FOLIO

– 38 Finsbury Square –

52,500 sq ft HQ workspace
Delivering summer 2027



CONTENTS

INTRODUCTION

THE BUILDING

WORKSPACE

LOCATION

INTRODUCTION

AN HQ OPPORTUNITY

A historic book lovers' temple transformed into a modern business HQ in the capital.

THE BUILDING

WORKSPACE

LOCATION

Built on the historic site of the Temple of Muses, the largest bookshop in 18th-century London, FOLIO is a modern workplace designed for forward-thinking businesses.



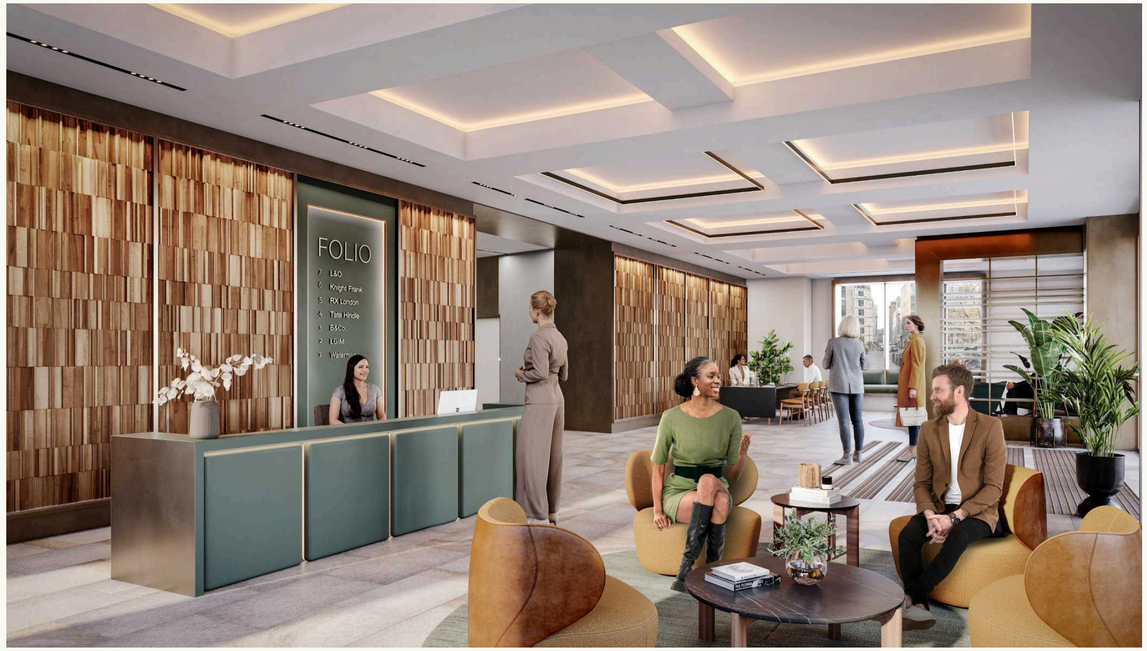
Folio building exterior

1757

London's foremost bookshop



Between 1778 and 1798, 38 Finsbury Square was home to the magnificent book emporium known as the Temple of Muses. It was an apt name for a shrine to learning that welcomed book lovers with its free reading lounges and was known to have been a favourite haunt of John Keats as a schoolboy. Holding up to thirty thousand titles, it was reportedly the world's largest bookseller at the time.



2027

A cutting-edge workspace

The spirit of the Temple of Muses lives on in this inspirational workplace. Through a sensitive and innovative refurbishment, we have created an advanced headquarters for progressive businesses that offers the space, technology, and amenities for a productive and healthy working life. Echoes of the building's past purpose come alive in bespoke architectural details, such as our American walnut 'bookshelves' panelling.

Features



A 52,500 Sq Ft Headquarters Building

Finsbury Square Views from All Floors

Spacious Reception & Library Lounge

Flexible Column-free Floorplates

Club Room with Communal Rooftop Terrace

Outstanding end-of-journey facilities



INTRODUCTION

THE BUILDING – 38 FINSBURY SQUARE

WORKSPACE

LOCATION

A CONSIDERED DESIGN

An ethos of comfort and thoughtfulness inspires hotel-like amenities for occupier wellbeing.



Entrance (CGI representation)

An impressive arrival experience

The new, fully glazed entrance portico makes its presence felt on Finsbury Square. It seamlessly connects with the beautifully designed reception area, ensuring visitors experience a warm and inspiring welcome.

A warm welcome

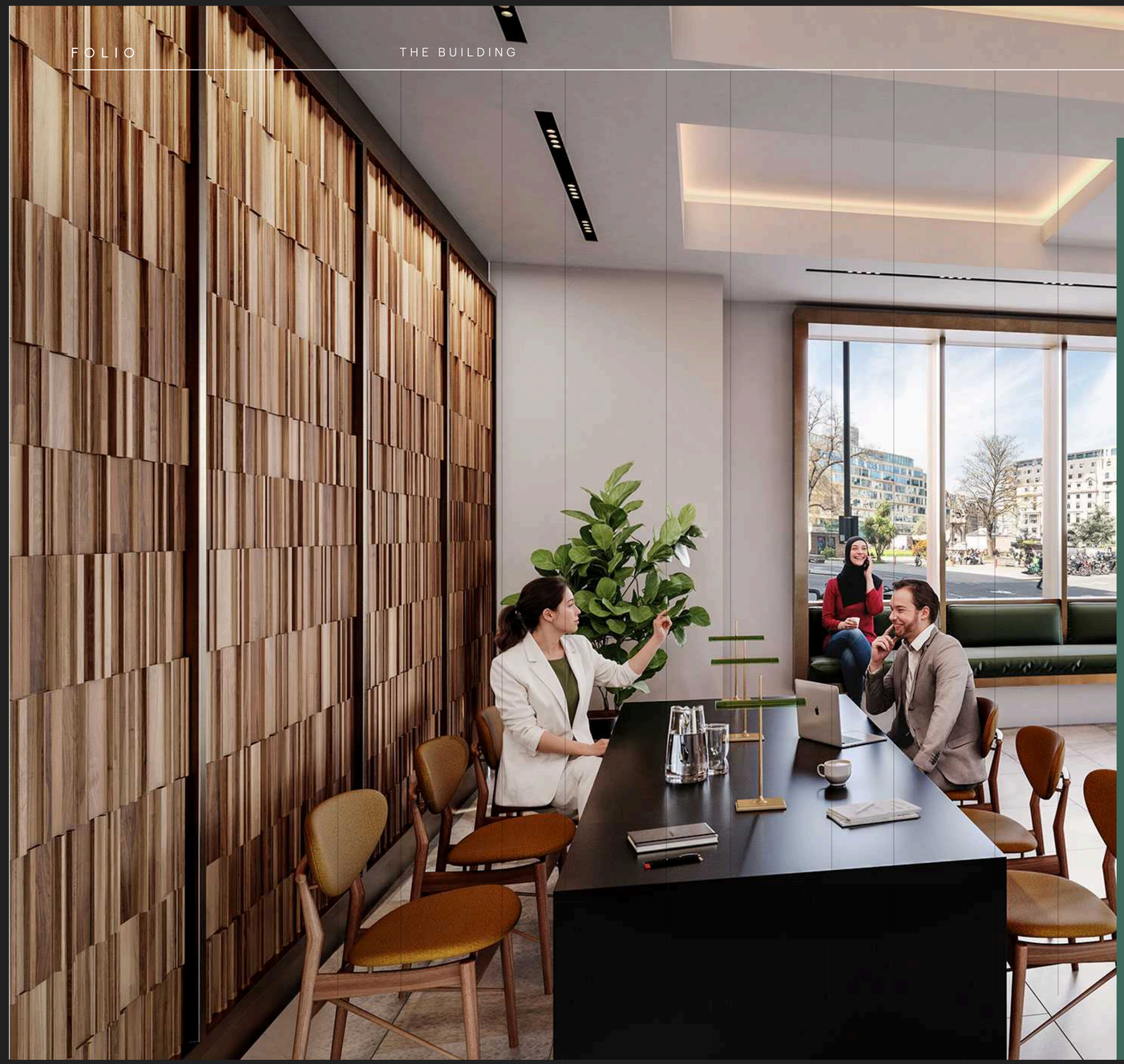
On entering the building, visitors encounter an engaging space whose welcoming atmosphere and bespoke American walnut panelling evoke the spirit of the historic bookshop that once stood here.

