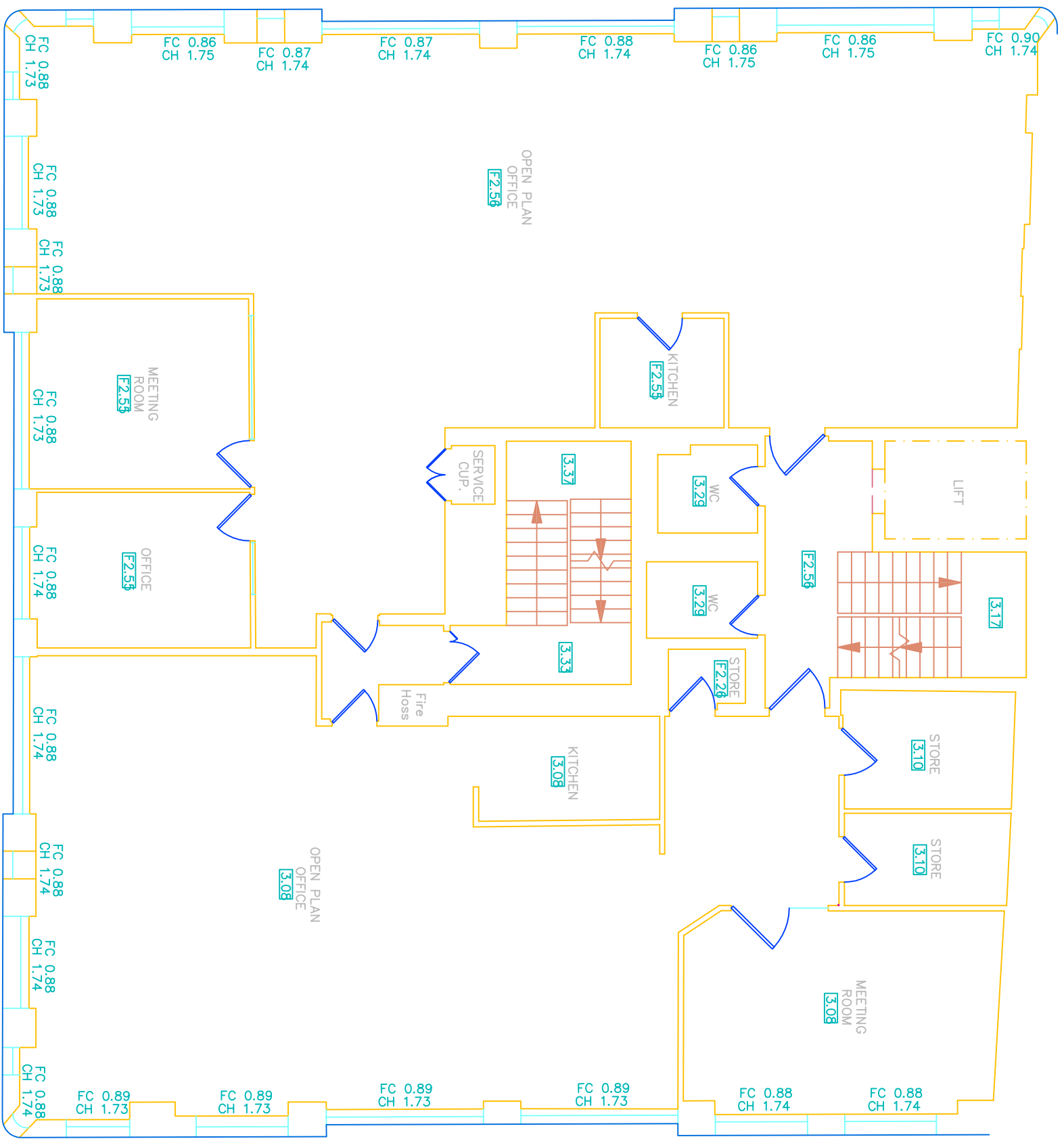
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