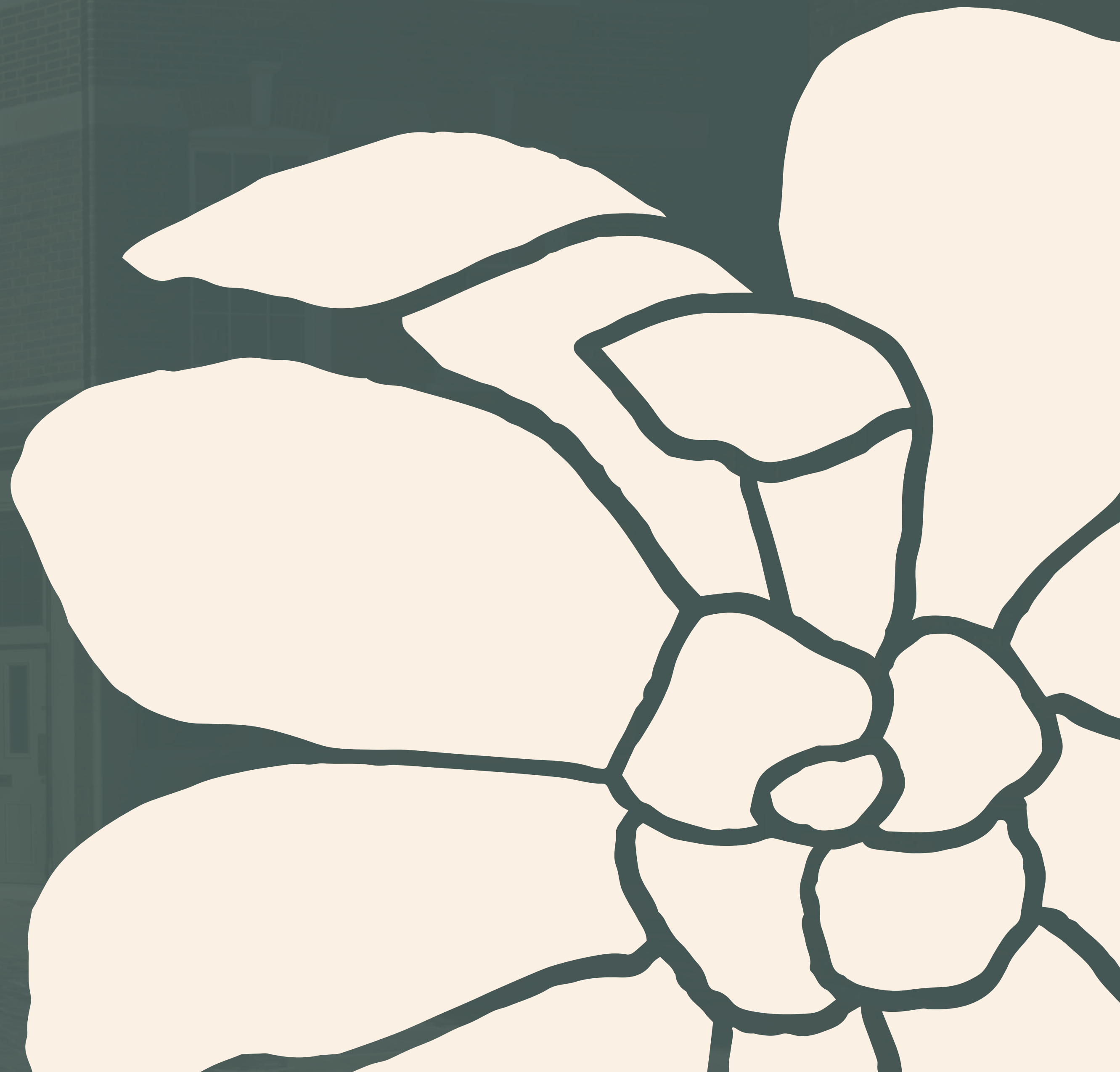


I6 Blossom Street

NORTON FOLGATE

Work Ready

BY BRITISH LAND



Space to *bloom*

16 BLOSSOM STREET accelerates growth. All-electric and with a mix of open plan and warehouse-style areas, its 15,737 sq ft of office space confidently mixes modern touches with period features. It carries the charm of bygone eras lightly, seamlessly connecting the Edwardian public house façade to the clean lines and statuesque tree in the public courtyard outside its door.