Reception (CGI representation)

Library Lounge

The adjacent Library Lounge, with its full-height picture window offering views across the Square, can serve as an extension of the reception area or be separated by sliding screens and used as a standalone amenity for occupiers and the community.

Library Lounge (CGI representation)





Textural impressions are created using reclaimed American walnut, resembling thousands of individual books of varying heights, widths, and shades.

Sustainable Craft: **Artimatum**

“Inspired by the distinctive floor-to-ceiling bookshelves of the Georgian bookshop, we created bespoke panelling as a stunning backdrop for the reception. Using reclaimed American walnut from the local furniture-making industry, we were able to create a textural impression of thousands of individual books with differing heights, widths, and shades.”

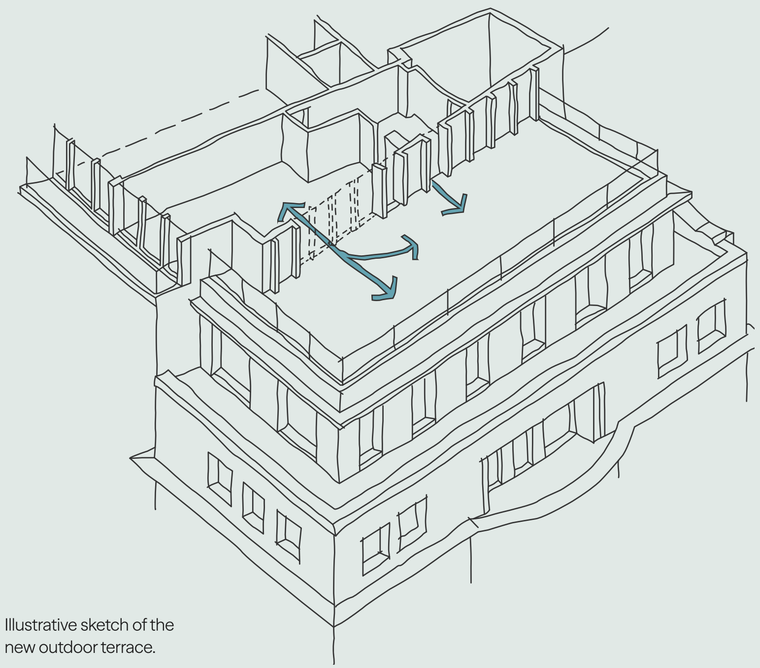


Rooftop Terrace & Club Room (CGI representation)

Rooftop Terrace & Club Room

The spacious seventh-floor Club Room opens out onto the landscaped Rooftop Terrace, offering views over Finsbury Square. Together, they provide a flexible communal space with a wide variety of uses, from a meeting place for coffee and lunch breaks to private drinks events and yoga classes. This combined amenity adds a positive community dimension to the working experience.

A responsible design and build strategy



Illustrative sketch of the new outdoor terrace.

ZERO
CARBON IN OPERATION

4.5 STAR
NABERS TARGETING

100%
ELECTRIC BUILDING

MATERIAL PASSPORTS
SUPPORT A CIRCULAR ECONOMY

EPC A
ENERGY EFFICIENCY TARGET

BREEAM
OUTSTANDING TARGETING



"As a carefully regenerated and modernised building, FOLIO is a superior example of a future-oriented, sustainable development. From repurposed and recycled elements that save energy and resources to biophilia-rich terraces and comprehensive end-of-journey facilities that encourage green commuting, this is a building championing progressive thinking in every aspect."

Andrew Tate
Founding Director , TateHindle

INTRODUCTION

THE BUILDING

WORKSPACE

38

The Modern Workplace

Nine floors of open-plan floorplates, with multiple private terraces.

LOCATION

Floor	Office sq ft	Terraces sq ft	Amenity sq ft
7th	3,467	1,366	479 (Club Room)
6th	5,480	527	
5th	6,196	429	
4th	6,752		
3rd	6,752		
2nd	6,752		
1st	6,602	266	
Ground	3,814		1,538 (Reception and Library Lounge)
LG	6,394		
Total	**52,209**	**2,588**	



Folio Building Exterior (CGI representation)



Typical Floor (CGI representation)

Summary specification

1:8 sq m
Occupancy ratio

Impressive arrival
with new feature entrance portal

Full fibre backbone
with two independent carriers

2.7m (Typical) – **3.8m** (Ground)
Office floor to ceiling heights (to underside of beams)

Additional self-contained entrance
into Ground and LG suites

Material Passports
to promote material circularity

LED Lighting
Suspended Linear LED Light (typical floors)

4x lifts
including 1 FF lift

BREEAM OUTSTANDING
Outstanding
Targeting

New facade
with Aluminium Bronze features

96x
secure cycle spaces (and 140x lockers)

NABERS UNITED KINGDOM
4.5 star NABERS
Targeting

4x Terraces
Communal terrace on 7th floor
Private terraces on floors 6, 5 and 1

12x
showers (including DDA)

