

Elder Yard

NORTON FOLGATE

3,660–40,373 sq ft
available

Work Ready

BY BRITISH LAND

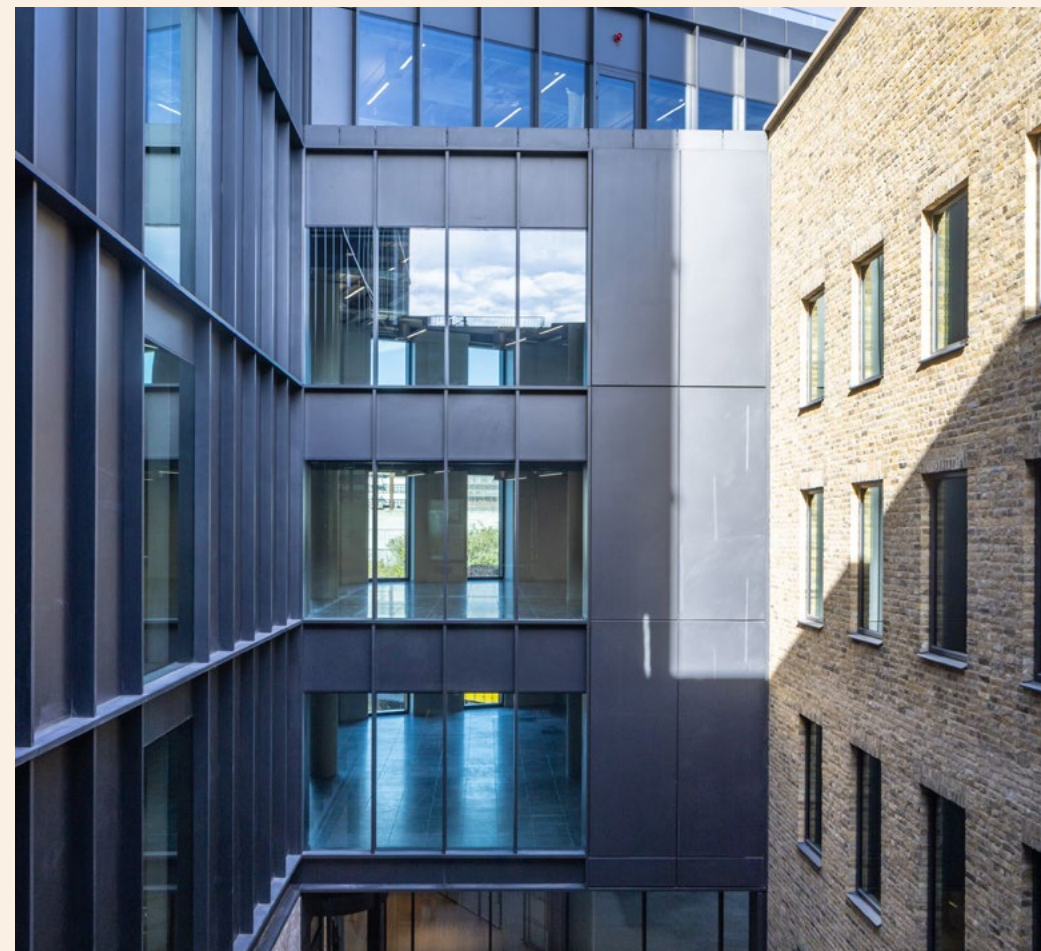


Innovative contemporary design with sympathetic restoration

ELDER YARD is contemporary workspace with character – where heritage meets high performance.

Approached via its own courtyard, and surrounded by heritage facades and cobbled streets, Elder Yard is packed with character. The building combines an original Victorian warehouse with equally stunning, brand new contemporary work spaces.

The fully fitted Work Ready space has been thoughtfully designed by QOB Interiors. Every office is unique, featuring exceptional design details, beautifully styled kitchens, and a balance of collaborative zones and quiet areas that support every mode of work. A central business lounge offers space to pause, meet or recharge – with bookable meeting rooms and access to a landscaped terrace.



