

Compton

For *Rent*  
Norton Folgate  
Spitalfields E1



Prime development in Norton  
Folgate offering 74,823 sq ft of  
flexible office and retail space, with  
private terraces on the 3rd & 4th  
Floors

**For Rent**

**Size**

2,486 - 74,823 Ft<sup>2</sup>

**Rent**

£57.50 - £95 per sq ft

**Fitout**

Not Fitted. Can be fitted, subject to terms.

**Elder Yard & Studios**

Norton Folgate  
Spitalfields E1

**Description**

Discover 74,823 sq ft of brand new office and retail space in the heart of Norton Folgate, designed by Stirling Prize-winning architect Stanton Williams. Spread across multiple floors with flexible configurations, including private terraces on the 4th and 5th floors, these modern, high-quality spaces are available to let. Positioned just moments from key transport links and vibrant areas like Shoreditch and Spitalfields, this is an ideal location for businesses looking to make their mark in a dynamic and well-connected part of London.



For Rent

Elder Yard & Studios  
Norton Folgate  
Spitalfields E1

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*For Rent*

**Elder Yard & Studios**  
Norton Folgate  
Spitalfields E1

*CGI*

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Elder Yard & Studios  
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CGI



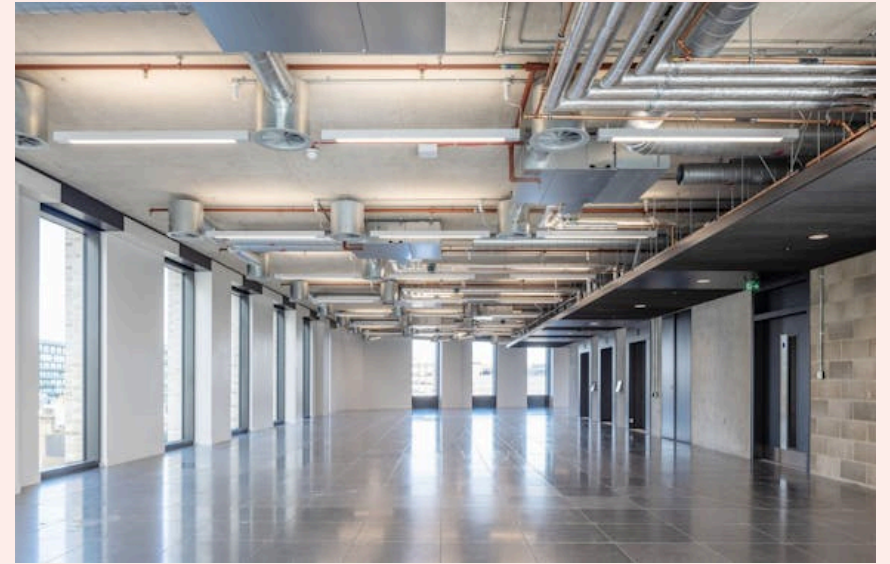
Compton

6 — 15

For Rent

Elder Yard & Studios  
Norton Folgate  
Spitalfields E1

CAT A



CAT A

For Rent

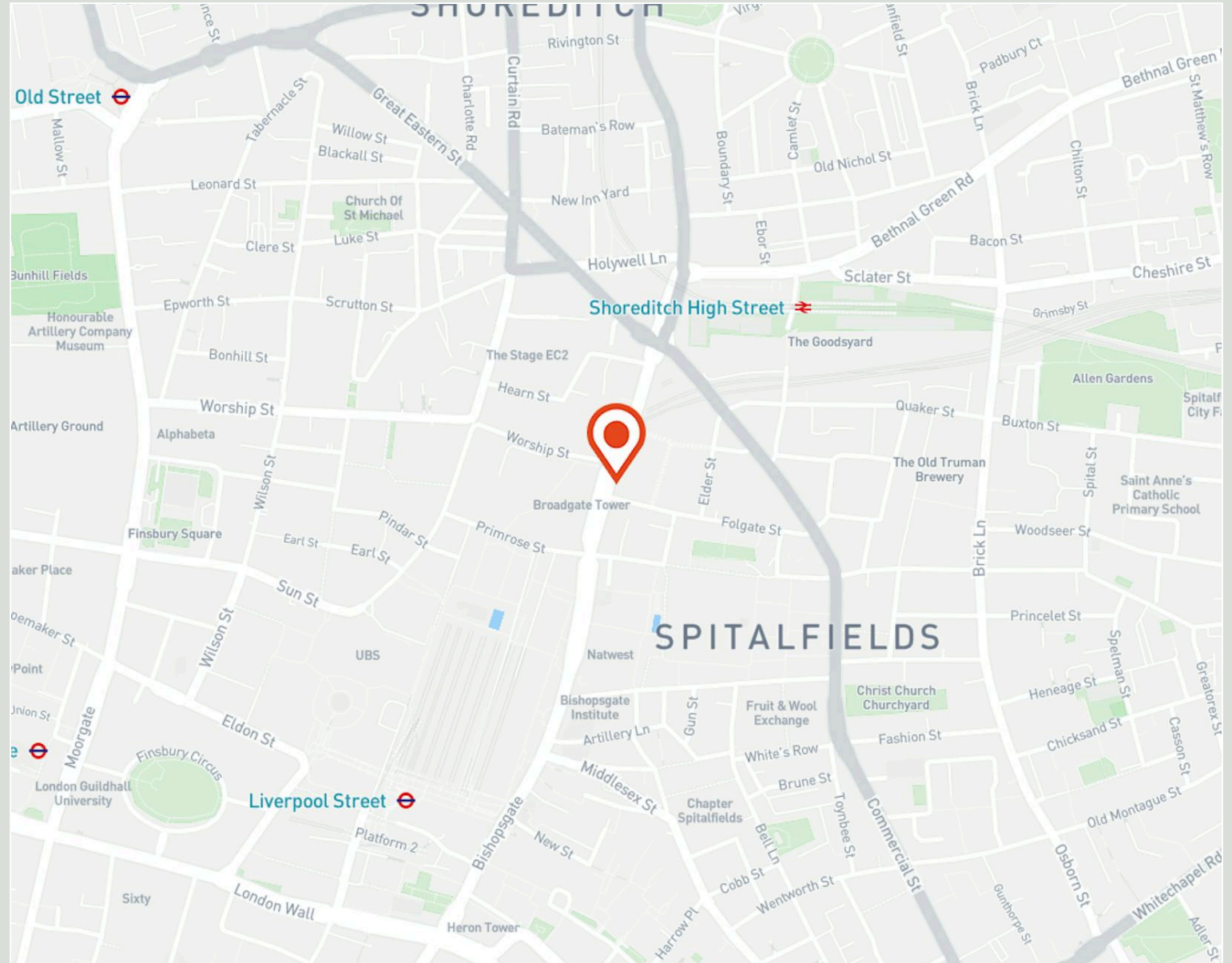
## Elder Yard & Studios

Norton Folgate  
Spitalfields E1

Location

Norton Folgate offers a unique charm. The blend of Georgian and Victorian architecture, nestled around historic cobbled courtyards and peaceful streets, provides a tranquil escape from the bustle of the City, yet is just a short walk from Liverpool Street Station, Broadgate, Spitalfields Market, Brick Lane, and Shoreditch.

Eldar Yard & Studios is part of a 340,000 sq ft mixed-use development, comprising eight buildings ranging from 10,000 to 120,000 sq ft. Designed by four renowned architects: AHMM, Stanton Williams, Morris + Company, and DSDHA, the project beautifully balances the area's historic character with modern architectural innovation.