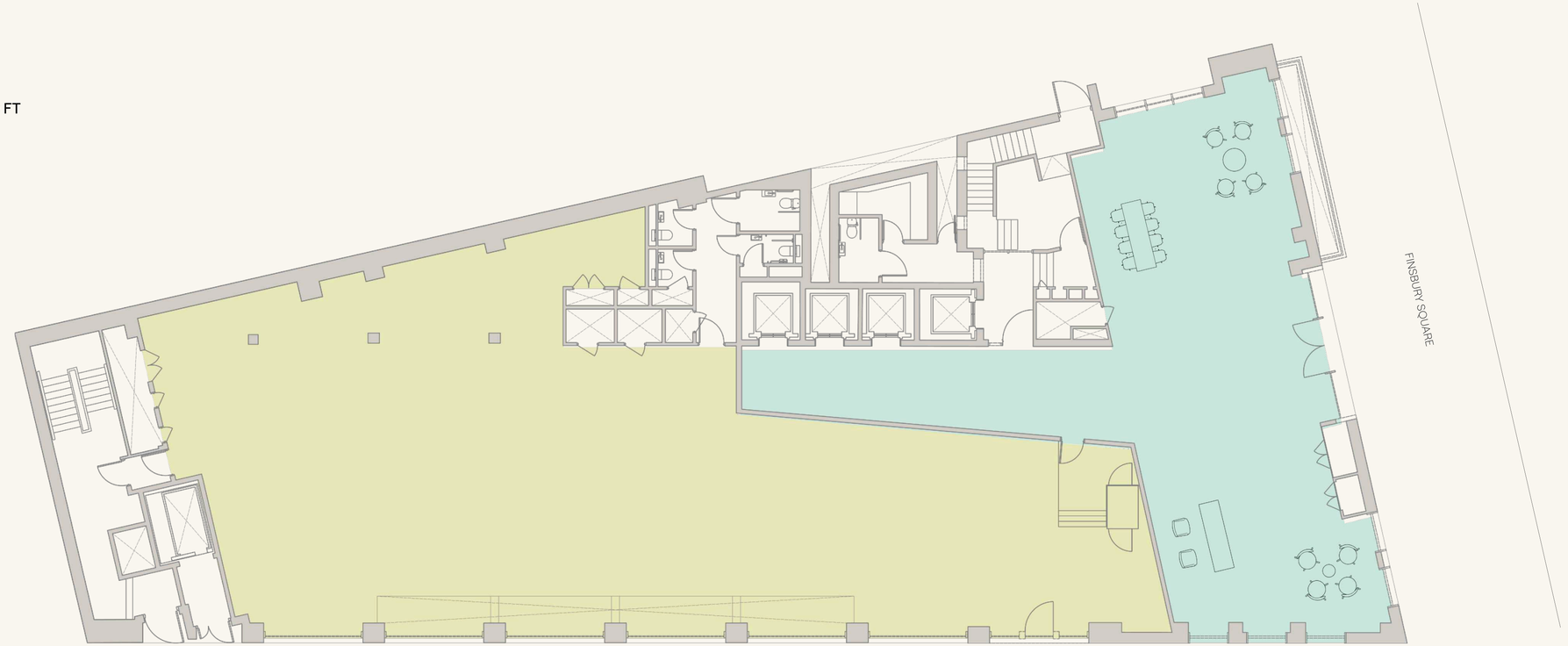
A
EPC A
Targeting

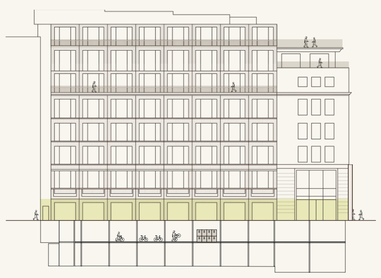
FOLIO WORKSPACE

G 1 2—4 5 6 7 LG B

N

- OFFICE AREA : 3,814 SQ FT
- RECEPTION & LIBRARY LOUNGE : 1,538 SQ FT



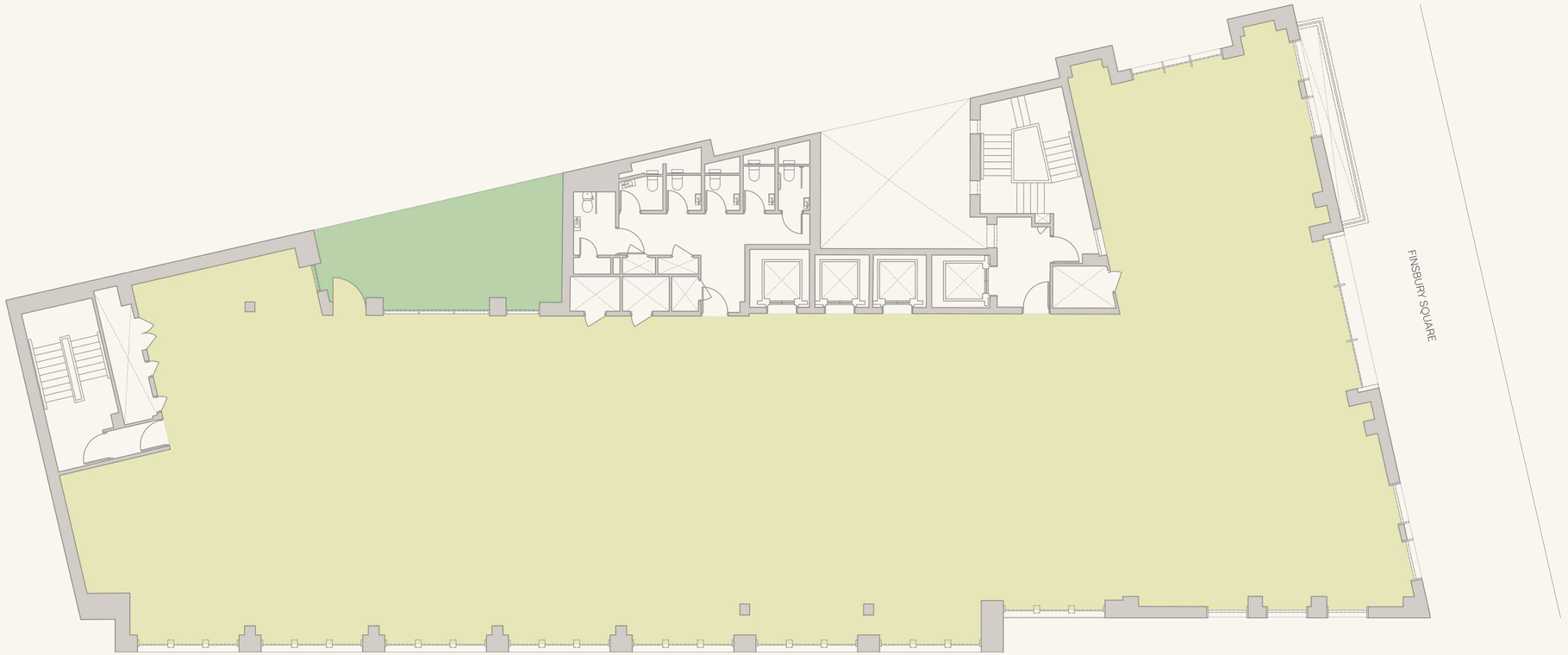


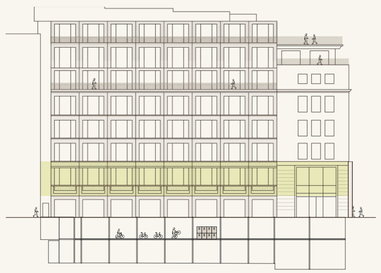
FOLIO WORKSPACE

G 1 2—4 5 6 7 LG B

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- OFFICE AREA : 6,602 SQ FT
- PRIVATE TERRACE : 266 SQ FT