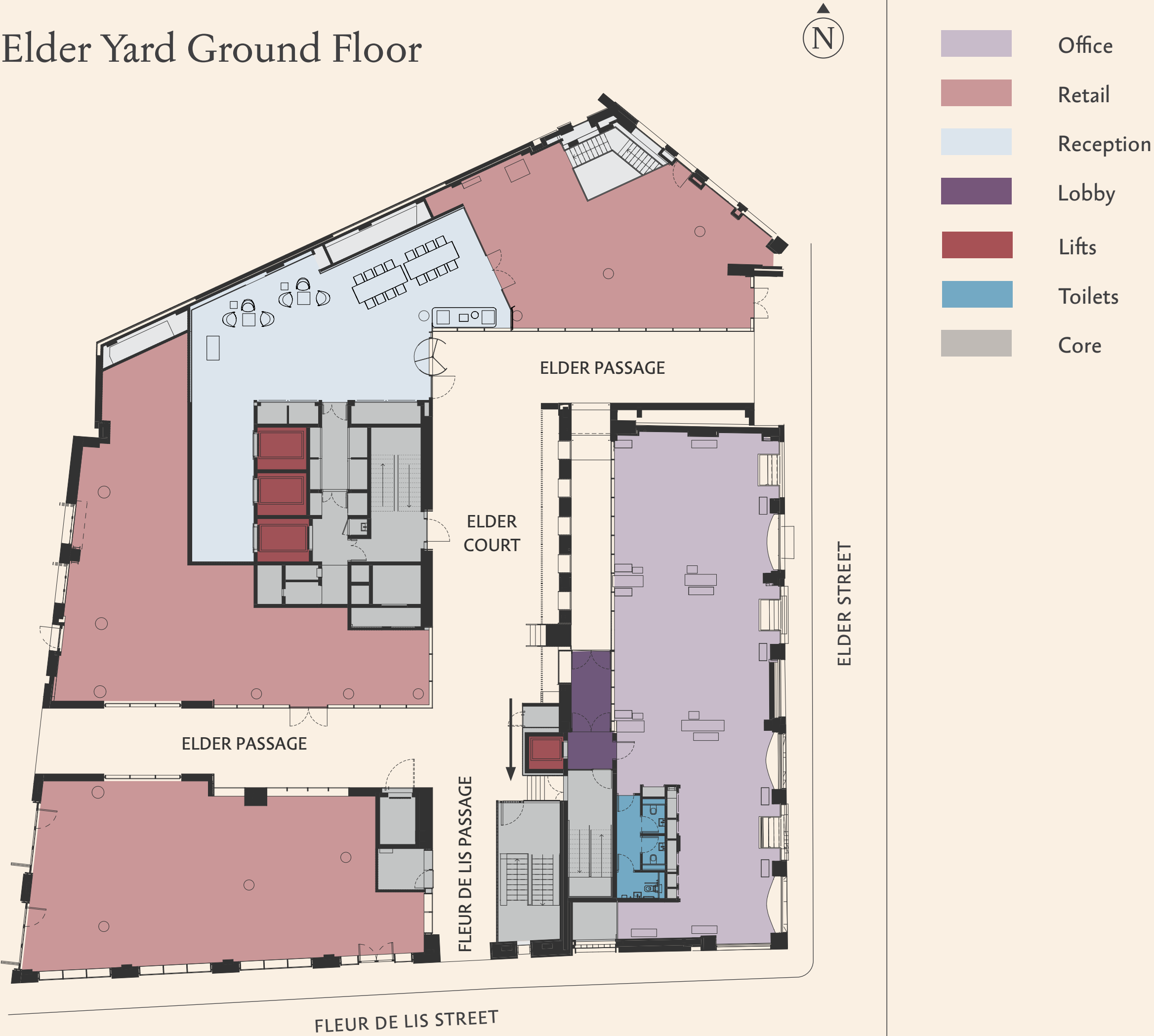
An everyday wonder

ELDER YARD captures your imagination from the get-go. Accessed through the cobblestones of the surrounding courtyard, Fleur de Lis Street or Elder Street; you're surrounded by heritage warehouse façades that highlight the generations of workers before you.

Inside, a seamless blend of Victorian character and modern design welcomes you into a bright, spacious lobby. It's a place where history and innovation meet — built on the legacy of the past, and purposefully designed to fuel future business.