Part of the new Norton Folgate Quarter, this is where you can do business flexibly, productively – brilliantly. And The City financial district and Old Street tech community are just minutes away.



Yesterday's charm, today's *buzz*

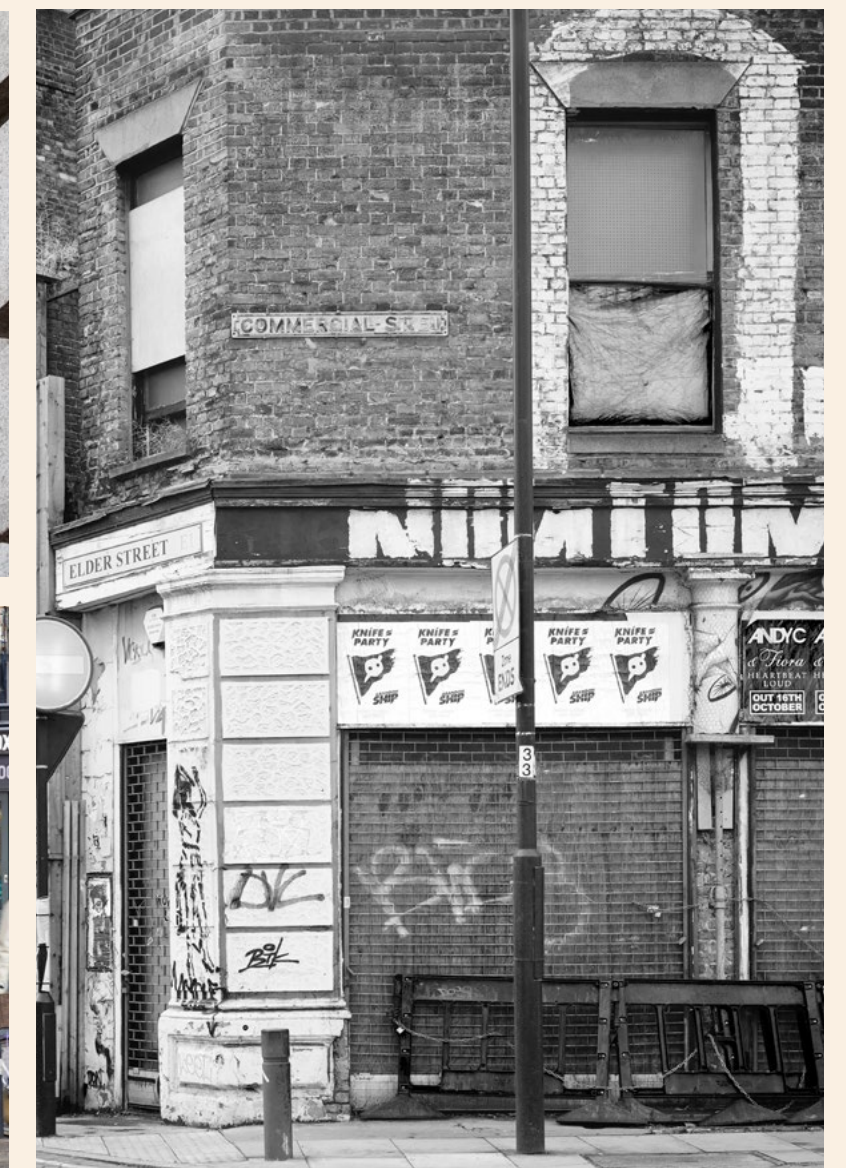
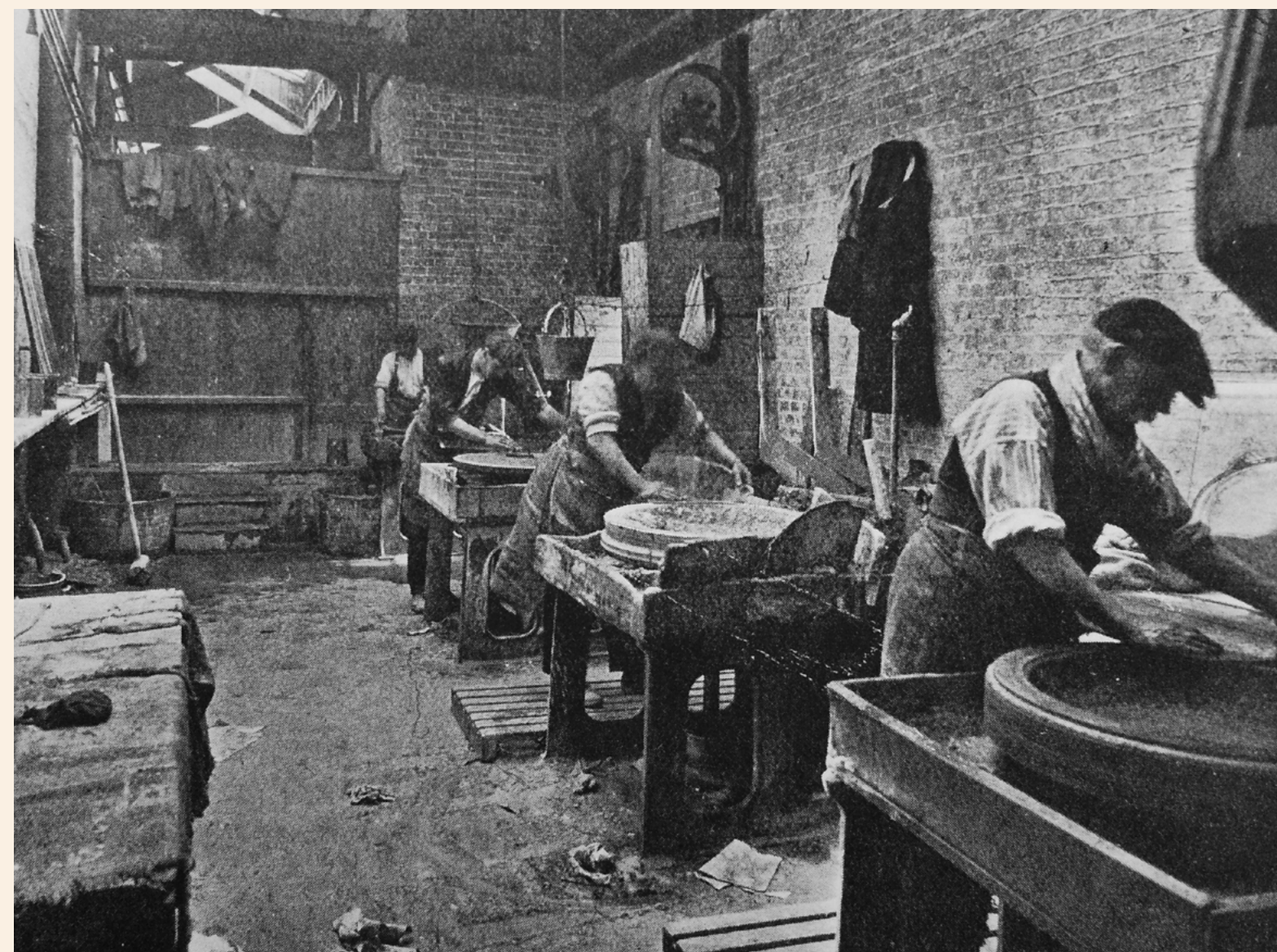
BLOSSOM STREET is steeped in history. In 1703, No.14 was home to The Norton Folgate Girls' Charity School. And No.16's Edwardian features are in the Arts and Crafts style, similar to Philip Webb's famous Worship Street workshops.

Both sit proudly among Norton Folgate's redeveloped Georgian and Victorian architecture. Initially the site of a Roman burial ground, the area was once known as St Mary Spital – after the 12th Century hospital that gave the wider Spitalfields district its name.