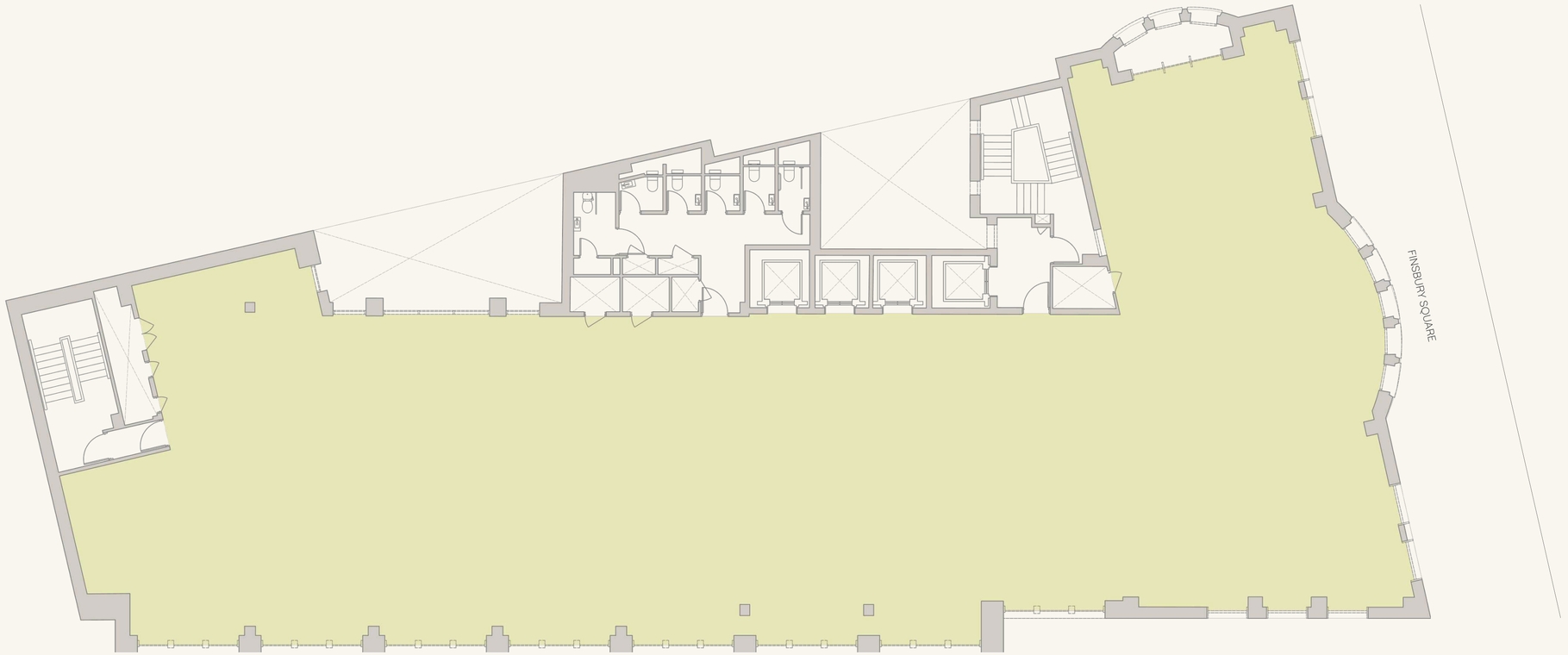


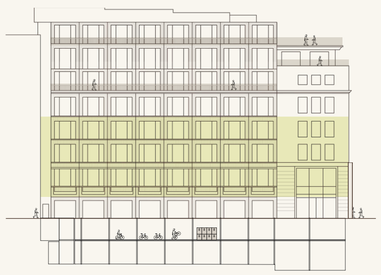
FOLIO WORKSPACE

G 1 2—4 5 6 7 LG B

N

OFFICE AREA : 6,752 SQ FT



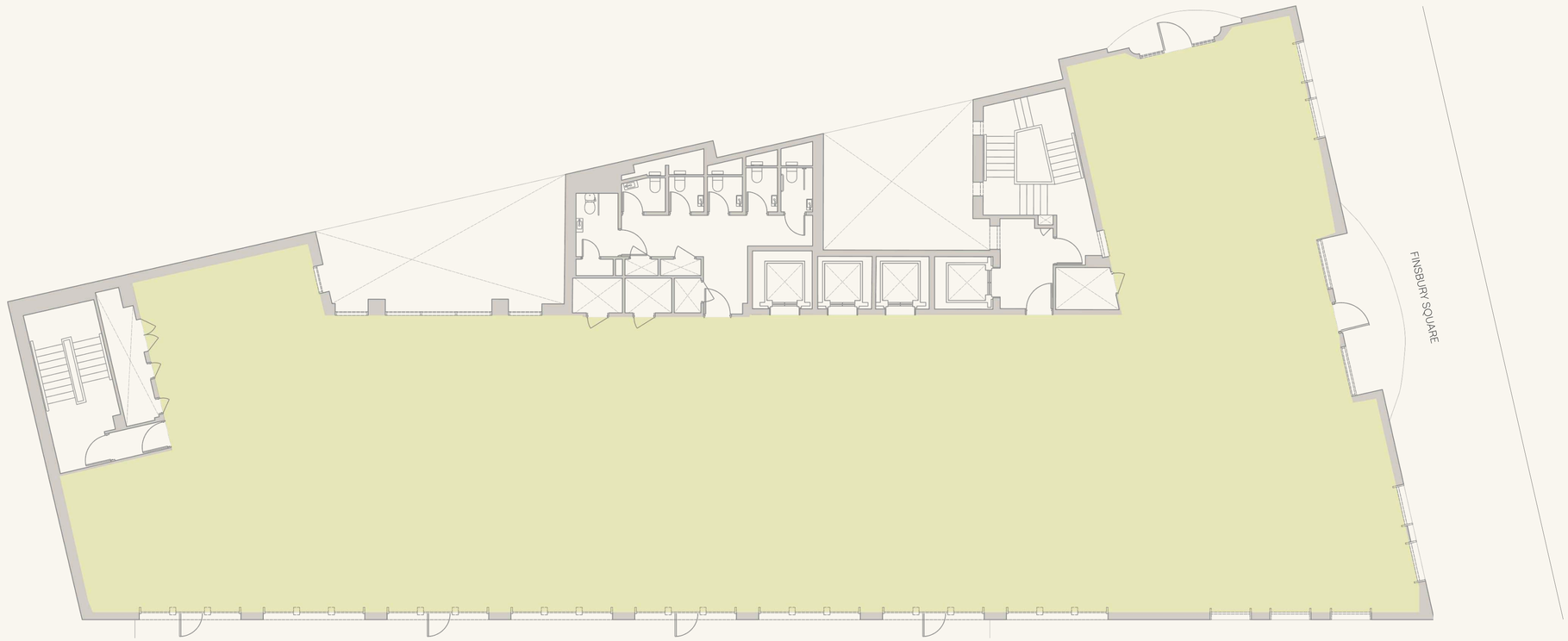


FOLIO WORKSPACE

G 1 2—4 5 6 7 LG B

N

OFFICE AREA : 6,196 SQ FT



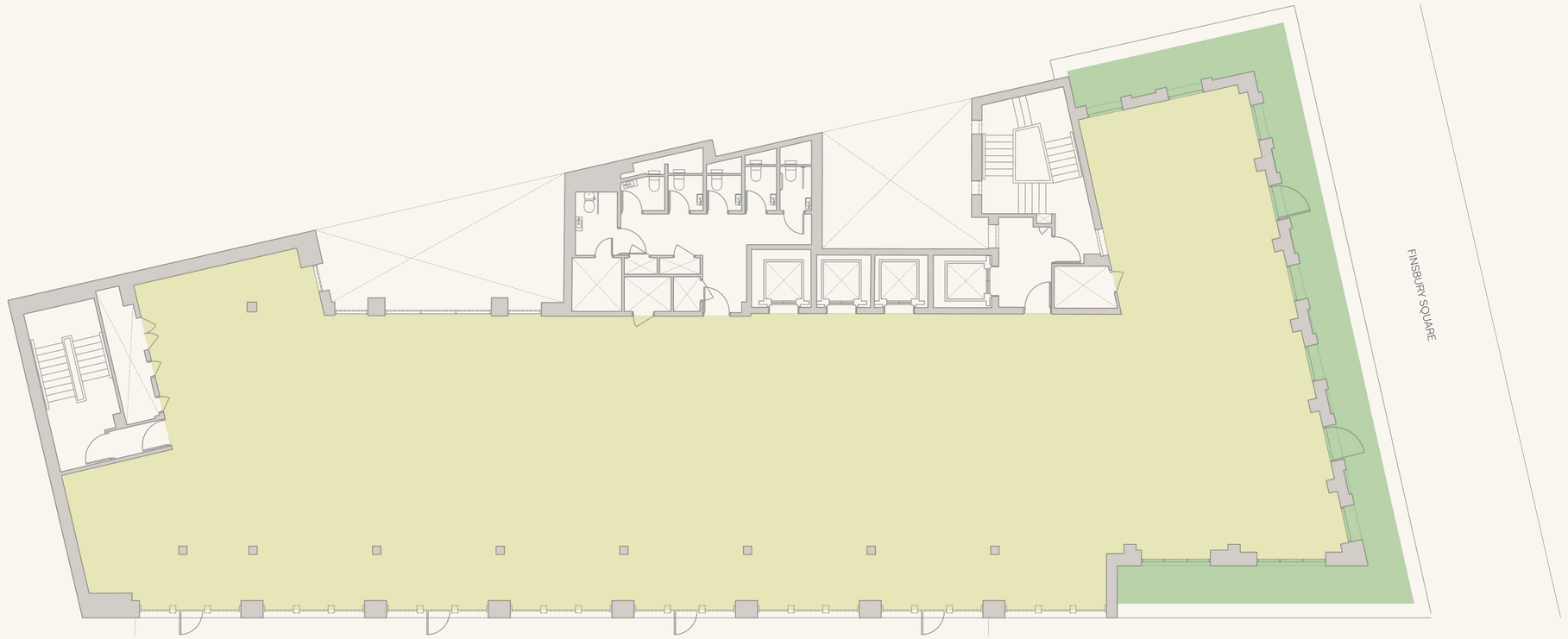


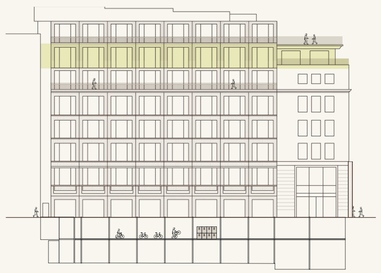
FOLIO WORKSPACE

G 1 2—4 5 6 7 LG B

N

- OFFICE AREA : 5,480 SQ FT
- PRIVATE TERRACE : 527 SQ FT



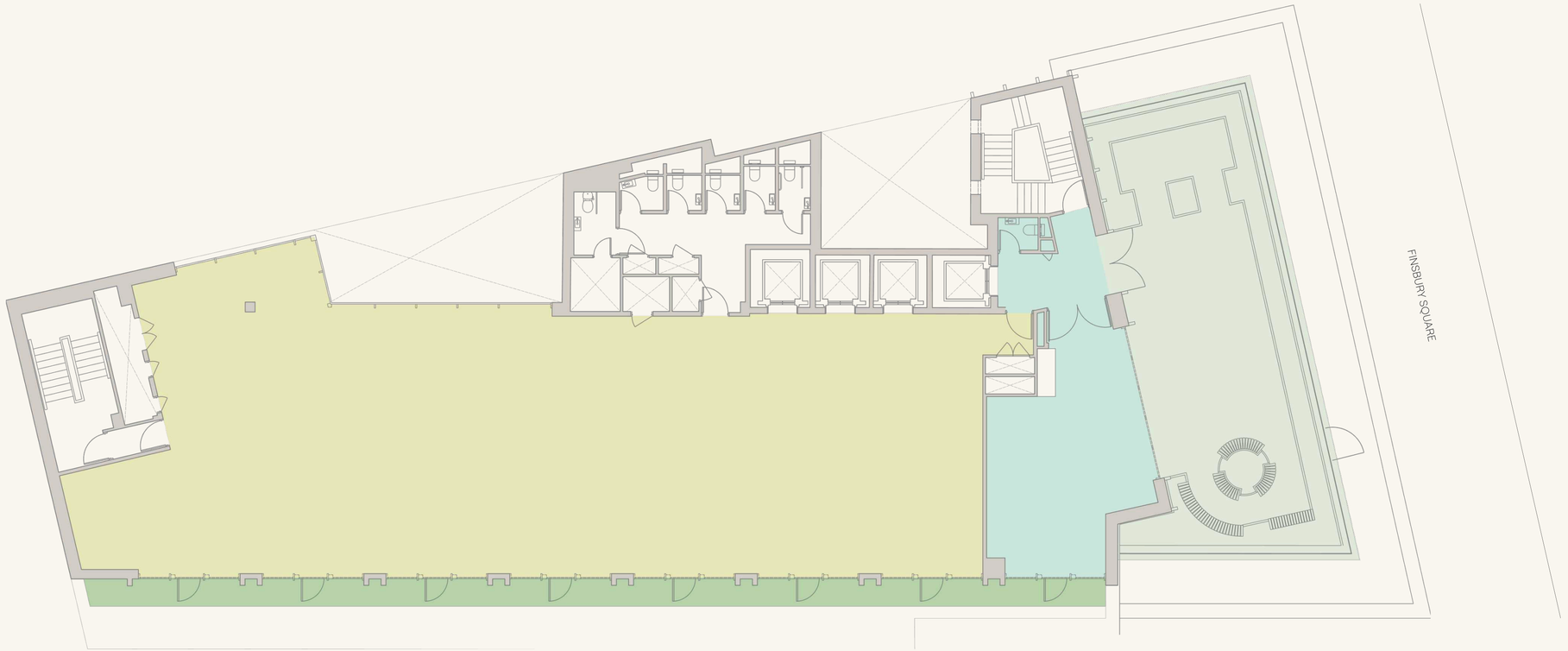


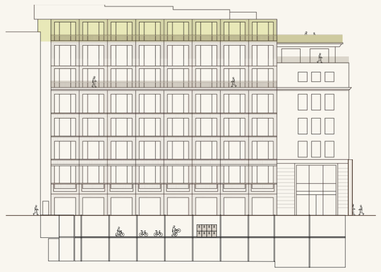
FOLIO WORKSPACE

G 1 2—4 5 6 **7** LG B

N

- OFFICE AREA : 3,467 SQ FT