ARRIVAL VIA ELDER PASSAGE OFF ELDER STREET





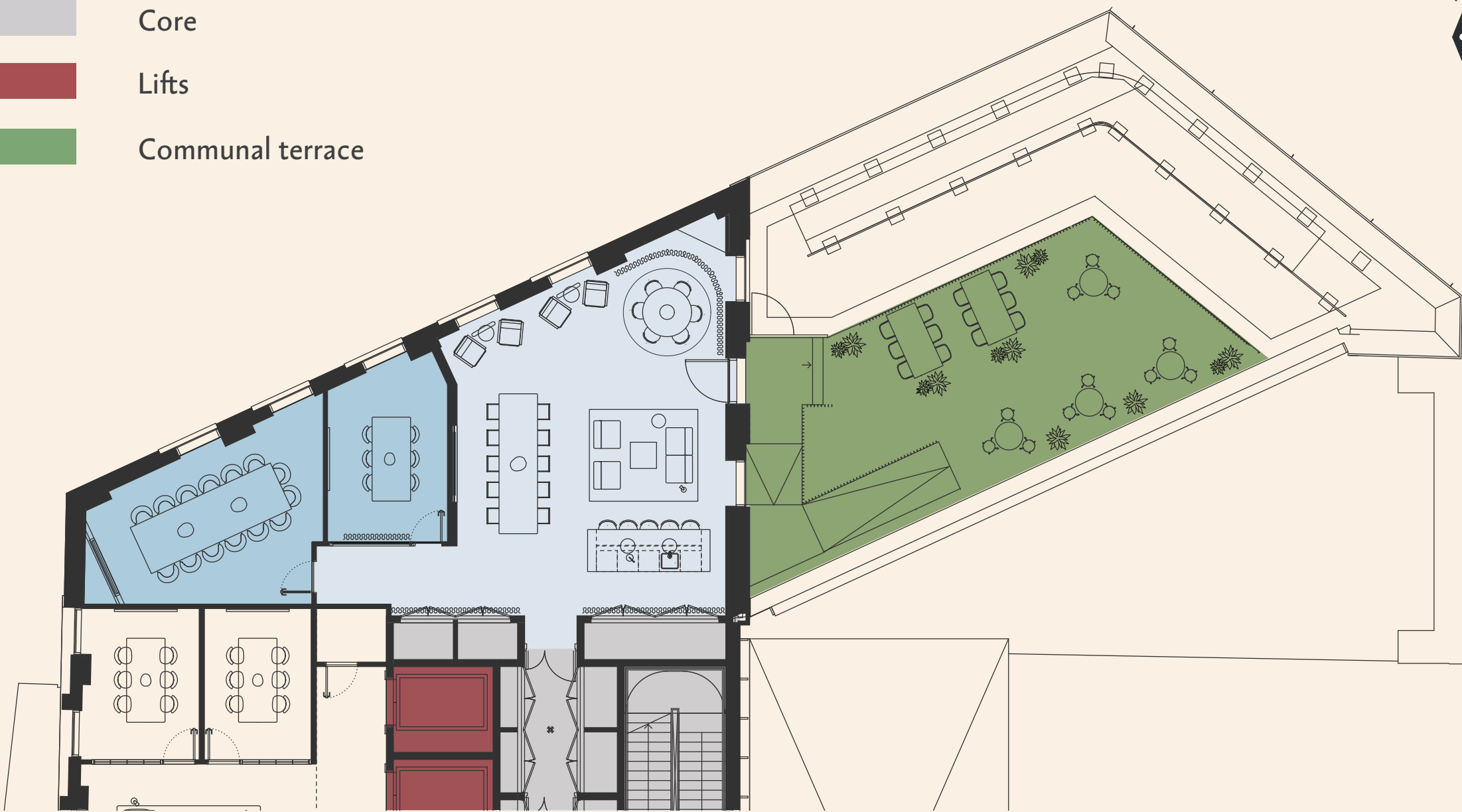
An inviting arrival

Club Lounge

Level 5

Level 5 is being transformed by UDS to include a shared lounge, private terrace, and two bookable meeting rooms. Whether you're looking for a quiet place away from your desk, a venue to host an event, or a bit of fresh air on the 1,254 sq ft terrace, the Club Lounge provides the perfect setting for all your needs.

- Club lounge
- Bookable meeting rooms
- Core
- Lifts
- Communal terrace



Smart & Sustainable

AHEAD OF British Land’s ambitious 2030 embodied carbon target, and with all electric operations. this is a building that understands its responsibilities to people and planet.

Net zero embodied carbon

57% lower upfront carbon than industry average benchmarks - at 435kg of CO₂e per m²



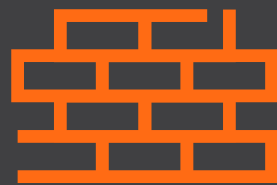
Careful Victorian restoration

Existing warehouses retain authentic industrial features



Operational Efficiency

Outstanding operational efficiency with 66 kWh per m² predicted in landlord areas, 27% ahead of UKGBC's 2025 target



