

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 4th & 5th
Floors

For Rent

Size

3,660 - 19,225 Ft²

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
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CAT A

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For Rent

Elder Yard & Studios
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Meeting Room



For Rent

Elder Yard & Studios
Norton Folgate
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Fitted Office



Breakout Space

For Rent

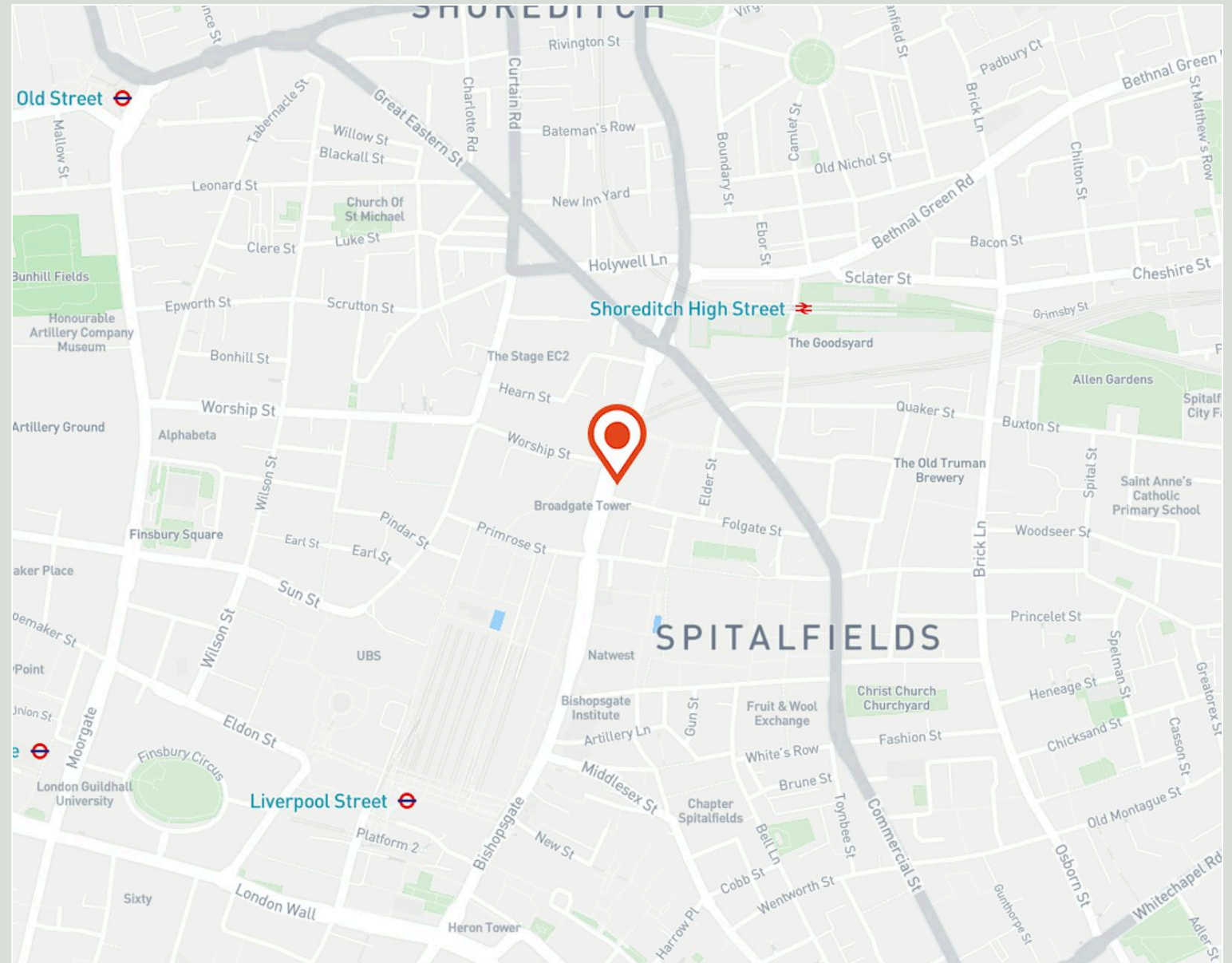
Elder Yard & Studios

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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.