- PRIVATE TERRACE : 333 SQ FT
- CLUB ROOM : 479 SQ FT
- COMMUNAL TERRACE : 1,033 SQ FT



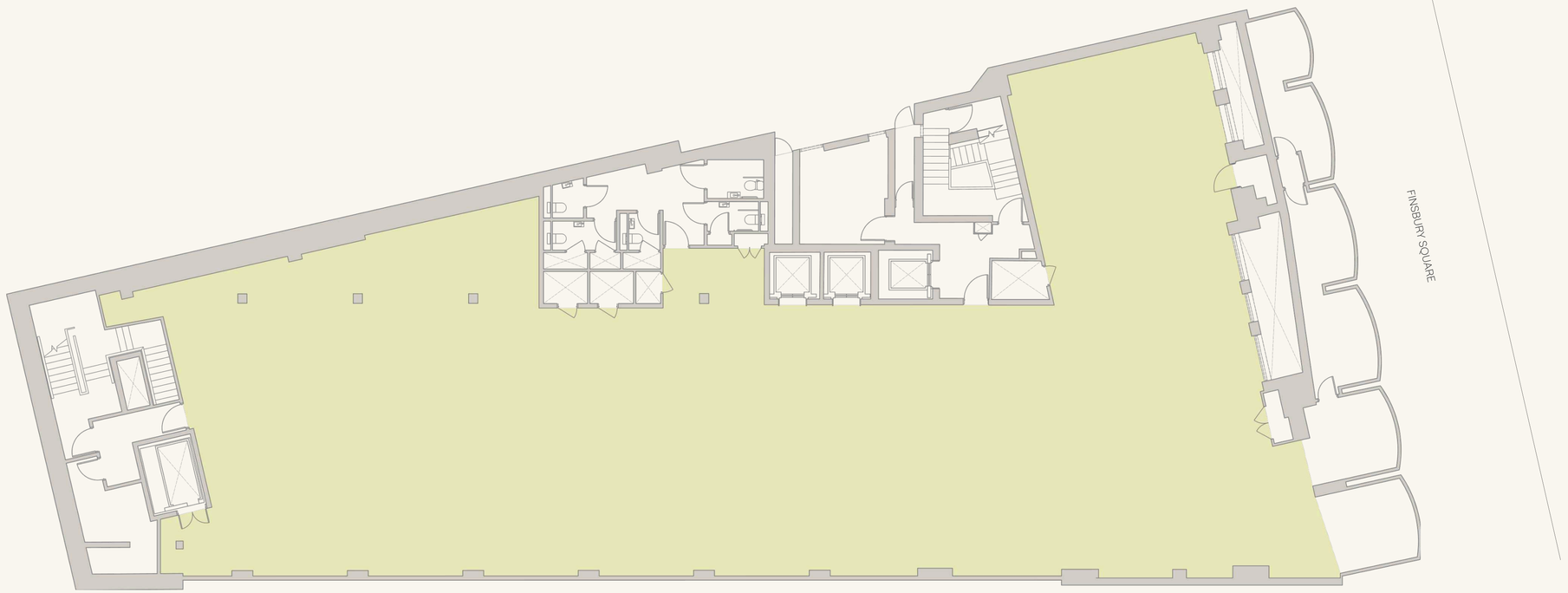


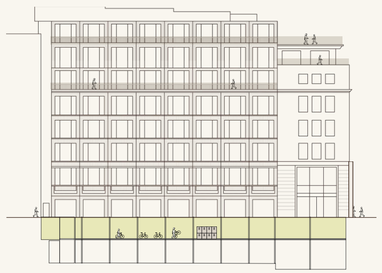
FOLIO WORKSPACE

G 1 2—4 5 6 7 LG B

N

OFFICE AREA : 6,394 SQ FT

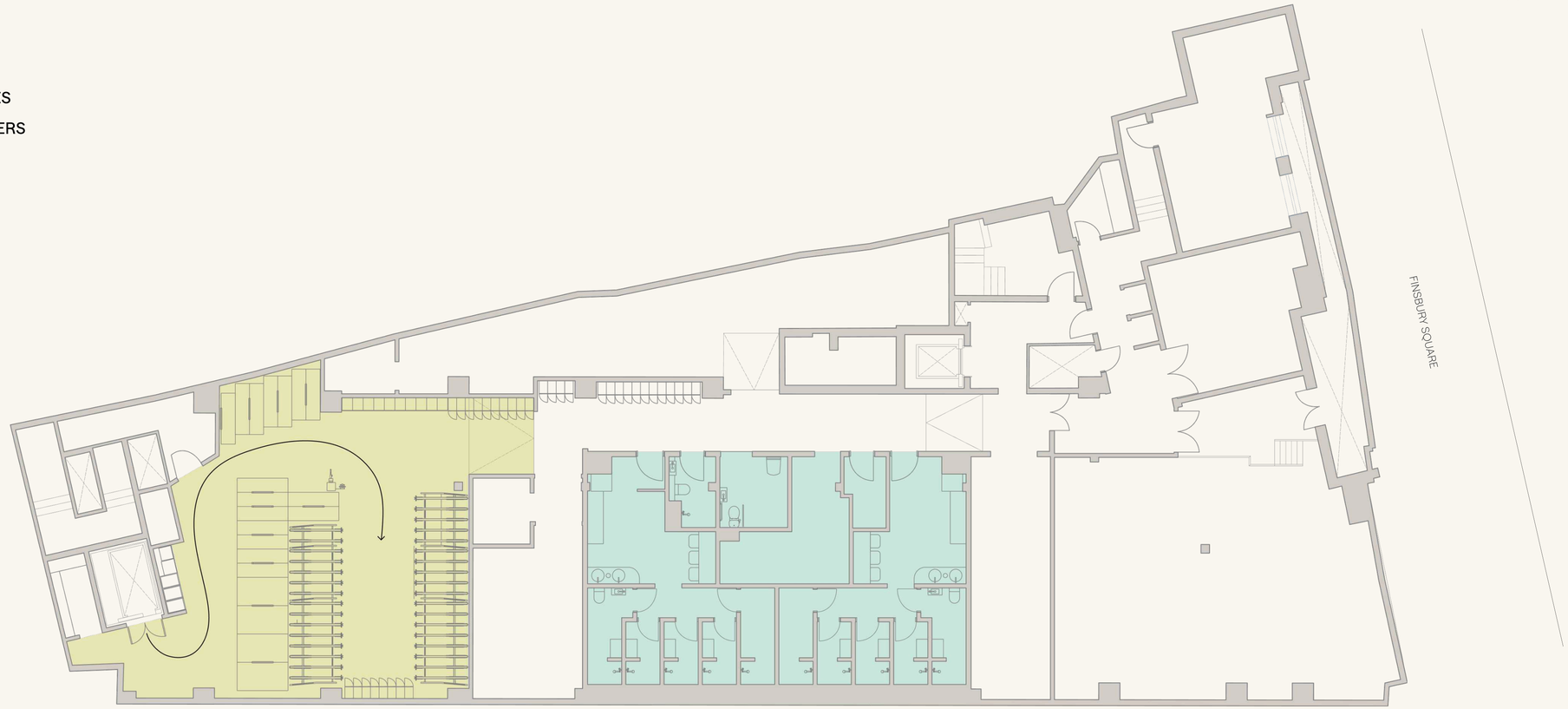


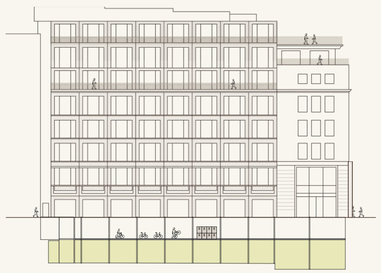


FOLIO WORKSPACE

G 1 2—4 5 6 7 LG B

- CYCLE PARKING 96 SPACES
- CHANGING FACILITIES 12 SHOWERS





INTRODUCTION

THE BUILDING

WORKSPACE

LOCATION

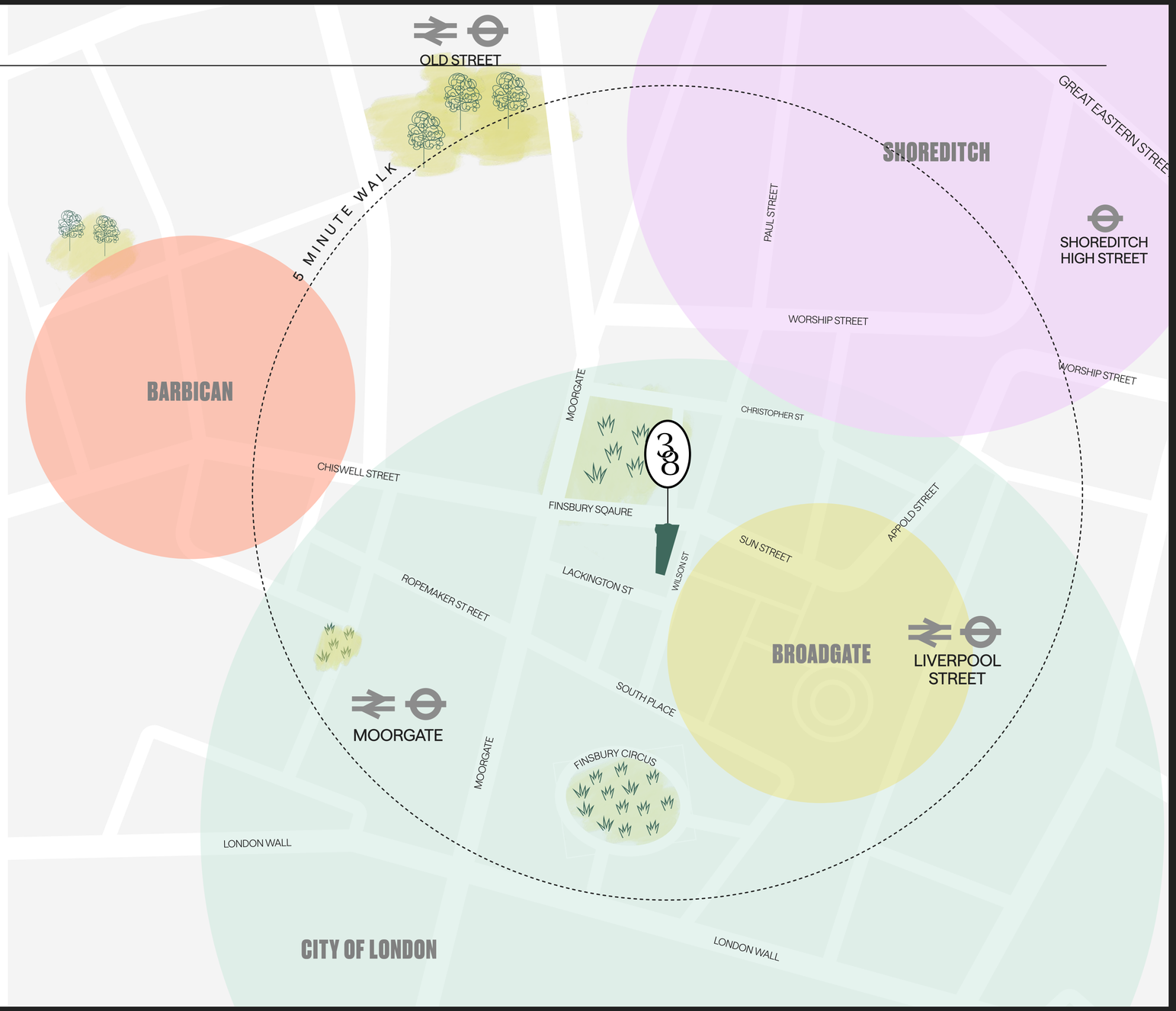
THE FOLIO AREA GUIDE

A location that offers the best of both worlds — The City to one side and Shoreditch on the other

BOOKENDED BY SHOREDITCH AND THE CITY

A location that offers the best of both worlds — The City to one side and Shoreditch on the other and just a three-minute walk from Liverpool Street Station, one of London's major rail hubs.

Folio sits adjacent to Broadgate, the largest pedestrianised neighbourhood in central London — a vibrant social focal point and a hub for world-leading financial, legal, technology, and media companies.



THE FOLIO GUIDE TO

BROADGATE

Broadgate is an ambitious development project that has now become a hub for world-leading financial, legal, technology and media companies.

