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Spitalfields

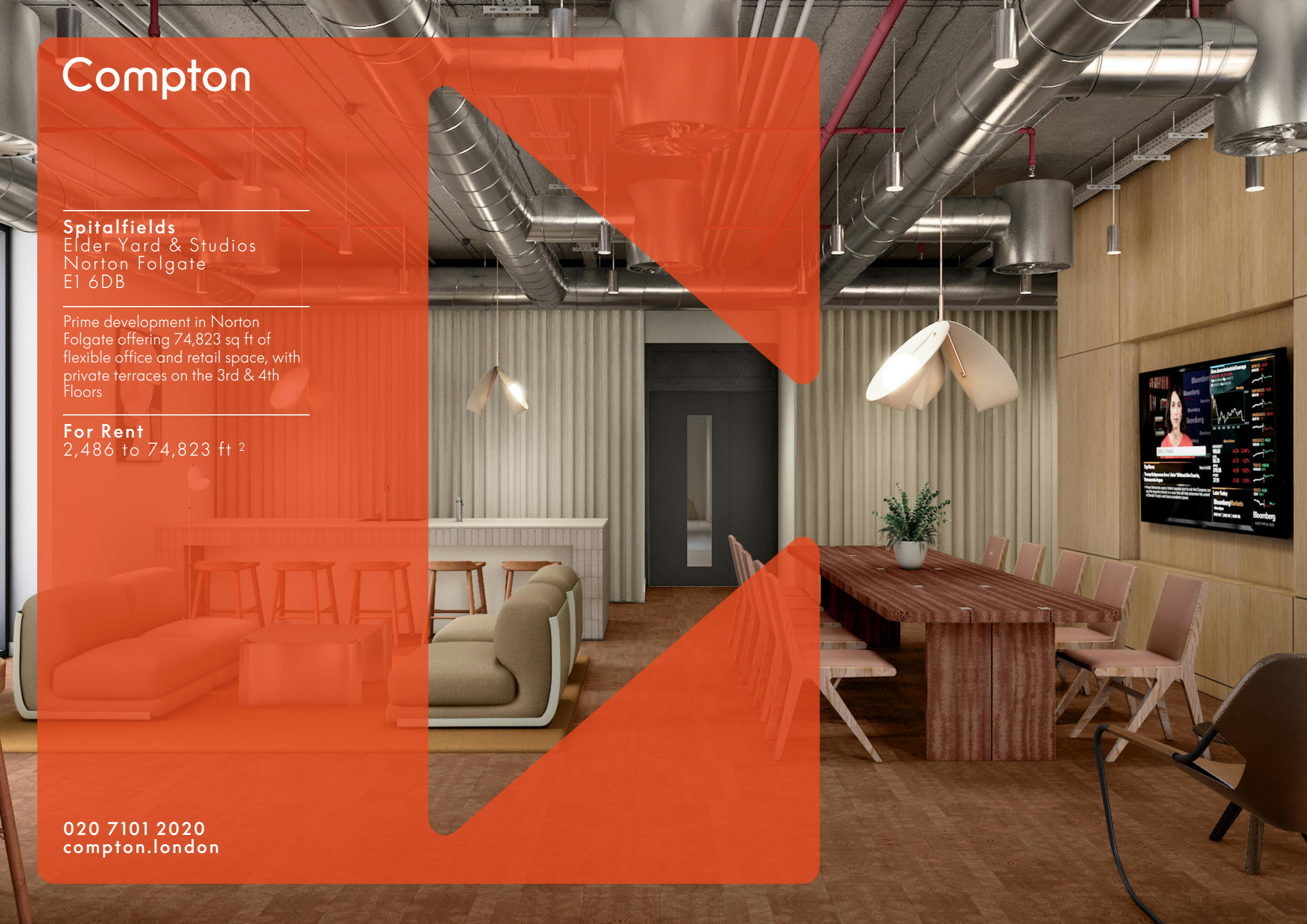
Elder Yard & Studios
Norton Folgate
E1 6DB