Zero waste to landfill

99.7% of all development waste reused or recycled onsite



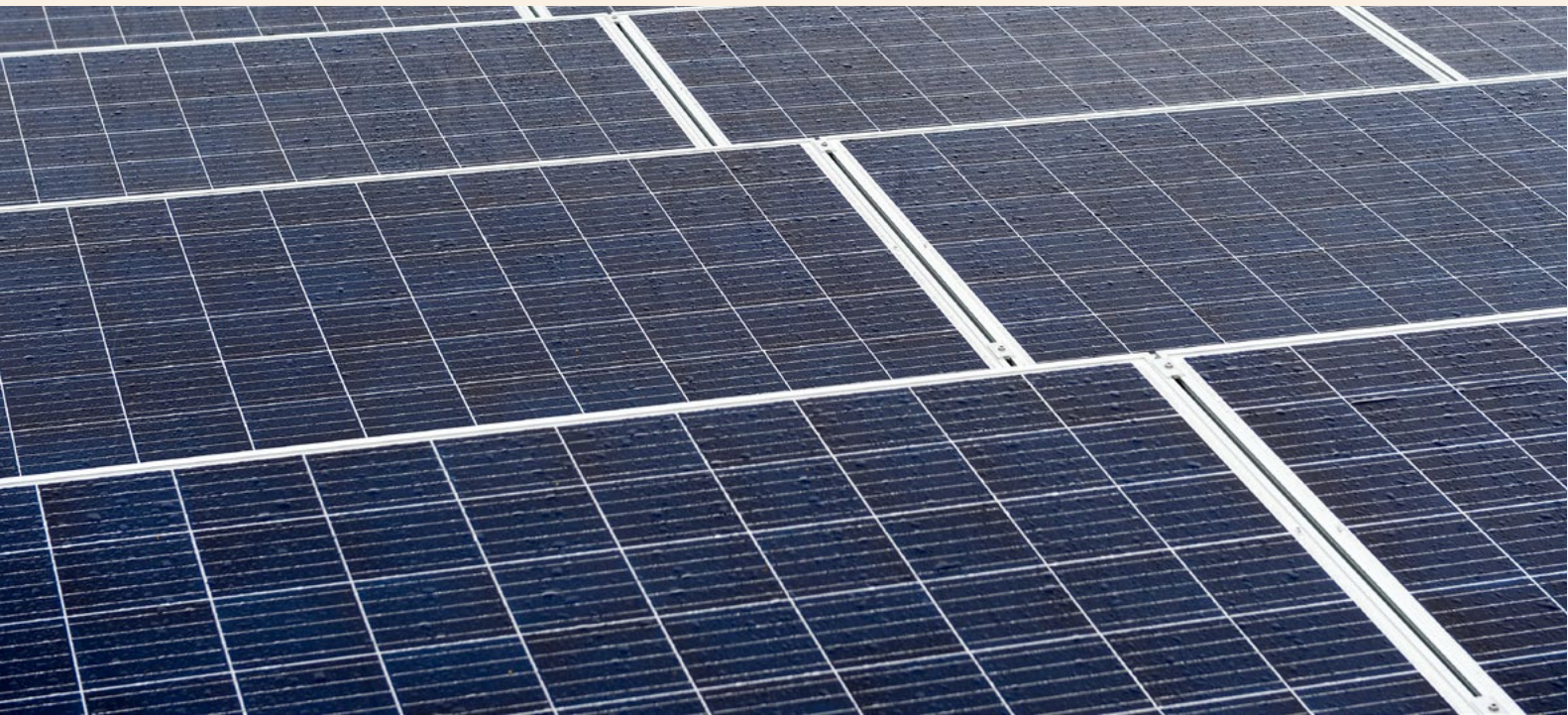
Independent certifications

BREEAM 'Excellent' and WiredScore Gold targets



100% electric operations

Sourced from low and zero carbon supplies



Work Ready

Fully fitted, furnished and *connected*

EFFECTIVE & SUSTAINABLE workspaces are available across a number of buildings at Norton Folgate. So you can focus on your business and settle into you new home swiftly and smoothly.

READY TO GO

Fitted, furnished & connected.
Everything you need to start working is included.

TERM

Short, mid or long-term leases that flex to suit you.

Options to suit *you*

FITTED

Fully furnished, sustainable workspaces plus the ability to use our 10GB fibre connection.

FULLY MANAGED

Get all the services you need to run your workspace for one monthly price.

OPTIONS TO SUIT YOU	FITTED	FULLY MANAGED
Fully furnished	•	•
Flexible leasing options	•	•
Sustainable Workspaces	•	•
Access to building end of trip facilities	•	•
Access to 10GB fibre connection	•	•
Fixed monthly cost		•
Fully managed 10GB WiFi connectivity		•
Health & Safety Support		•
M&E maintenance		•
Waste Removal & Recycling		•
Cleaning incl WC consumables		•
Utilities		•
Workspace Support from Shared Property Manager		•

Work Ready

BY BRITISH LAND



Schedule *of areas*

Floor	Elder Yard (sq ft)	Terrace (sq ft)	Lounge & Terrace (sq ft)
8	5,190	—	—
7	5,189	—	—
6	5,186	—	—
5	3,660	—	1,511 / 804
4	7,028	450	—
3*	13,210	—	—
2	14,120	—	—
1*	14,169	—	—
G	Under Offer	—	—
LG	Under Offer	—	—
Total	73,312	450	1,511 / 804

*Cat A workspace



Beautifully
restored





Floor 2

TOTAL INTERNAL AREA
14,120 sq ft

WORKSTATIONS
191

DESKS
123

MEETING ROOMS
9

TEA POINTS
1

BOOTHS
4



- Workspace
- Meeting Rooms
- Kitchen/Breakout Space
- Tea Point
- Phonebooth
- Lifts
- Toilets
- Atrium
- Reception

ELDER STREET

FLEUR DE LIS STREET

Floor 4

TOTAL INTERNAL AREA
7,028 sq ft

TERRACE AREA
450 sq ft

WORKSTATIONS
100

DESKS
66

MEETING ROOMS
6

TEA POINTS
1

BOOTHS
2



- Workspace
- Meeting Rooms
- Kitchen/Breakout Space
- Tea Point
- Phonebooth
- Terrace
- Lifts
- Toilets

Floor 5

TOTAL INTERNAL AREA
3,660 sq ft

TERRACE AREA
804 sq ft

WORKSTATIONS
52

DESKS
40

MEETING ROOMS
4

BOOTHS
2



- Workspace
- Meeting Rooms
- Kitchen/Breakout Space
- Phonebooth
- Terrace
- Lifts
- Toilets
- Comms Room

