

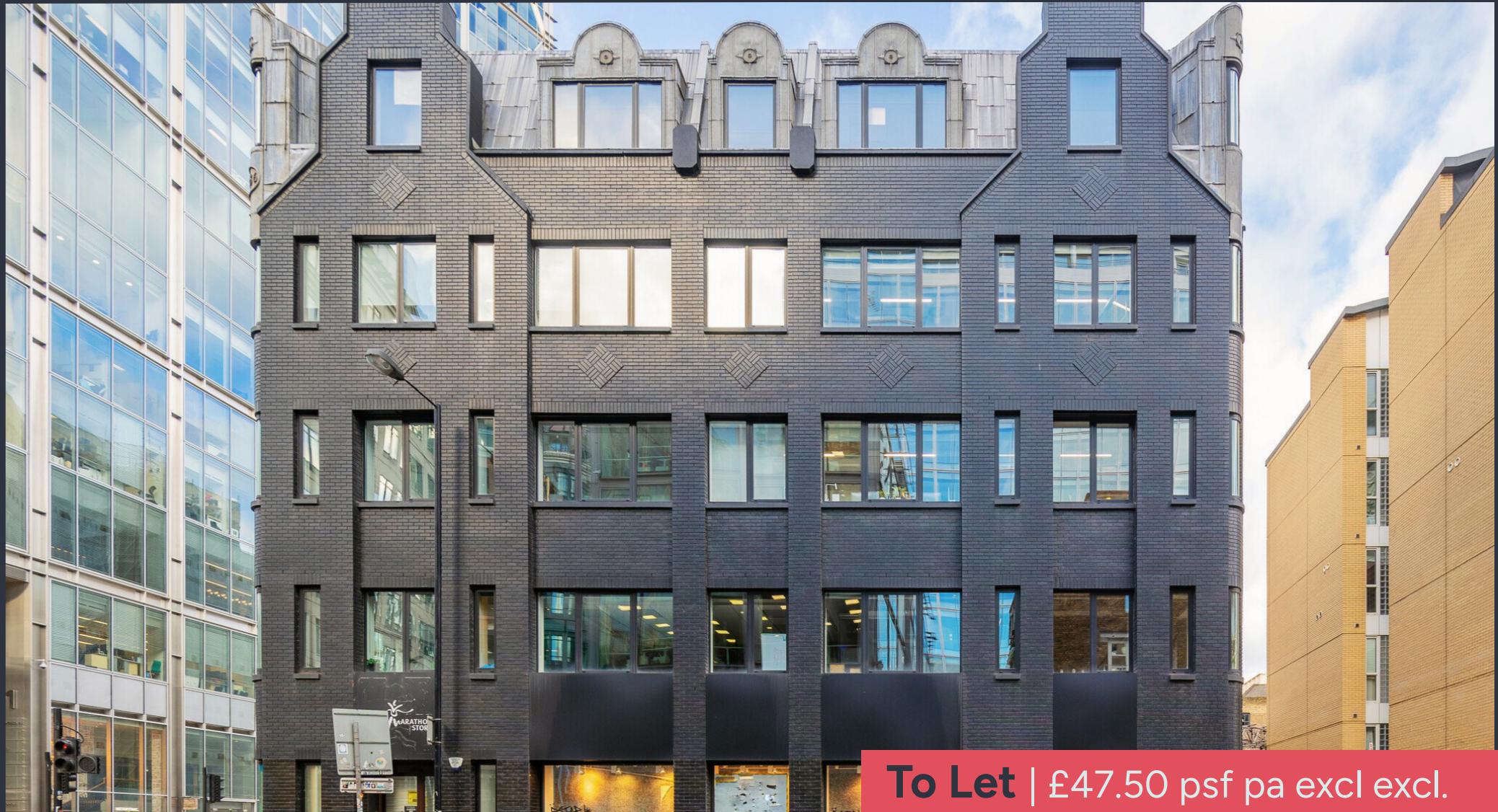
**fisher
german**

1-3 Norton Folgate

Leasehold | First Floor Office

London, E1 6DB

1,485 - 3,235 Sq.ft (138 - 300.5 Sq.m)



To Let | £47.50 psf pa excl excl.



1-3 Norton Folgate

1,485 - 6,498 Sq.ft (138 - 603.6 Sq.m)

Location

1-3 Norton Folgate benefits from excellent transport links with both Liverpool Street and Shoreditch High Street stations nearby, as well as many local bus routes. Nearby is Spitalfields Market's eclectic mix of shops and restaurants with restaurants such as Hawksmoor and Ottolenghi. The building is also situated next to the new Norton Folgate scheme - a 330,000 sq ft mixed use development spread across six buildings, delivering new retail and public space for tenants nearby.