Becoming notable once again as a centre for Georgian Huguenot silk-weaving, and a prospering cluster of Victorian industry – it's most recent incarnation is a neighbourhood full of ambitious businesses and families.

With so many new retailers and restaurants around Norton Folgate, you won't have to walk far to shop or eat. From Spitalfields Market's eclectic vendors to culinary classics at Hawksmoor, inventive entrées from Ottolenghi or a proper pint in an east end pub.

It's not just businesses that spark into life here. Food, fashion and lifestyle trends trace their lineage to these streets. It's an amazing place. Not just to work – but to be.



A quarter with *influence*

ARCHITECTS DSDHA have collaborated with Stanton Williams, Allford Hall Monaghan Morris, and Morris + Company to create Norton Folgate. Spread across six buildings, it offers 330,000 sq ft of mixed use space.

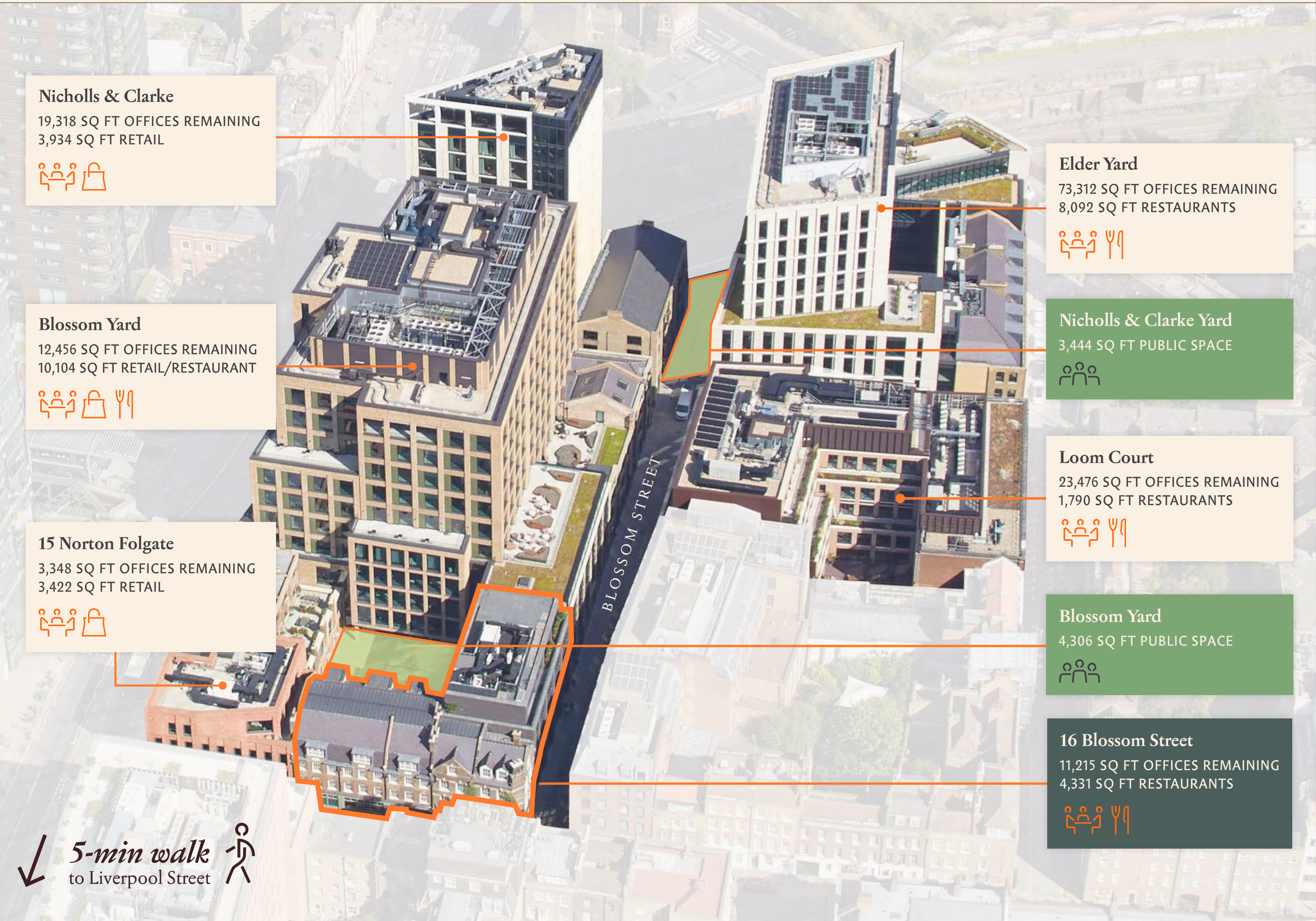
Offices with historic character, impressive sustainability credentials and a vibrant lifestyle.