Floors 6-8

TOTAL INTERNAL AREA
5,186 – 5,190 sq ft

WORKSTATIONS
74

DESKS
48

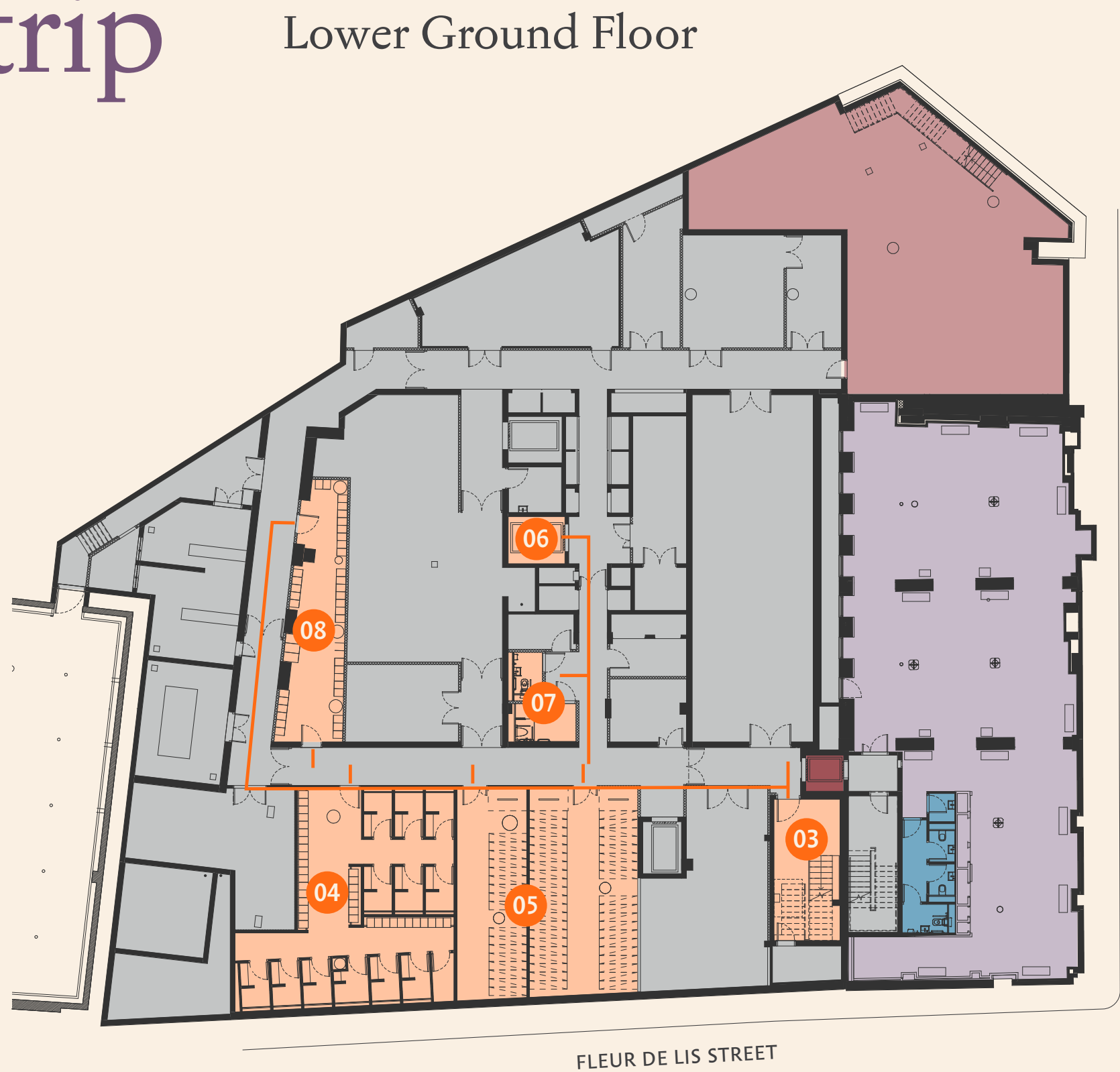
MEETING ROOMS
5

BOOTHS
2



- Workspace
- Meeting Rooms
- Kitchen/Breakout Space
- Phonebooth
- Lifts
- Toilets

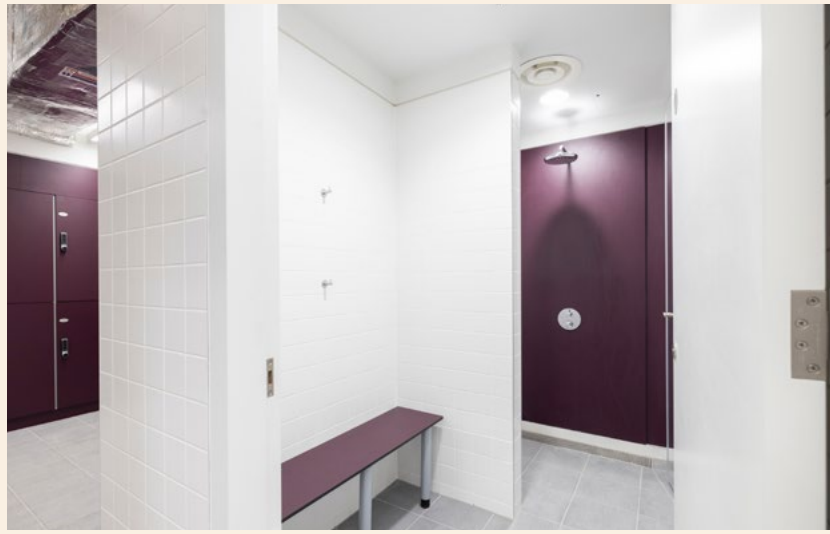
End of trip facilities



- Office
- Retail
- Reception
- Lobby
- Toilets
- End of Trip Facilities
- Core

129 cycle racks, 134 lockers & 13 showers

- 01 CYCLIST ENTRANCE & STAIRS
- 02 LIFTS
- 03 ACCESS TO COMMUTER FACILITIES FROM ELDER YARD
- 04 SHOWERS AND CHANGING FACILITIES
- 05 ACCESSIBLE SHOWER AND TOILET FACILITIES
- 06 LIFT ACCESS TO OFFICE FLOORS
- 07 BIKE STORAGE
- 08 LOCKERS



