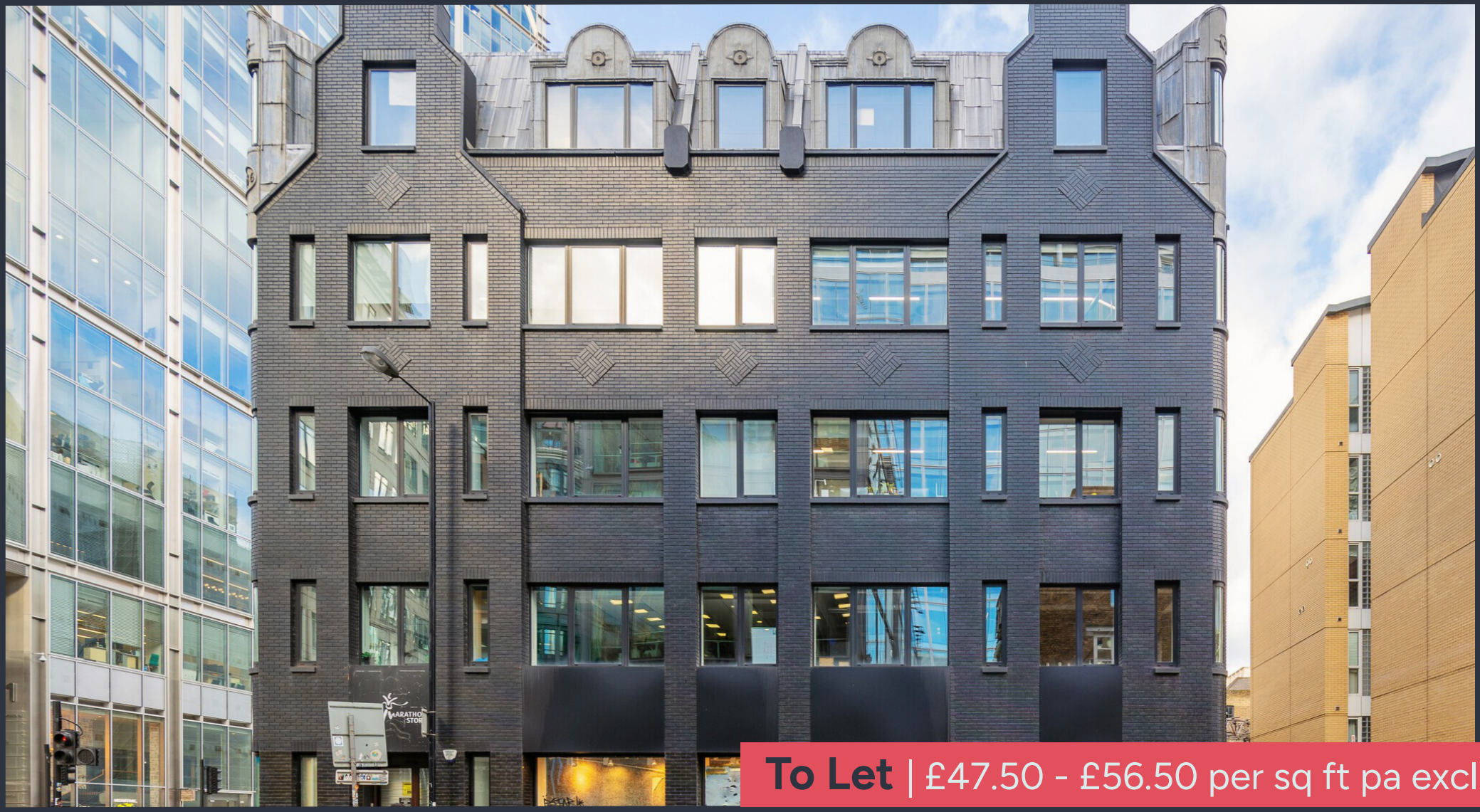
fisher german

1-3 Norton Folgate

Leasehold | Offices

London, E1 6DB

1,750 - 5,035 Sq.ft (162.5 - 467.7 Sq.m)



To Let | £47.50 - £56.50 per sq ft pa excl


Second Floor

Key information

Rent
£47.50 - £56.50 (per sq ft pa excl.)

Service Charge
£20.26 (per sq ft y/e April 2027)

Business Rates
Est. £28.09 (per sq ft pa y/e April 2027)

EPC Rating
C

1-3 Norton Folgate

1,750 - 5,035 Sq.ft (162.5 - 467.7 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 unit is available for lease, as well as the fully fitted second-floor. The first-floor suite features a new kitchen, 2x meeting rooms and new ceiling. The Landlord would also be willing to deliver new furniture for incoming tenants. The building also benefits from a managed reception area and end of journey facilities (bike storage and shower facilities).

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
£47.50 - £56.50 per sq ft pa excl.

Business Rates
Estimated at £28.09 per sq ft pa for the rating year April 2026 to April 2027.

All parties are advised to make their own enquiries with the rating authority.