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For Rent

**Elder Yard & Studios**  
Norton Folgate  
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*Private Terrace*

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9 — 15

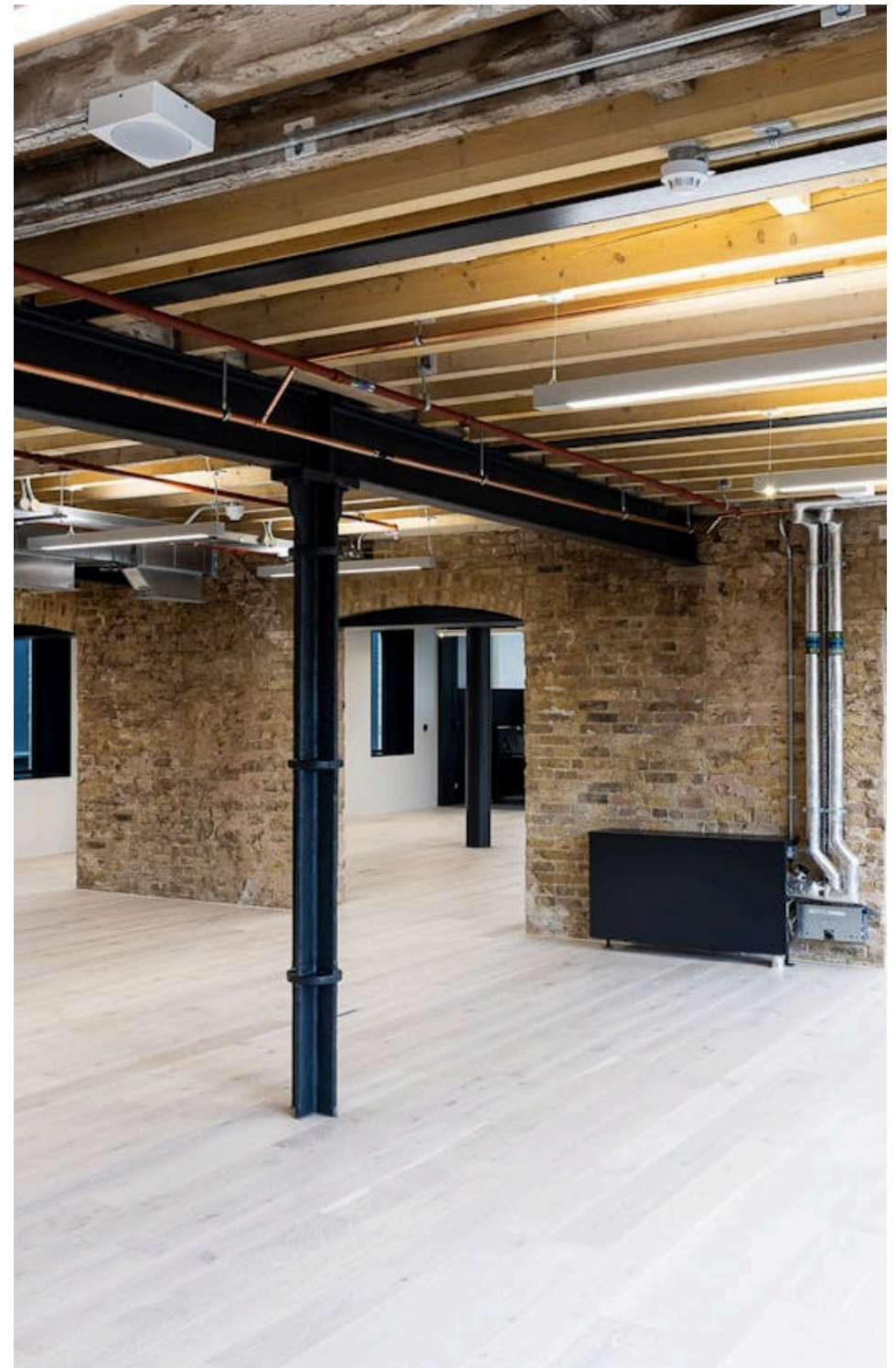
For Rent

## Elder Yard & Studios

Norton Folgate  
Spitalfields E1

### Amenities

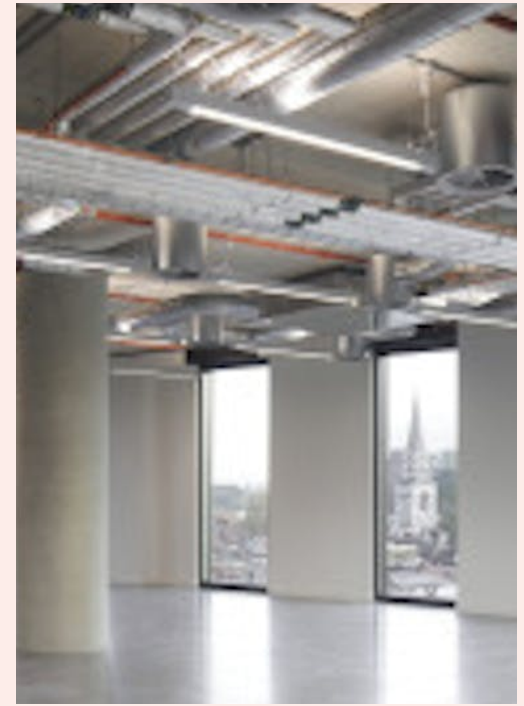
- Floor-to-Ceiling height ranges from 2.50m to 3.70m, providing a spacious and airy feel throughout.
- 1,254 Sq Ft of outdoor space across the 4th & 5th Floors.
- WIRED Score 'Gold.'
- BREEAM ratings: Elder Yard - 'Excellent'; Elder Studios - 'Very Good.'
- Basement-level facilities include 129 cycle racks, 129 lockers, and 12 unisex showers..
- Air source heat pump system providing efficient heating and cooling via low-level fan coil units for optimal comfort.



*For Rent*

**Elder Yard & Studios**  
Norton Folgate  
Spitalfields E1

*CATA*



*Exterior*

For Rent

**Elder Yard & Studios**

Norton Folgate

Spitalfields E1

*Availability*

<b>Name</b>	<b>Sq Ft</b>	<b>Rent (Sq Ft)</b>	<b>Rates Payable (Sq Ft)</b>	<b>Service Charge (Sq Ft)</b>	<b>Total /Sq Ft</b>	<b>Total Month</b>	<b>Total Year</b>	<b>Availability</b>
8th	5,190	-	On Application	£15.95	£15.95	£6,898.38	£82,780.50	Available