Building Specifications



74,823

sq ft contemporary workspace

BREEAM®

'Excellent'

New Workspaces
'Very Good' Refurbished Workspaces



Including 14,508

sq ft of warehouse workspace



WiredScore
GOLD



1,254

sq ft of terrace space across floors 4 & 5



Net Zero

construction at completion



End of trip facilities

129 cycle racks, 134 lockers, 13 showers
& spacious changing rooms



2.5 - 3.7m

floor to ceiling height with
high levels of natural light



3 x 1,600

kg passenger/goods lifts
& 1 x 630kg passenger lift



Zero waste
to landfill targeted



Club Lounge

bookable meeting and event spaces
and communal terrace



All Electric

building operation



A quarter with *influence*

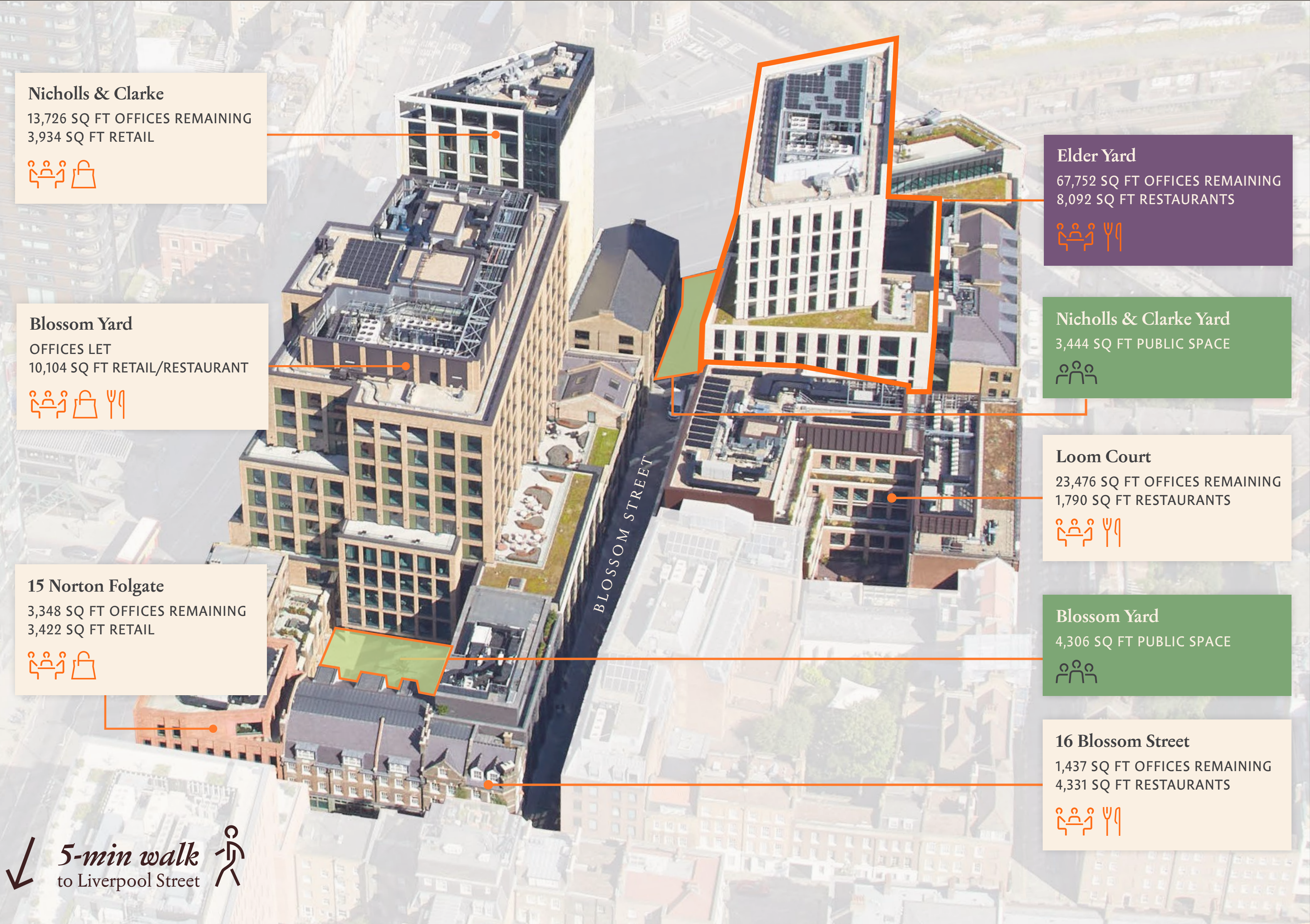
AWARD WINNING ARCHITECTS Allford Hall Monaghan Morris have collaborated with Stanton Williams, DSDHA, and Morris + Company to create Norton Folgate. Spread across six buildings, it offers 330,000 sq ft of mixed use space. Offices with historic character, impressive sustainability credentials and a vibrant lifestyle.