ALLFORD
HALL
MONAGHAN
MORRIS

MORRIS & Co

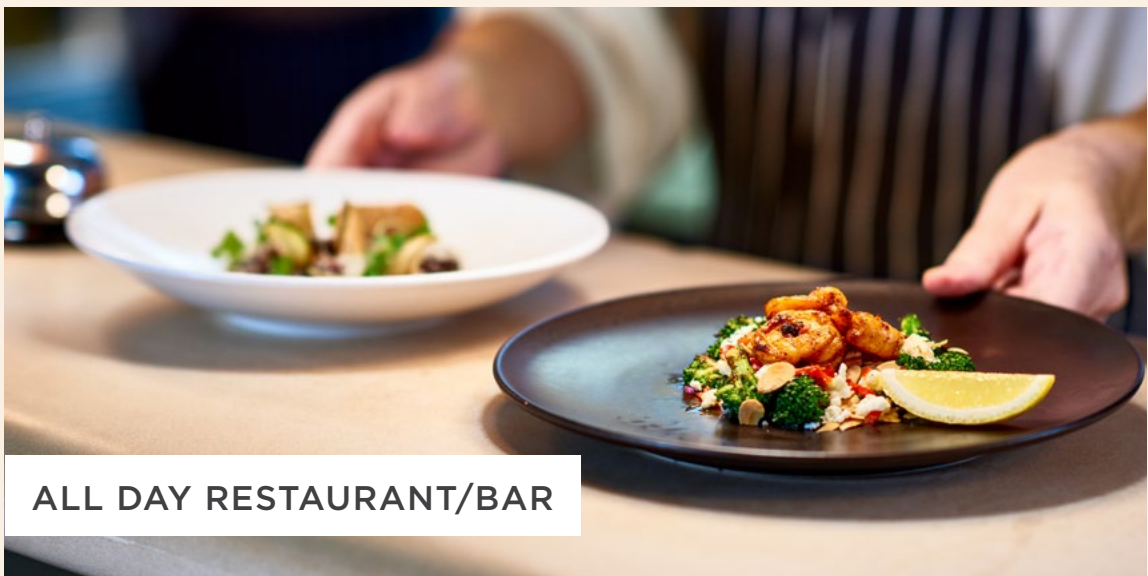