Service Charge
The current on account budget is £20.26 psf pa excl.

Total Estimated Cost PCM (excl VAT)
First Floor (West) - £13,978
Second Floor - £28,851

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 joint sole agents Fisher German LLP and Ingleby Trice.



First Floor West

Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m	Total Est. Cost PCM (excl VAT)	Total Est. Cost PA (excl VAT)
Second Floor	3,285	305.2	£28,851	£346,207
First Floor (West)	1,750	162.5	£13,978	£167,738
Total	5,035	467.7		


Second Floor


Second Floor

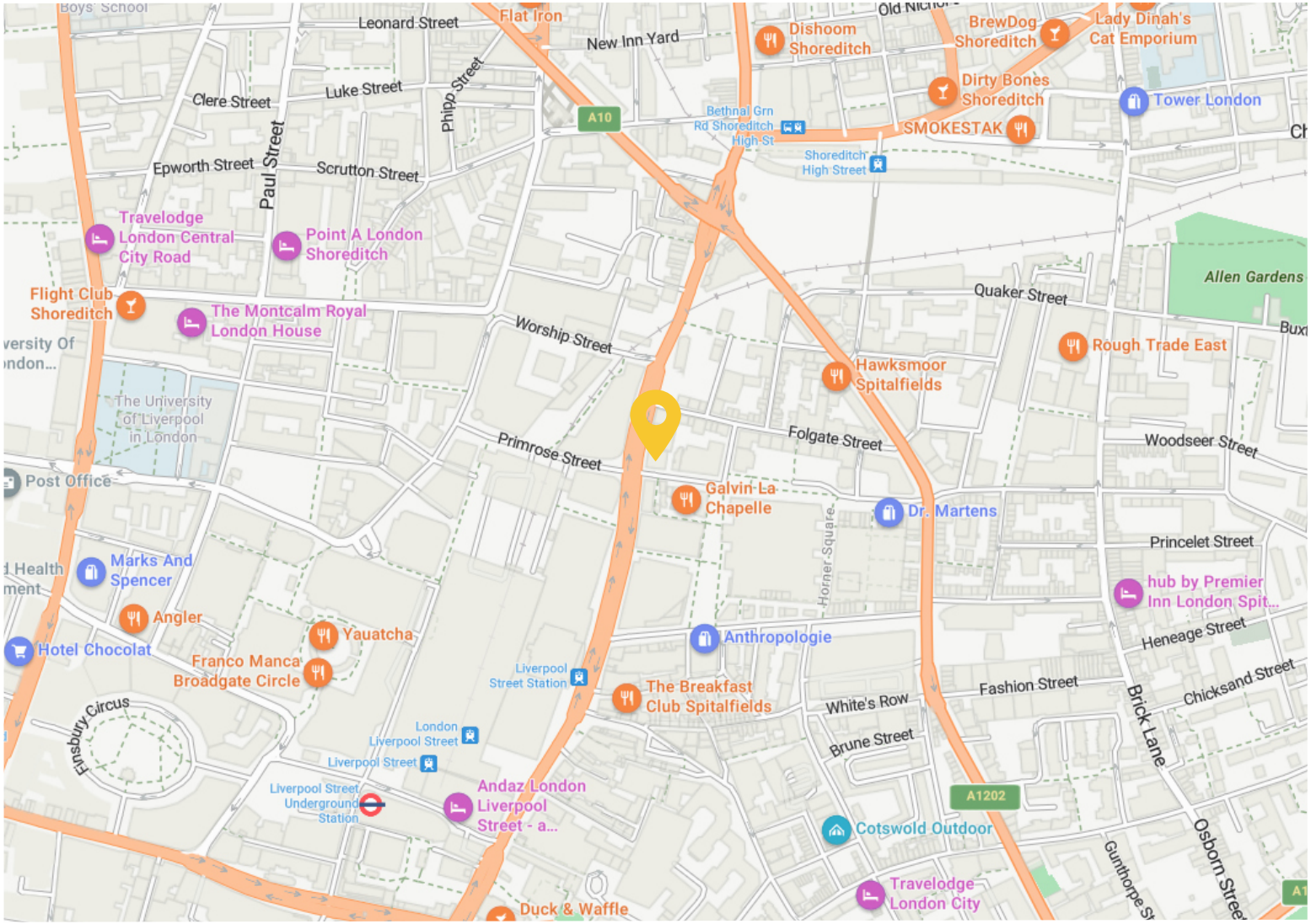

Second Floor


First Floor West

Floorplan - 2nd Floor



Location Map



© 2026 Microsoft, © 2026 TomTom, © 2026 OpenStreetMap

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)

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Contact us



Doug Gordon
020 7747 3117
doug.gordon@fishergerman.co.uk



Tatiana Wharton
0203 780 0752
tatiana.wharton@fishergerman.co.uk

INGLEBY TRICE.

Or our joint agents: Ingleby Trice
0207 029 3610

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Particulars dated October 2026. Photographs dated 2025.