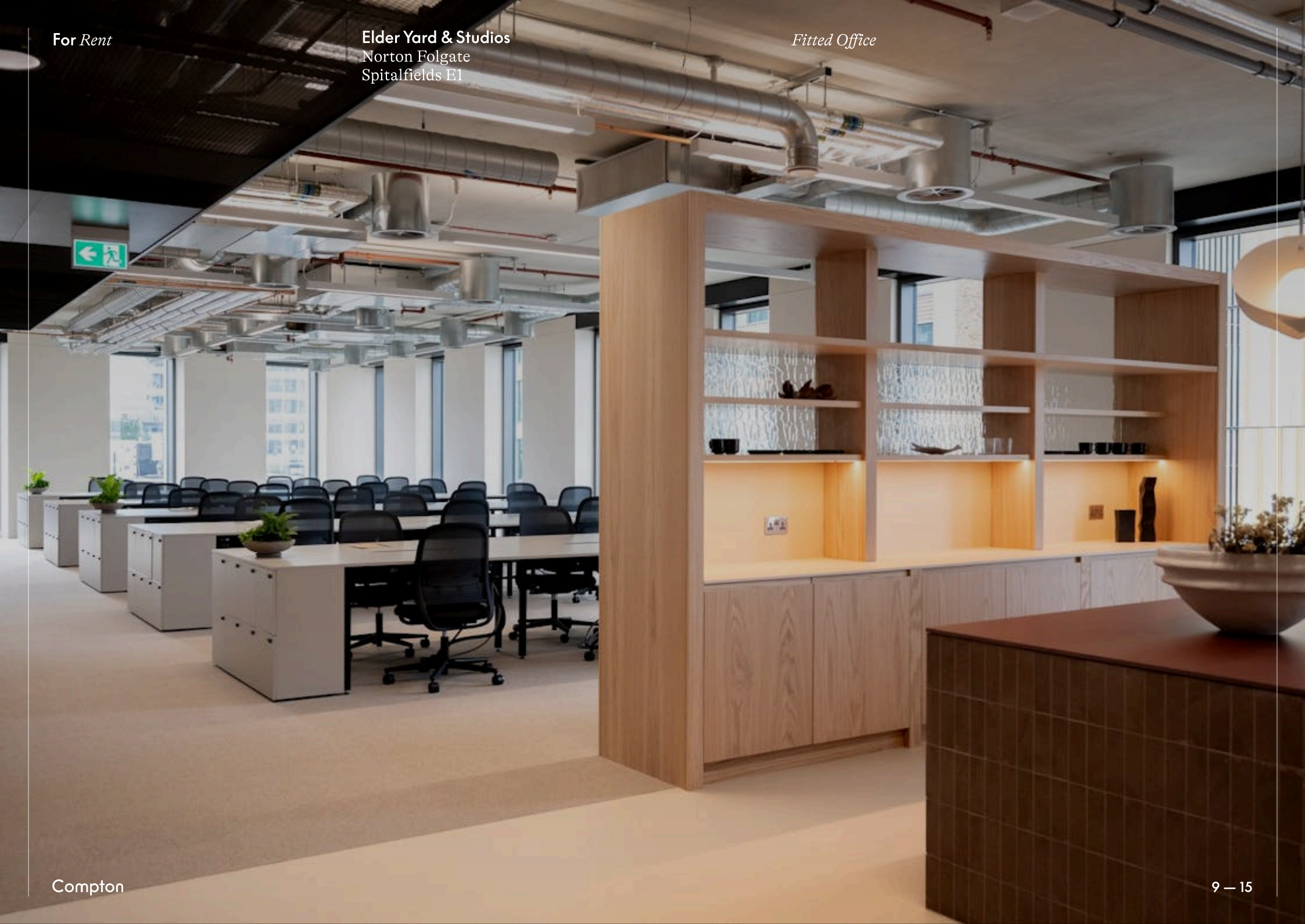


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Elder Yard & Studios
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Spitalfields E1

Fitted Office



For Rent

Elder Yard & Studios

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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.
- Part 5th floor dedicated to tenant amenity space with bookable meeting rooms



For Rent

Elder Yard & Studios
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Fitted Office



Kitchen

For Rent

Elder Yard & Studios

Norton Folgate

Spitalfields E1

Availability

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	3,660	-	On Application	£15.95	£15.95	£4,864.75	£58,377	Available
4th - Private Terrace	7,028	-	On Application	£15.95	£15.95	£9,341.38	£112,096.60	Under Offer
3rd	13,210	-	On Application	£15.95	£15.95	£17,558.29	£210,699.50	Under Offer
2nd	14,120	-	On Application	£15.95	£15.95	£18,767.83	£225,214	Under Offer
1st	14,169	-	On Application	£15.95	£15.95	£18,832.96	£225,995.55	Under Offer
Ground - Elder Studios	2,486	-	On Application	On Application	-	-	-	Let
Lower Ground - Elder Studios	3,074	-	On Application	On Application	-	-	-	Let
Total Compton	73,312			£15.95	£15.95	£90,053.70	£1,080,644.40	

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Tenure

New Lease

Availability

Available Immediately

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Content

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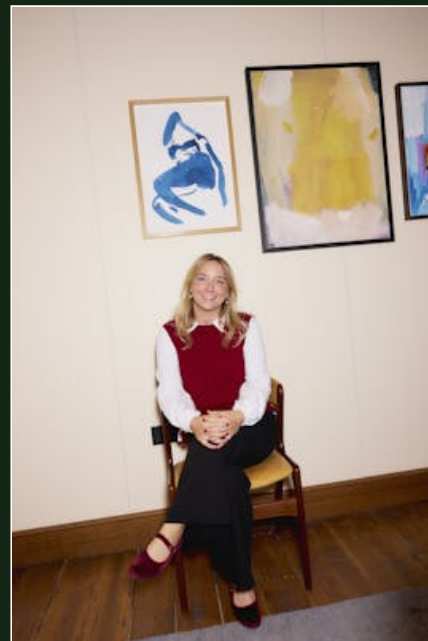
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