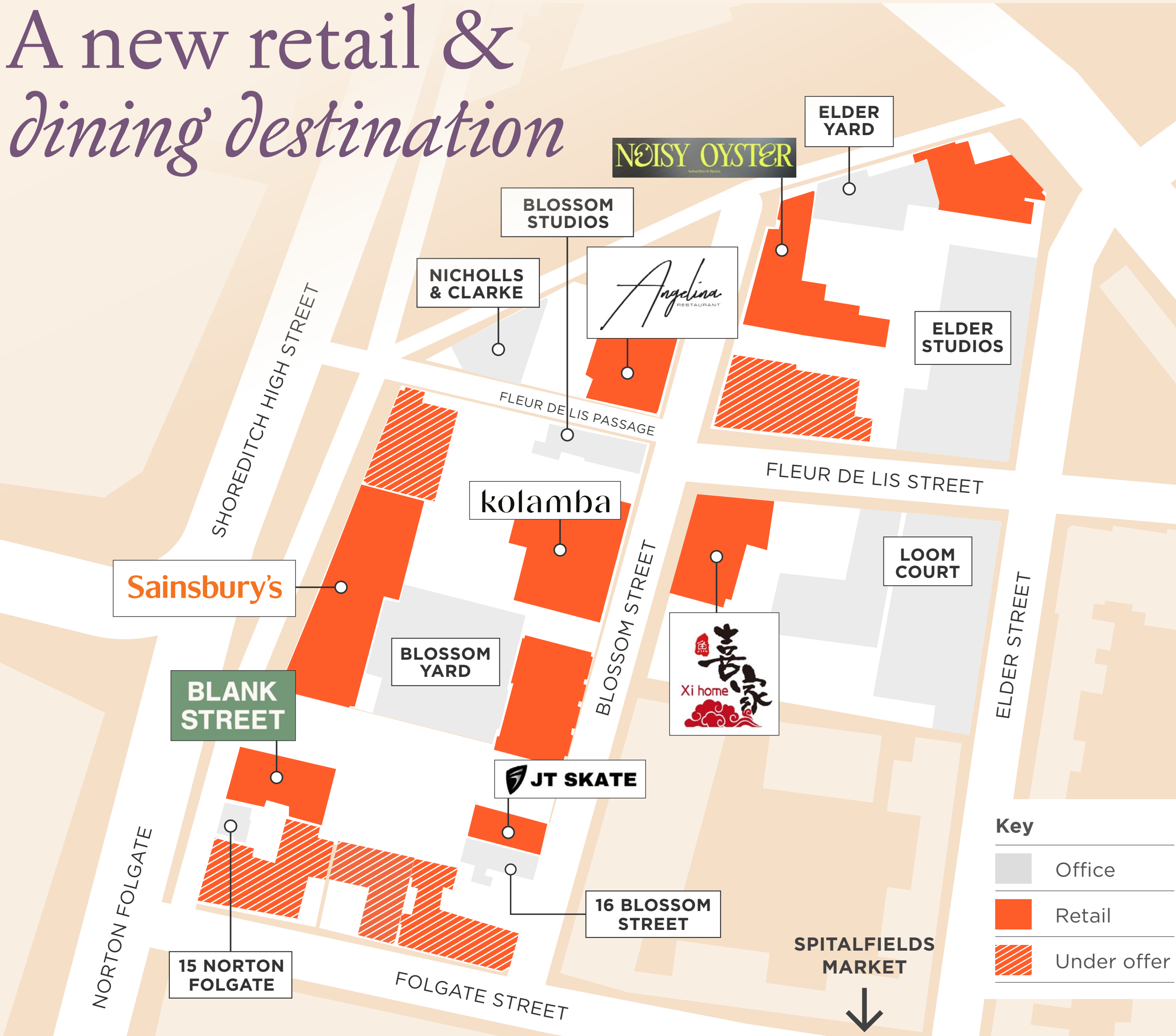
DSDHA