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

2,486 to 74,823 ft²

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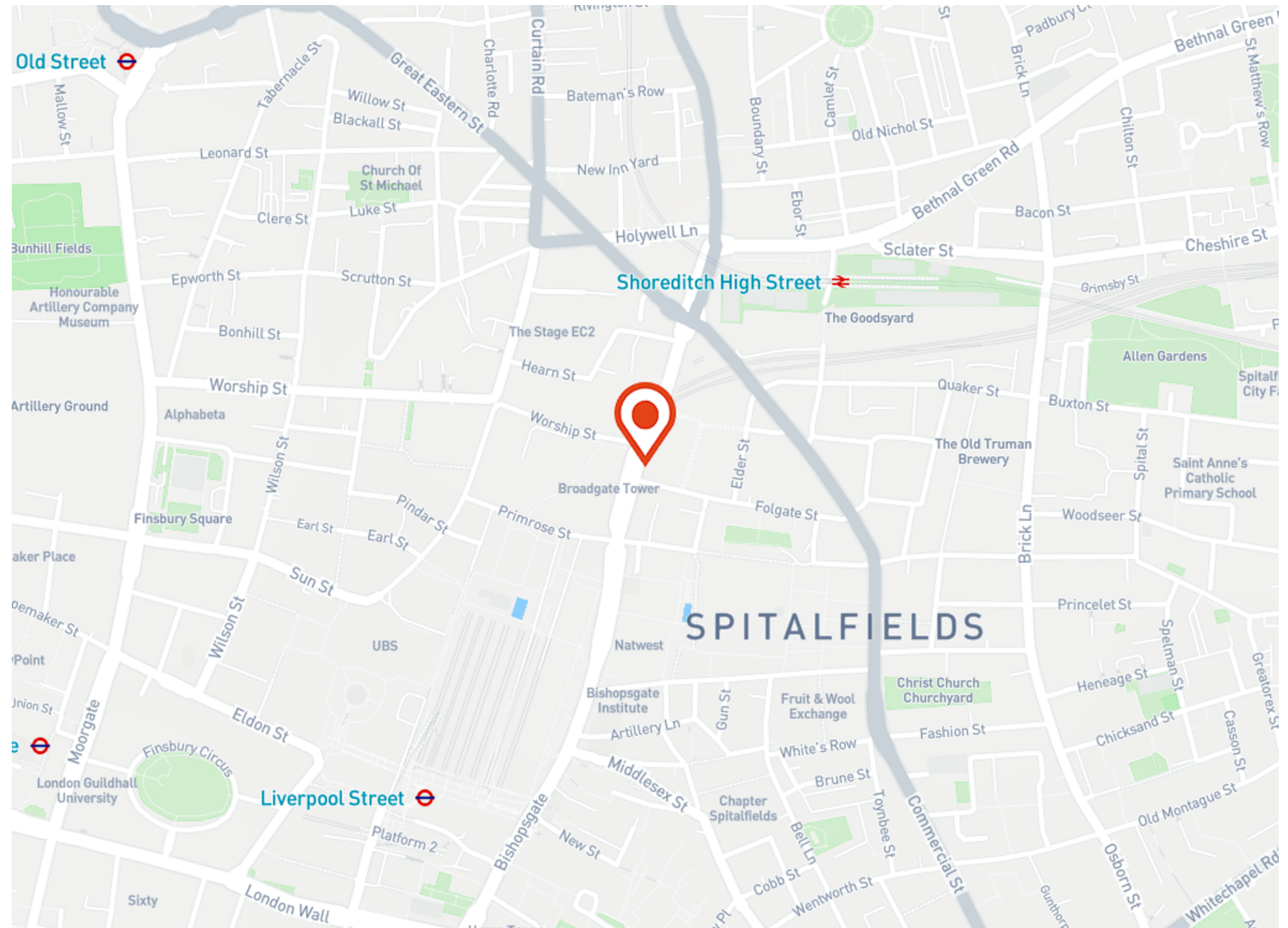