Description

The recently refurbished first-floor west and east units are available for lease, either separately or as a single unit. Both suites feature new kitchens and meeting rooms and flooring. The Landlord would also be willing to carry out a bespoke fit out for incoming tenants. The building also benefits from a managed reception area and end of journey facilities (bike storage and shower facilities). Managed options are also available through Identity Workspace.

Key information



Rent

£47.50 (per sq ft pa excl.)



Service Charge

£18.42 (per sq ft y/e April 2026)



Business Rates

Est. £22.20-£22.98 (per sq ft pa y/e April 2026)



EPC Rating

C

Amenities



Reception



Showers



Kitchenette



Bike Park



Meeting Room



Transport Links

Further information

Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

Rent

1st Floor Units - £47.50 per sq ft pa excl.

Business Rates

Estimated at £22.50 - £22.98 per sq ft pa for the rating year April 2025 to April 2026. All parties are advised to make their own enquiries with the rating authority.

Service Charge

The current on account budget is £17.43 psf pa excl.

Total Estimated Cost PCM (excl VAT)

First Floor (West) - £12,851

First Floor (East) - £10,977

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The EPC rating is C

VAT

The property is elected to VAT which is therefore payable on rent and service charge.

Viewings

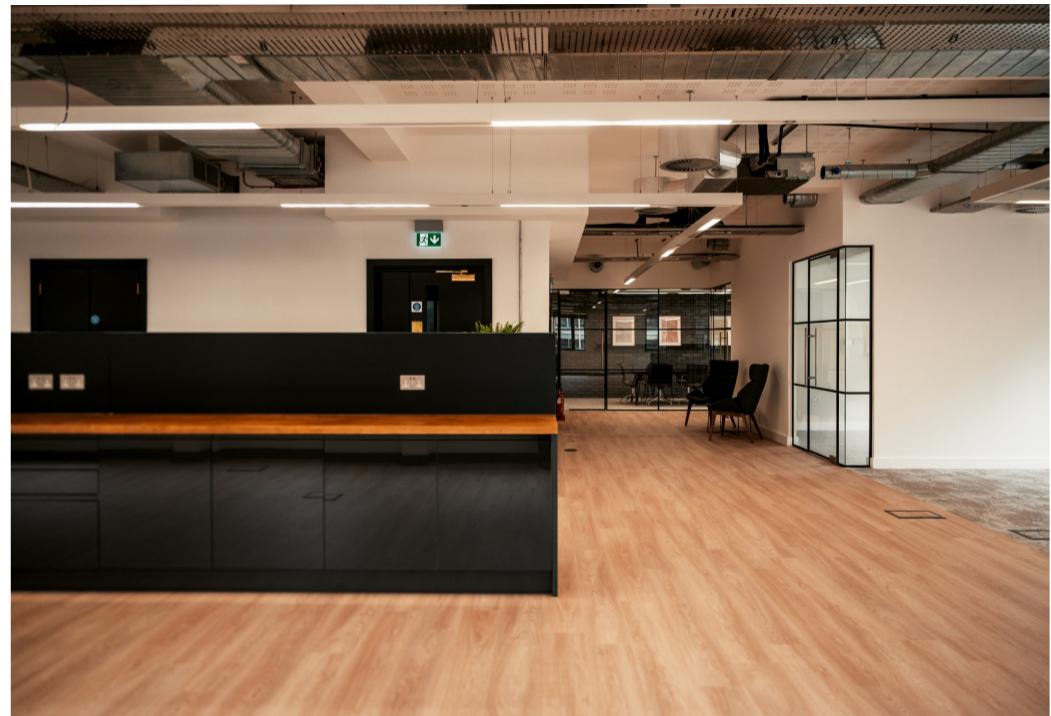
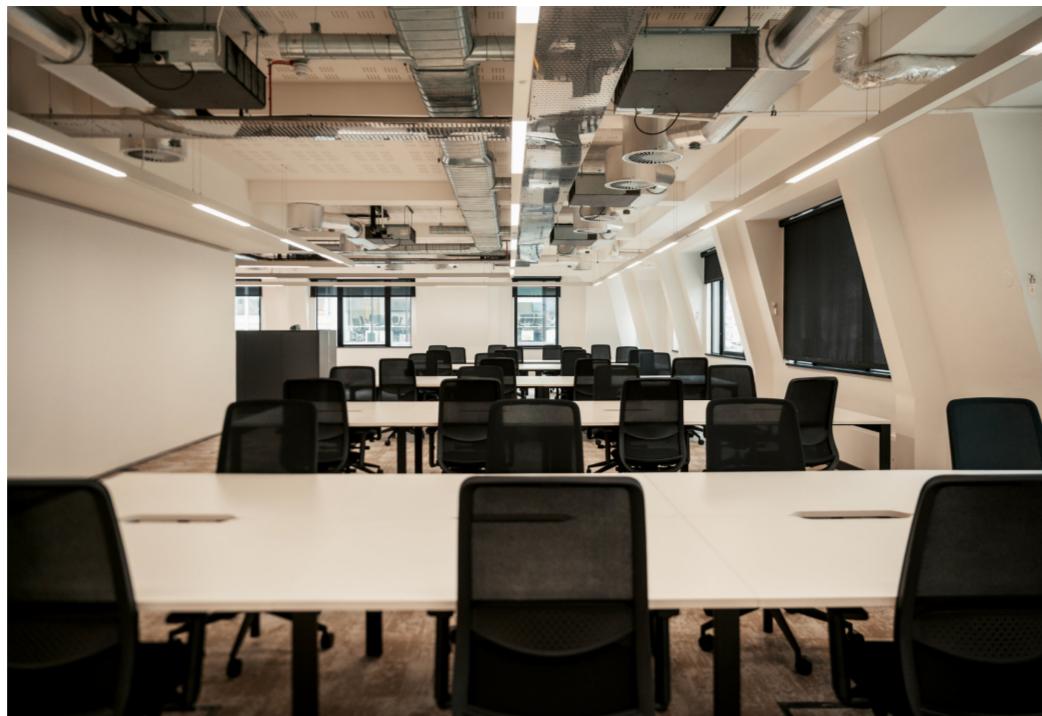
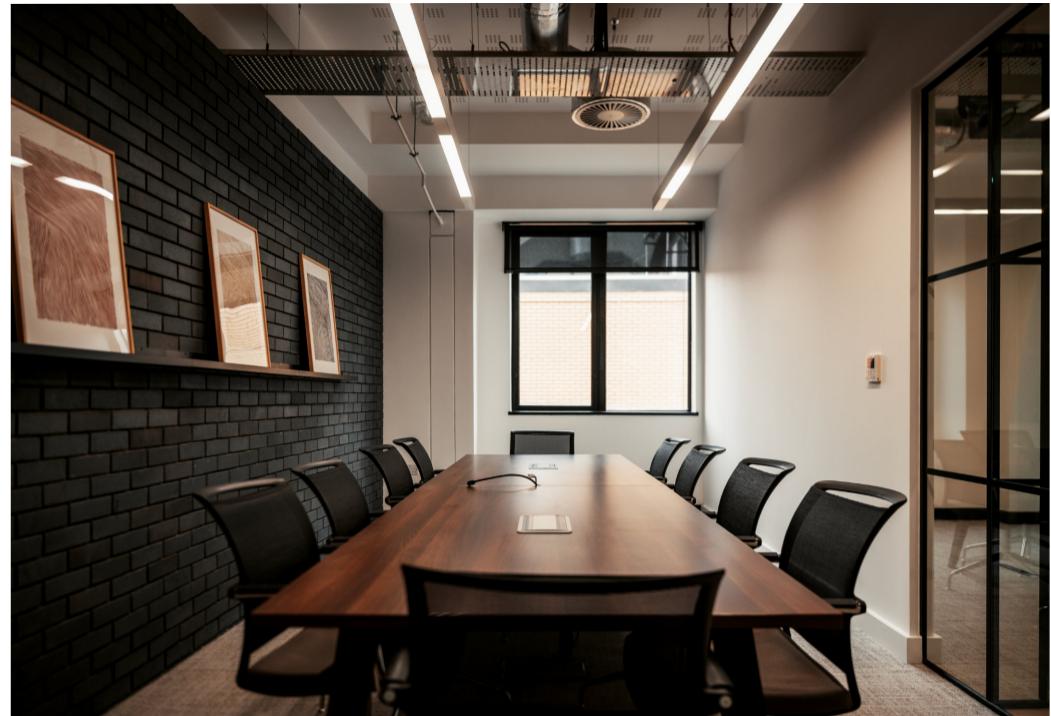
Viewings strictly by arrangement through sole agents Fisher German LLP, or joint sole agents Savills.