ALLFORD
HALL
MONAGHAN
MORRIS

MORRIS & Co

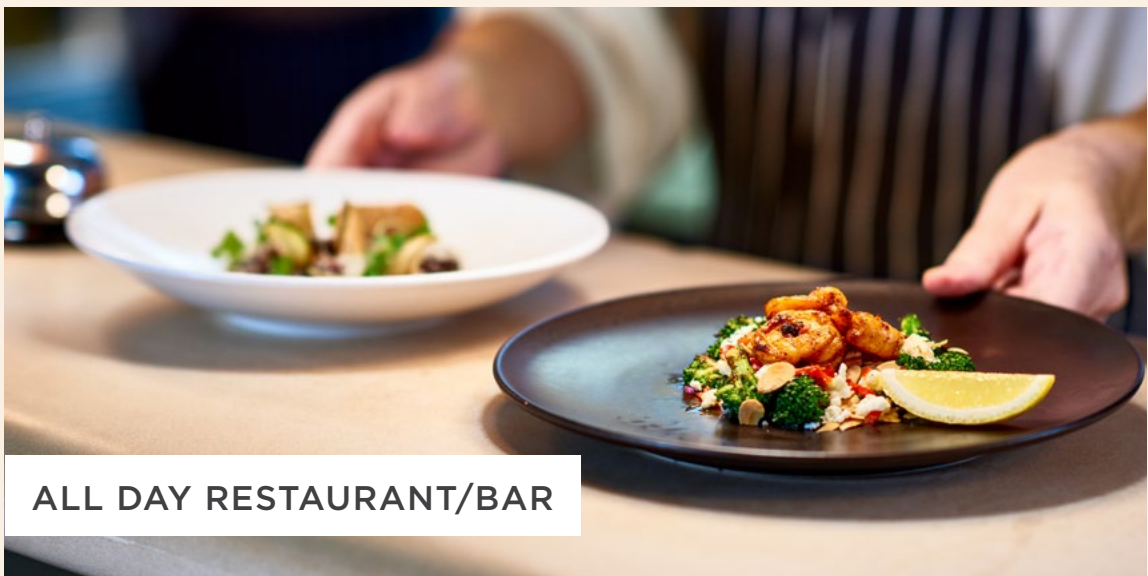
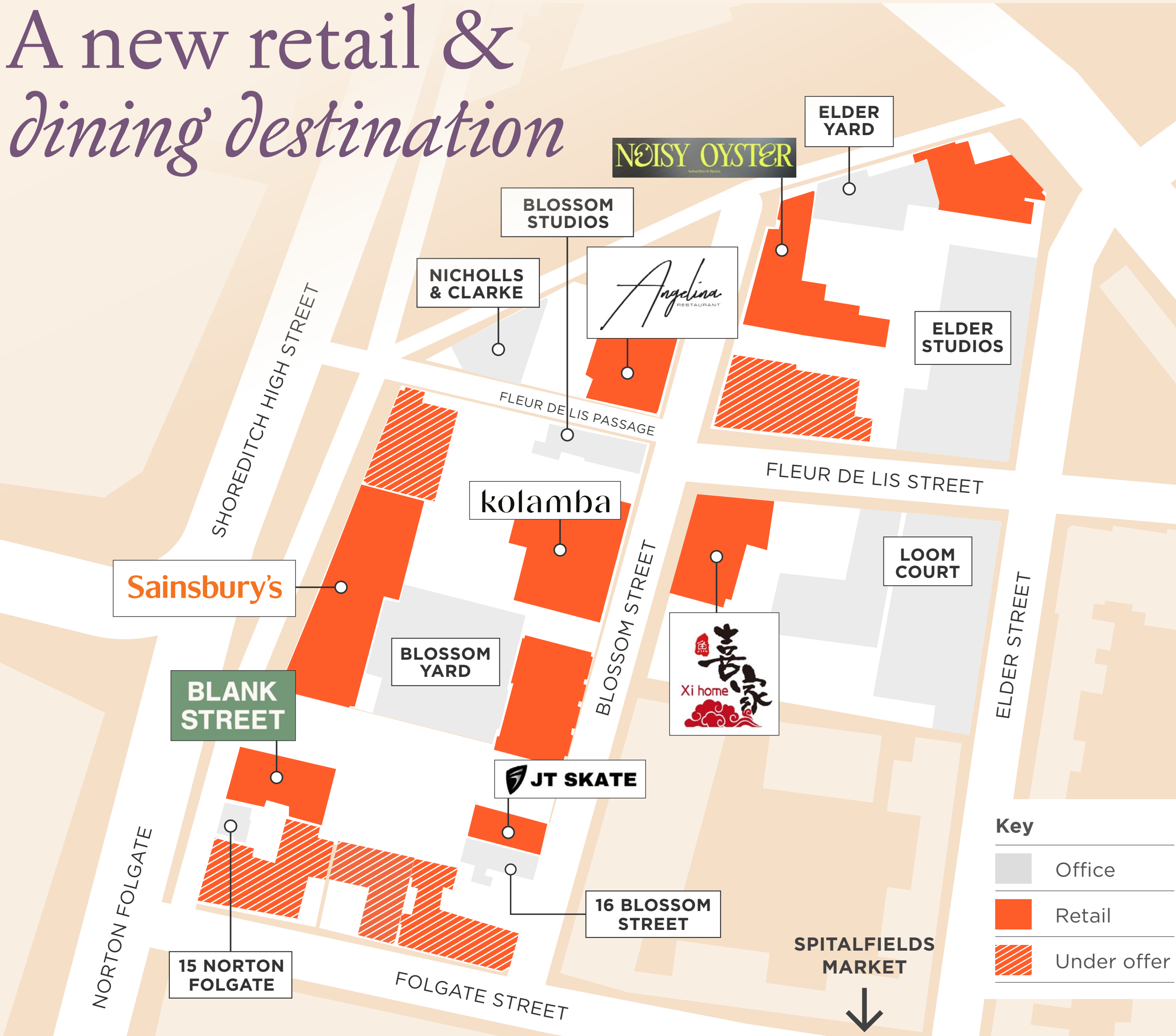
DSDHA