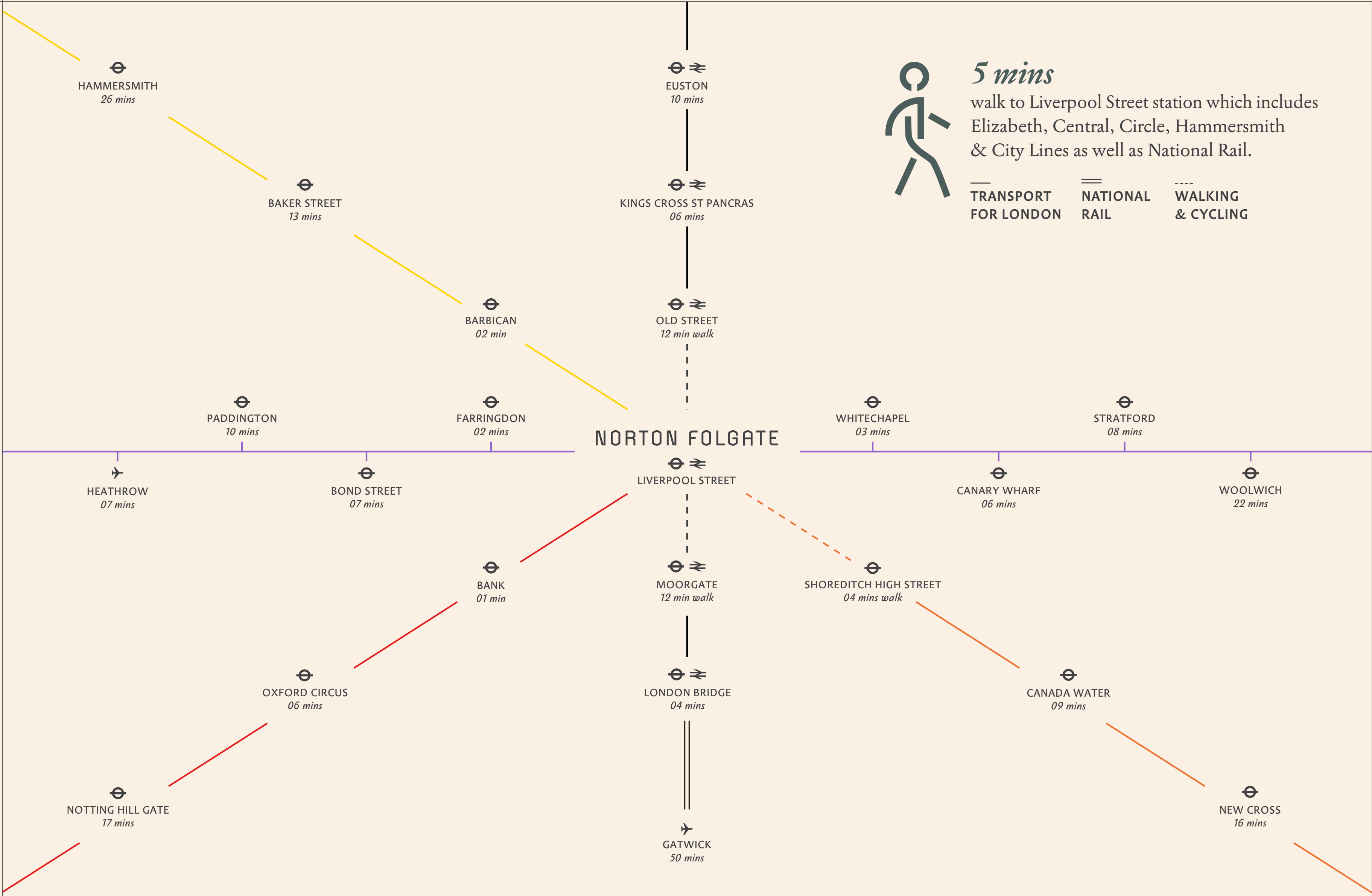
STANTON
WILLIAMS





A new retail & dining destination





Ready-made connections

SHOREDITCH'S tech and newly emerging AI districts are on 16 Blossom Street's doorstep. 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.



Pollinating old with *new*

With 20 RIBA awards to their name, DSDHA have revitalised 16 Blossom Street's period features with engaging new architecture. Office spaces are a world of contrasts. Heritage fireplaces add character to Grade A specifications. Original Chimney pots frame views of the glass and concrete-clad skyline.

It's an approach that segues seamlessly into the entirely new areas. From the living-room ambience of the reception to the informal kitchen and breakout space – it's eclectic, atmospheric and comfortable. A workspace that feels like a home.

Each of the four floors are delivered as Work Ready spaces complete with workstations, meeting rooms and breakout spaces, with the option to add additional services.





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*

- Office
- Retail
- Basement
- Terrace

Floor	Available (sq ft)	Terraces (sq ft)
4	1,437	375
3	LET	
2	4,893	—
1	4,885	—
G	—	—
Total	11,215	375