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Location

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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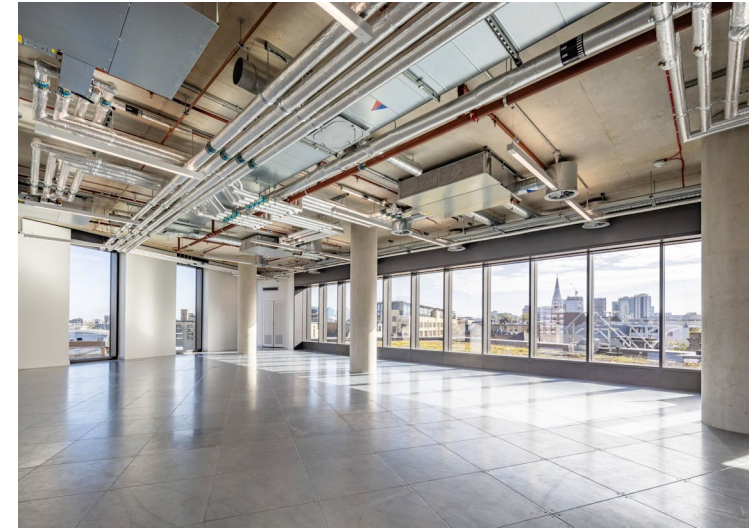
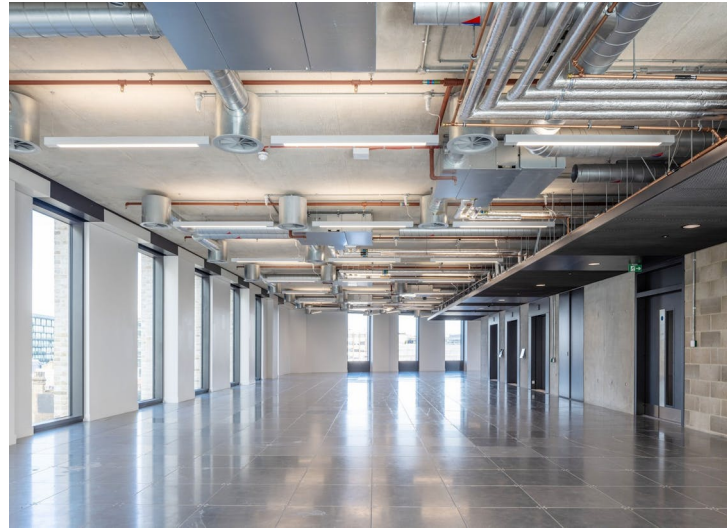


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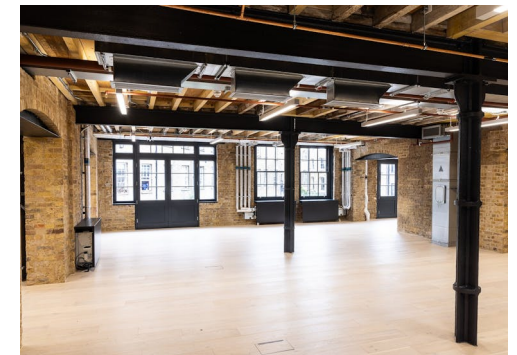
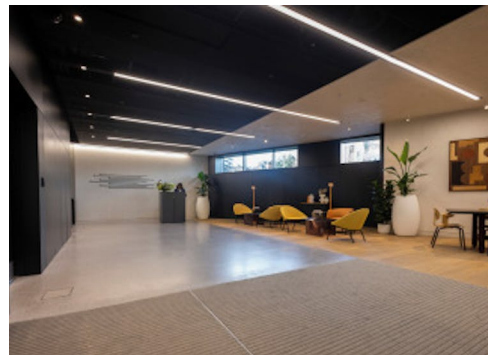
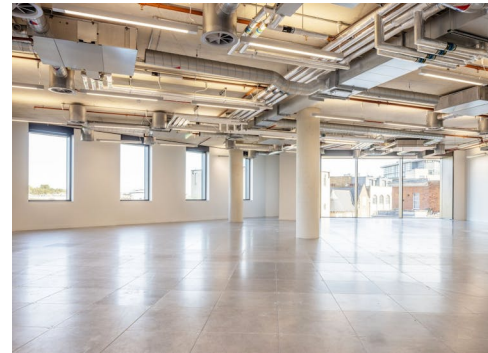
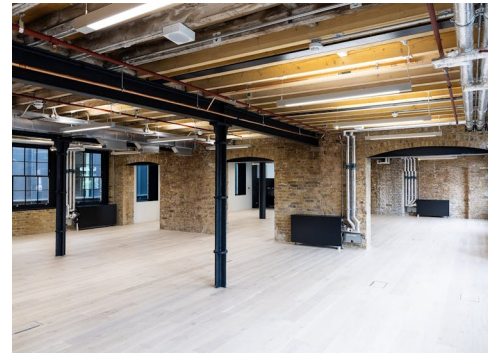
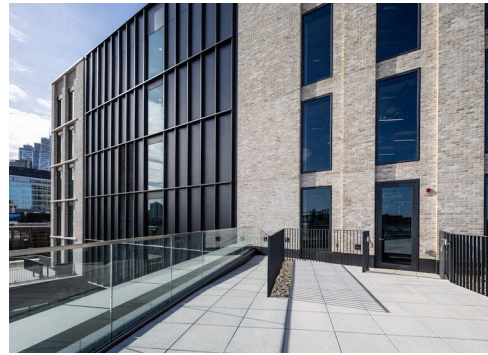


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Amenities

- 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.

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.

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Floors

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Content

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
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	-	-	-	Available
Lower Ground - Elder Studios	3,074	-	On Application	On Application	-	-	-	Available
Total	74,823			£15.95	£15.95	£92,062.07	£1,104,744.85	

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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