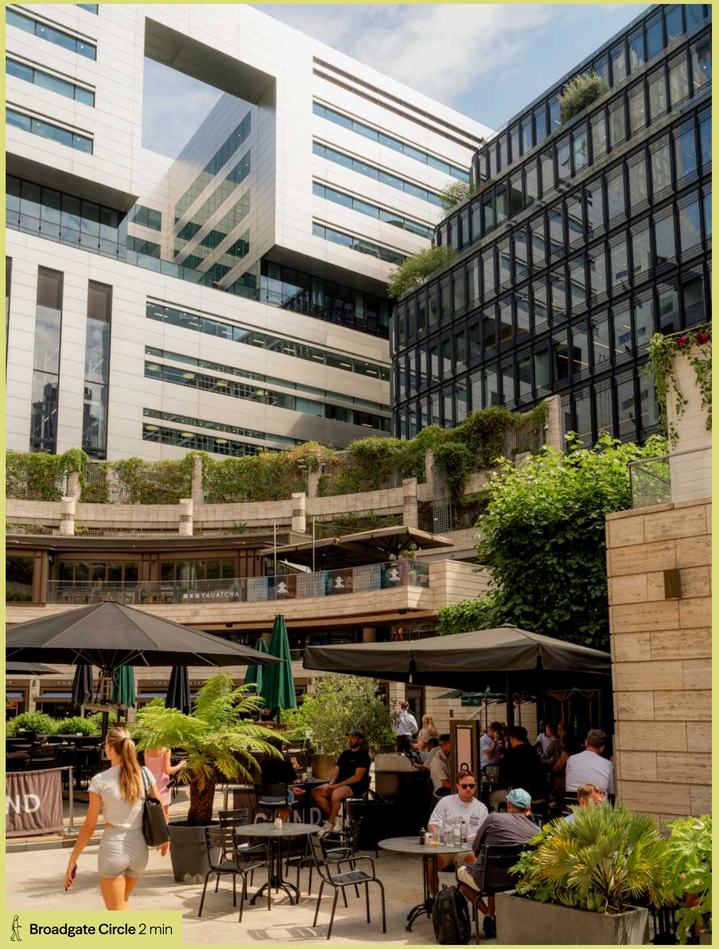
But Broadgate isn't only about the working day; the area also has some of London's best food, drink, retail, and entertainment, centred on Broadgate Circle. The next stage of the vision, the imminent Finsbury Avenue Square project, will bring with it London's largest pedestrian area.



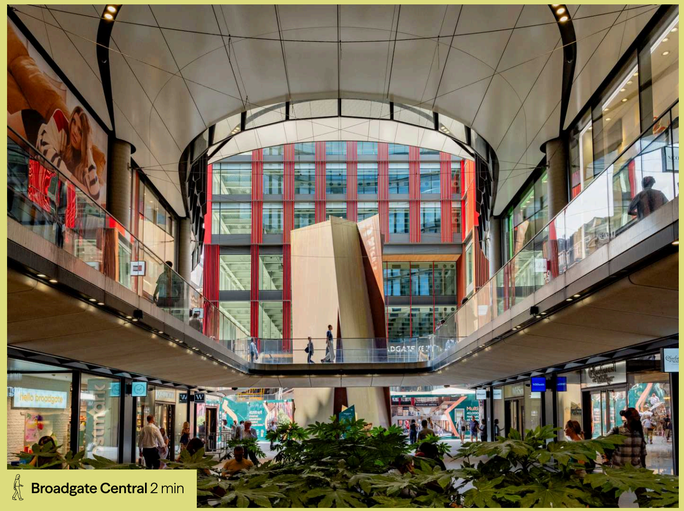
1Rebel 3 min



Lina Stores 3 min



Broadgate Circle 2 min



Broadgate Central 2 min



Farmer J 1 min

THE FOLIO GUIDE TO

SHOREDITCH

Shoreditch has to be the capital's biggest reinvention story, an area serving up business and pleasure in equal measure.

Shoreditch is a magnet for fun and fortune-seeking Londoners, from artisan makers and entrepreneurs to craft beer and natural wine-sipping socialites. It's also where you'll find Tech City, aka Silicon Roundabout, making it a hotbed of innovation and future-focused thinking.



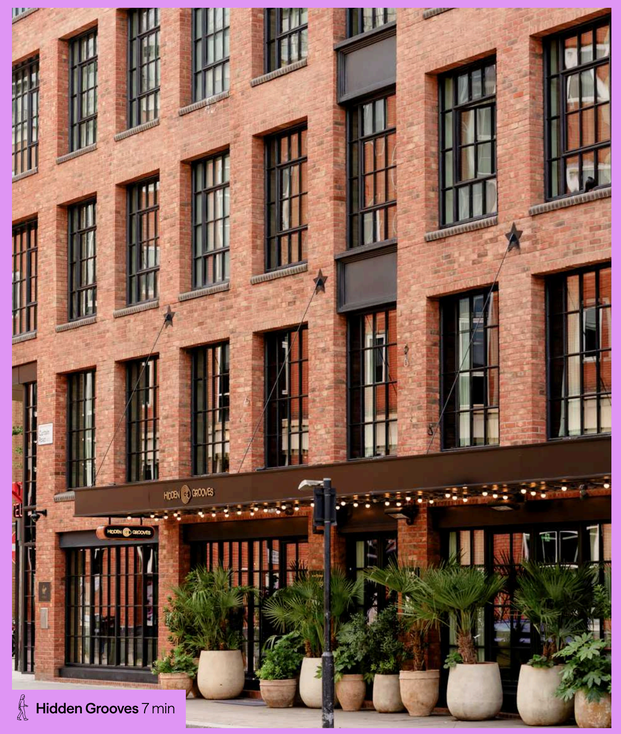
Flight Club 4 min



Junk Yard Golf 4 min



Manteca 7 min



Hidden Grooves 7 min



BLOK 6 min



Camino 5 min



Lima 1 min

THE FOLIO GUIDE TO

THE CITY OF LONDON

A global finance centre famous for its iconic skyscrapers, The City is home to international banks, financial and legal institutions, professional service firms, and fintech businesses.



Third Space 3 min



Bread Street Kitchen 2 min



Liverpool Street 5 min



Finsbury Circus Gardens 6 min

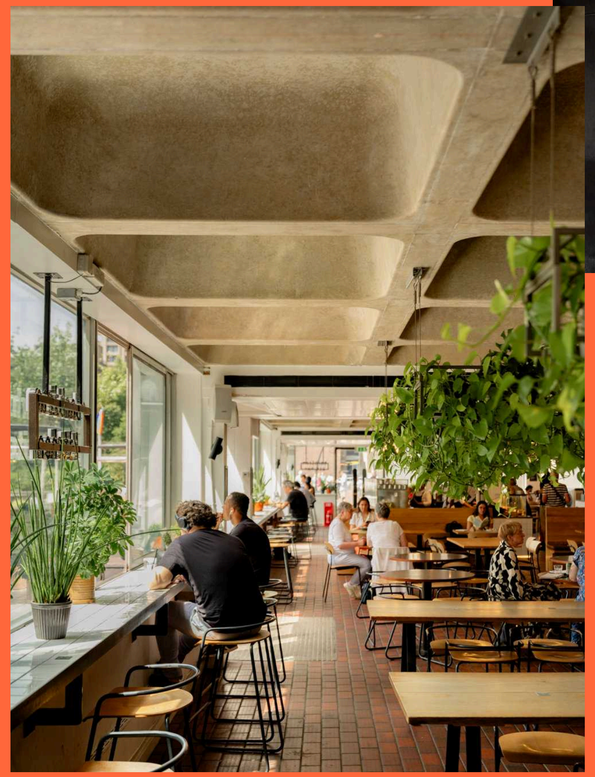


Liverpool Street station 5 min

THE FOLIO GUIDE TO

BARBICAN

Just a few minutes to the west lies Barbican, a cultural hub renowned for its street art, galleries, and food markets. At its heart is the Barbican Centre, which hosts a diverse international programme of world-class music events, cinema, theatre, and exhibitions.