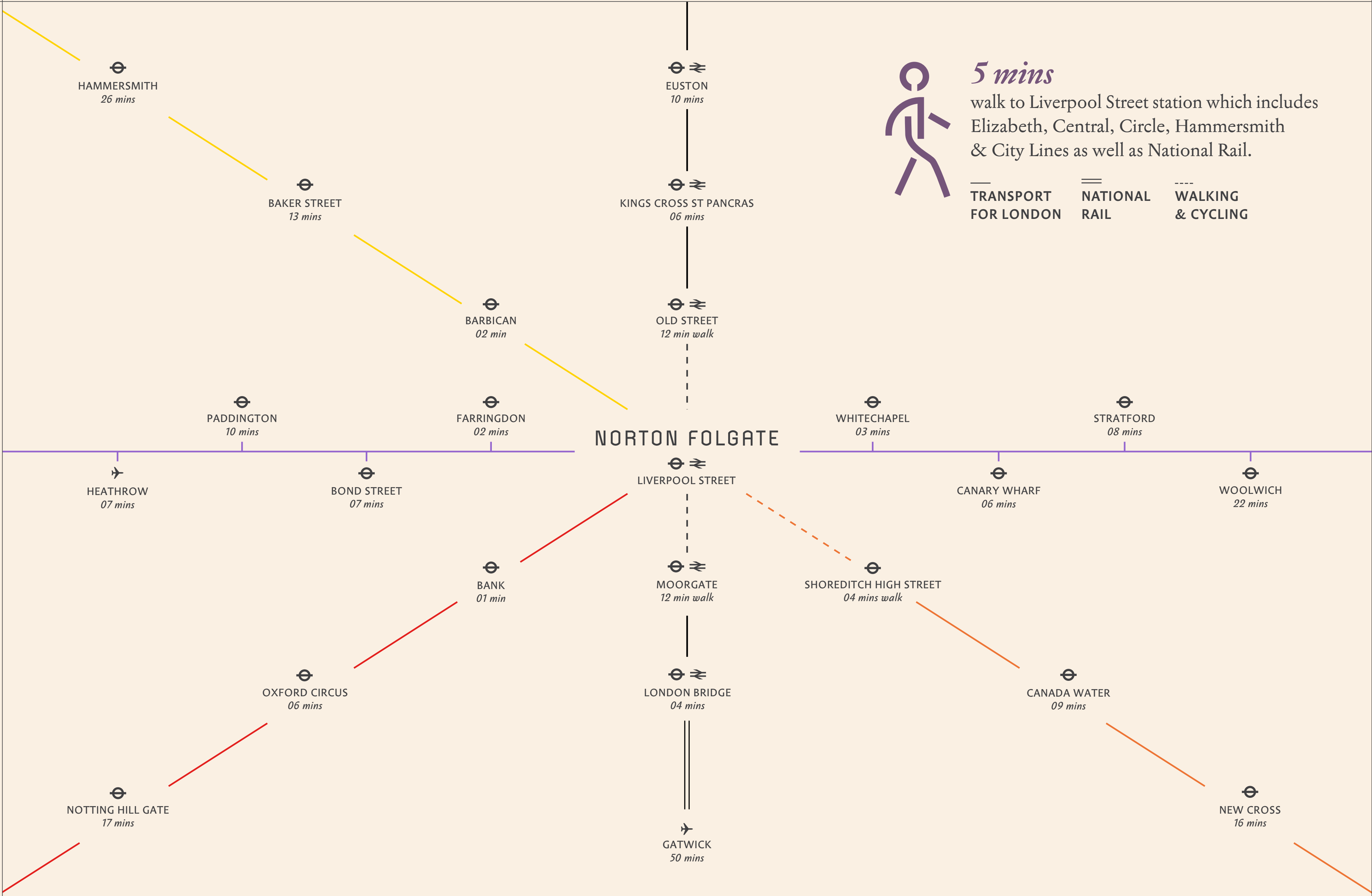
STANTON
WILLIAMS





A new retail & dining destination





Ready-made connections

CONNECTIONS from Liverpool and Shoreditch High Street stations make it easy to travel across London, to Heathrow and Gatwick airports, and around the South East. Old Street's tech and Square Mile's financial districts are on Elder Yard's doorstep.



Get in touch

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NORTON FOLGATE

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