7th	5,189	-	On Application	£15.95	£15.95	£6,897.05	£82,764.55	Available
6th	5,186	-	On Application	£15.95	£15.95	£6,893.06	£82,716.70	Available
5th - Private Terrace	5,171	-	On Application	£15.95	£15.95	£6,873.12	£82,477.45	Available
4th - Private Terrace	7,028	-	On Application	£15.95	£15.95	£9,341.38	£112,096.60	Available
3rd	13,210	-	On Application	£15.95	£15.95	£17,558.29	£210,699.50	Available
2nd	14,120	-	On Application	£15.95	£15.95	£18,767.83	£225,214	Available
1st	14,169	-	On Application	£15.95	£15.95	£18,832.96	£225,995.55	Available
Ground - Elder Studios	2,486	-	On Application	On Application	-	-	-	Let
Lower Ground - Elder Studios	3,074	-	On Application	On Application	-	-	-	Let
<b>Total</b>	<b>74,823</b>			<b>£15.95</b>	<b>£15.95</b>	<b>£92,062.07</b>	<b>£1,104,744.85</b>	

For Rent

## Elder Yard & Studios

Norton Folgate  
Spitalfields E1

### Tenure

New Lease

### Availability

Available Immediately

### Compton Concierge

Want your workspace *managed*?

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[compton.london/concierge](https://compton.london/concierge)

### Content

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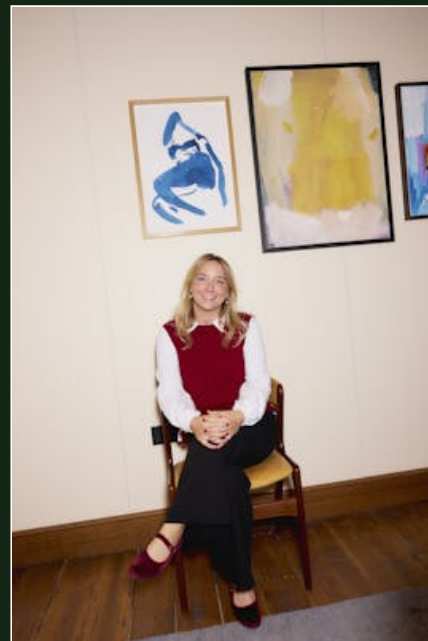
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