Barbican 10 min

FOLIO AREA

FOOD

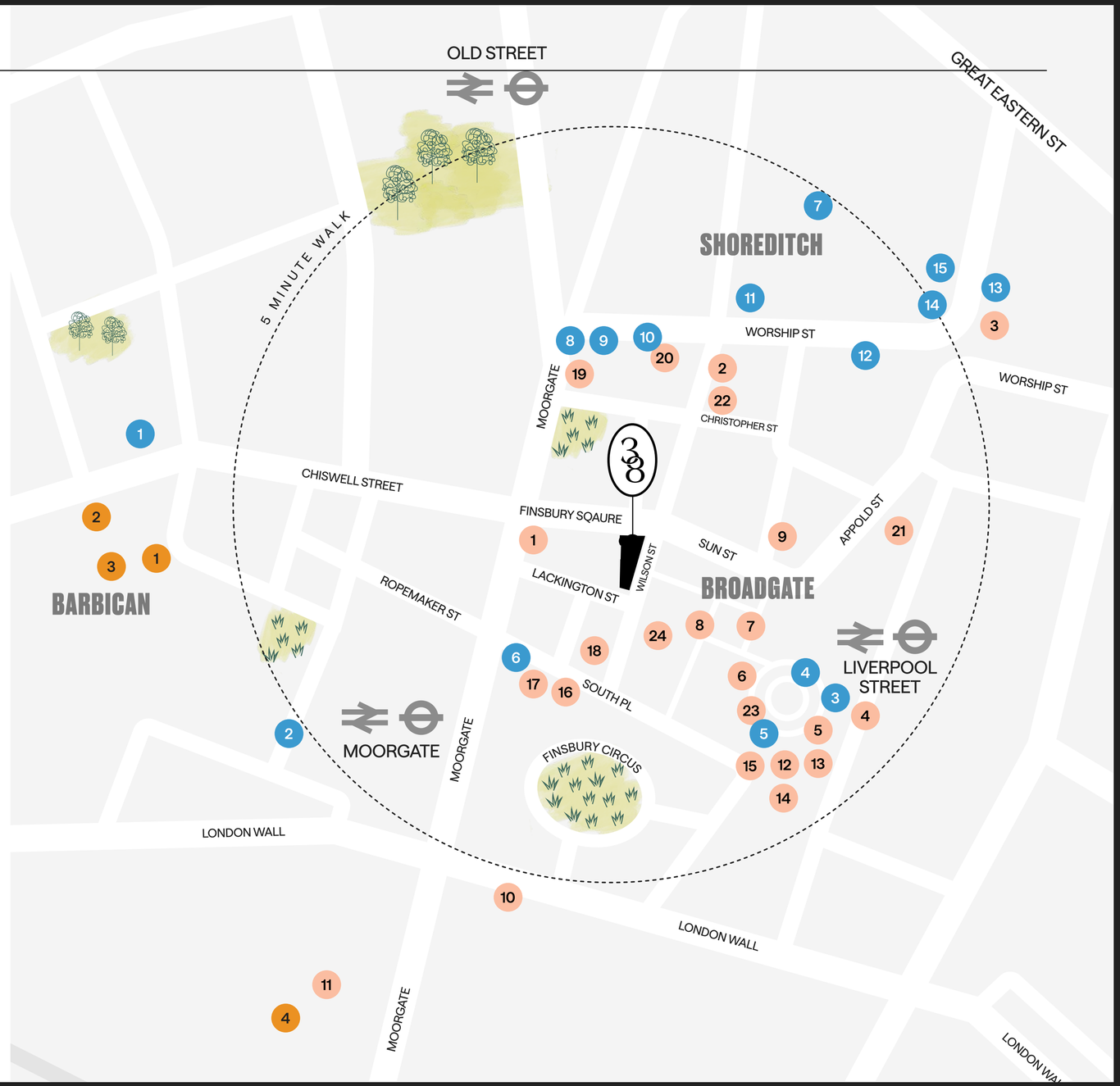
1. Blank Street Coffee
2. The Apulian Corner
3. Camino
4. Moshi Moshi Sushi
5. Shiro Sushi
6. Yauatcha Patisserie
7. Gaucho
8. Bar Douro
9. LIMA
10. Ole & Steen
11. Hawksmoor
12. Luna Omakase
13. BloomsYard
14. GAIL's Bakery
15. Los Mochis
16. Bread Street Kitchen & Bar
17. Gordon Ramsay Kitchen & Bar
18. Bluebird City
19. HAZ
20. Aviary
21. Piccolino
22. Blacklock
23. Beany Green
24. Farmer J

LEISURE

1. Barbican Cinemas
2. Digme Fitness
3. Mr Fogg's City Tavern
4. Botanist
5. 1Rebel
6. Third Space
7. Waltz
8. Barry's London East
9. Flight Club
10. Platform
11. The Cocktail Club
12. Junkyard Golf Club
13. BLOK
14. Queen of Hoxton
15. Hip Hop Karaoke

CULTURE

1. Barbican Conservatory
2. Barbican Centre
3. Barbican Art Gallery
4. Guildhall Art Gallery

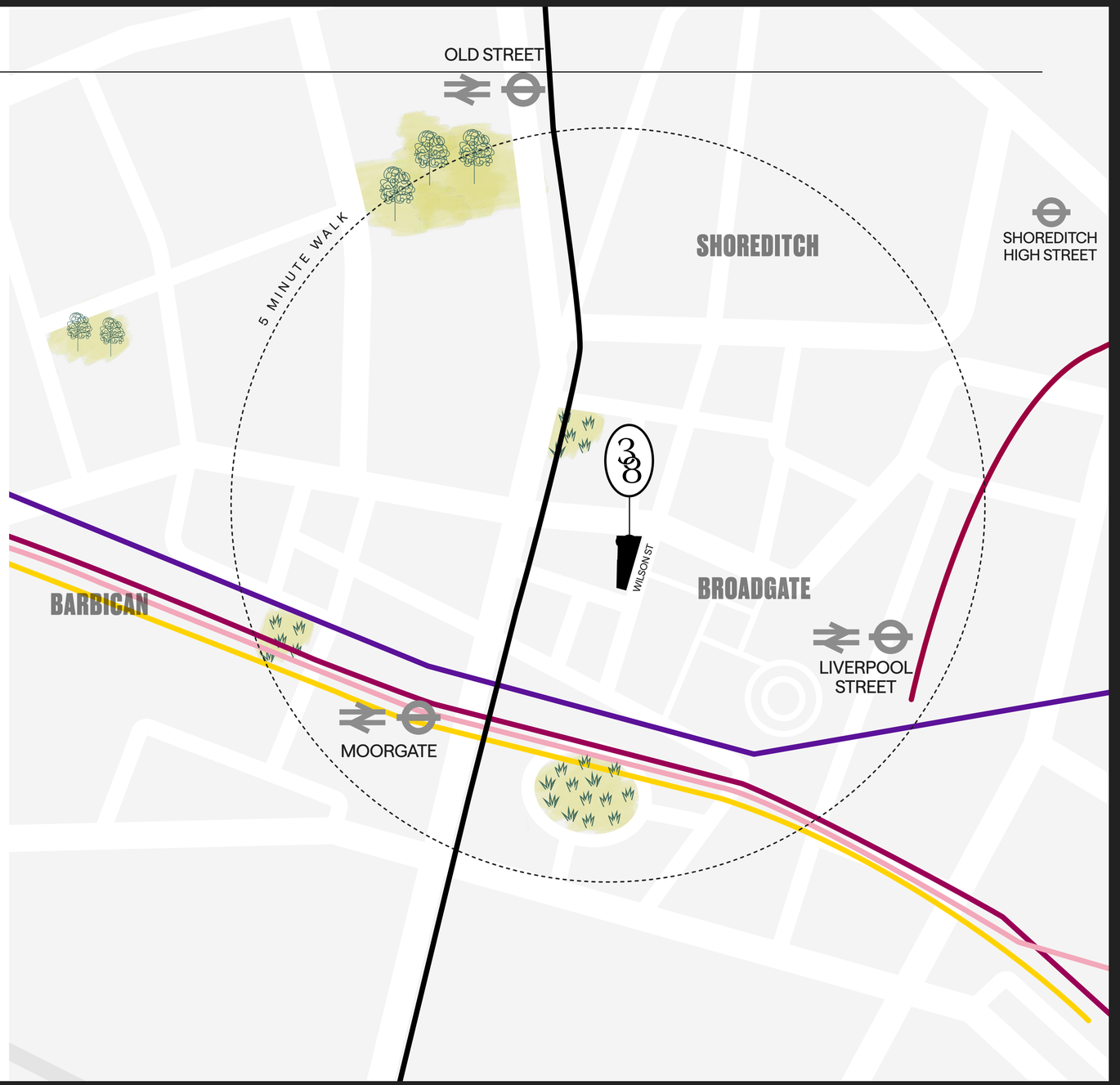


TRAIN & CONNECTIONS

Moorgate	5 Minutes	
Liverpool Street	5 Minutes	
Old Street	11 Minutes	
Shoreditch High Street	15 Minutes	

TIME TO RIDE

Old Street	3 Minutes
Farringdon	5 Minutes
London Bridge station	6 Minutes
Covent Garden	14 Minutes
Waterloo station	15 Minutes



FOLIO

- 38 Finsbury Square -



foliofinsburysquare.london

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Development Manager

Architect

TateHindle