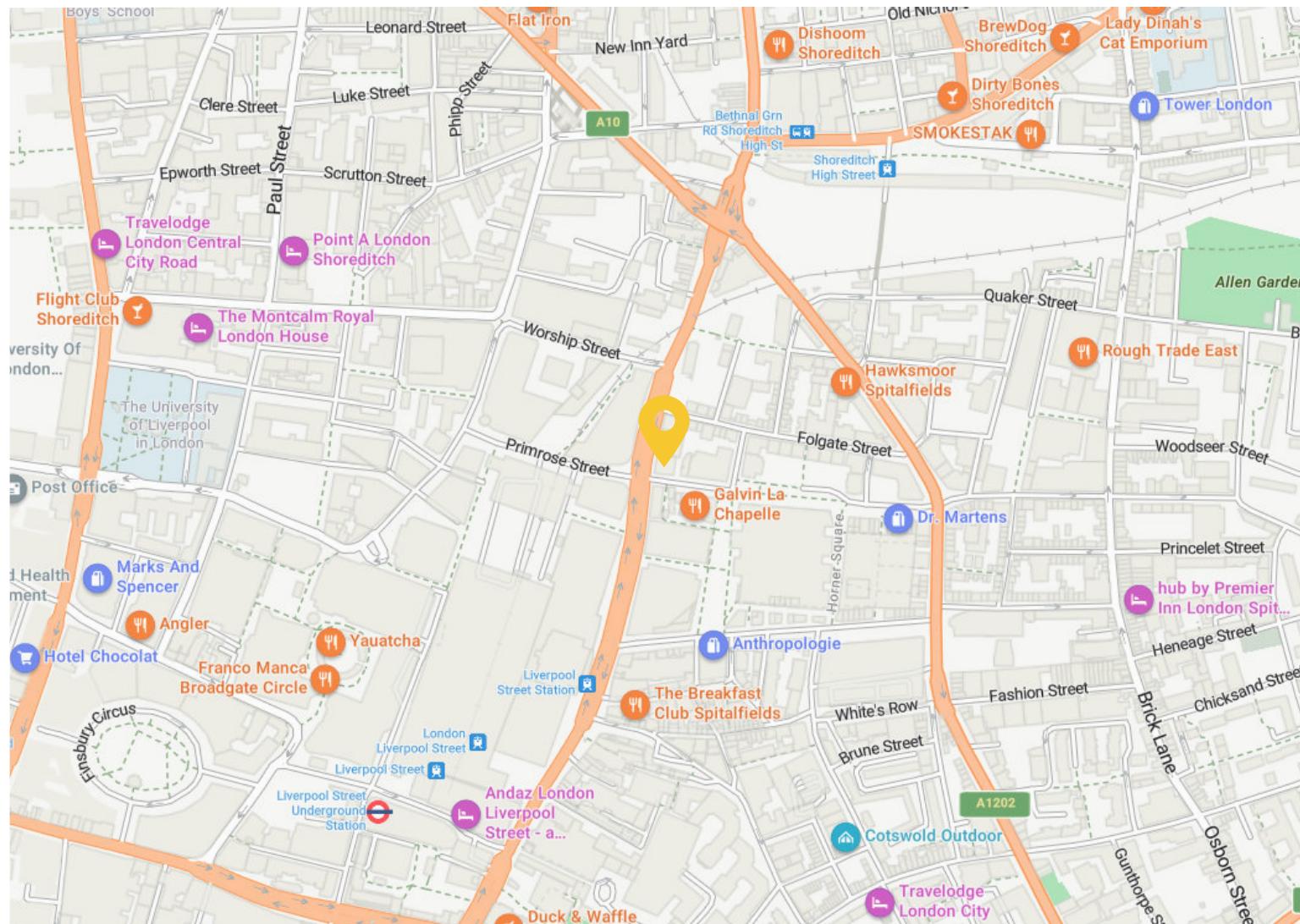
Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m	Total Est. Cost PCM (excl VAT)	Total Est. Cost PA (excl VAT)
First Floor (West)	1,750	162.5	£12,851	£154,210
First Floor (East)	1,485	138	£10,977	£131,727
Total	3,235	300.5		



Location Map



Location

Address: 1-3 Norton Folgate, London E1 6DB

What3words: ///smart.farms.charge

Nearest Station

London Liverpool Street Station:
0.2 miles (5 min walk)

Shoreditch High Street Overground:
0.3 miles (6 min walk)

Moorgate Station:
0.6 miles (11 min walk)

Contact us



Doug Gordon

020 7747 3117

doug.gordon@fishergerman.co.uk



Jessie High

020 7747 3142

jessie.high@fishergerman.co.uk

Or our joint agents: Savills



Artie Taylor

07866 203 403

artie.taylor@savills.com

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars date January 2026. Photographs dated 2025.



This brochure is fully recyclable

fishergerman.co.uk