Ground Floor



- Retail
- Reception
- Lifts
- Courtyard Access
- Core


First Floor


TOTAL INTERNAL AREA
4,885 sq ft



- Workspace
- Meeting Rooms
- Phonebooth
- Lobby
- Lifts
- Toilets
- Core

 Private Reception

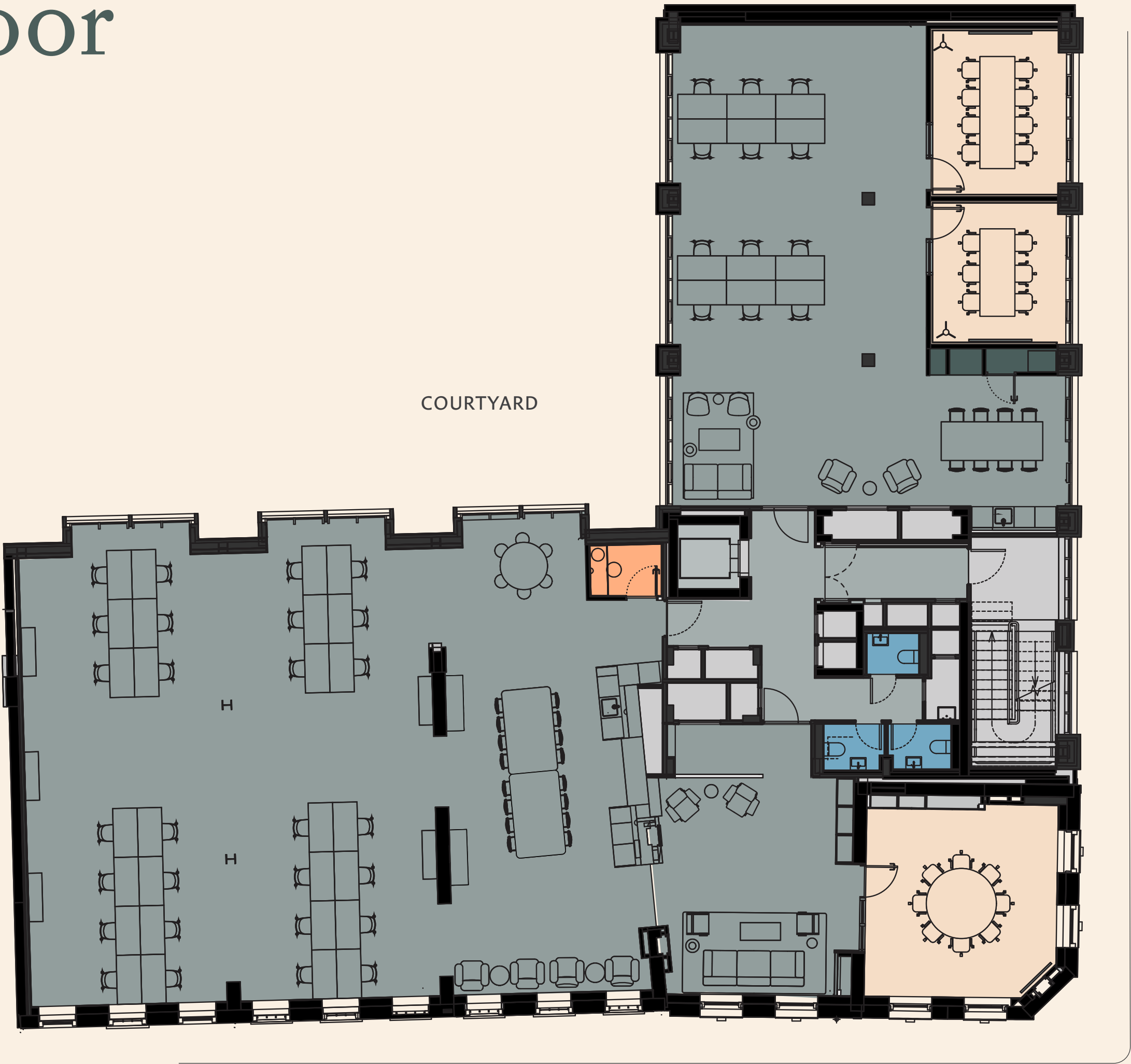
 67 workstations
(40 desks / 27 touchdown points)

 6, 8, & 10
Person Meeting Rooms

 Kitchen/Breakout Area

Second Floor

TOTAL INTERNAL AREA
4,893 sq ft



- Workspace
- Meeting Rooms
- Phonebooth
- Lobby
- Lifts
- Toilets
- Core
- Comms Cupboard

Private Reception

71 workstations
(40 desks / 31 touchdown points)

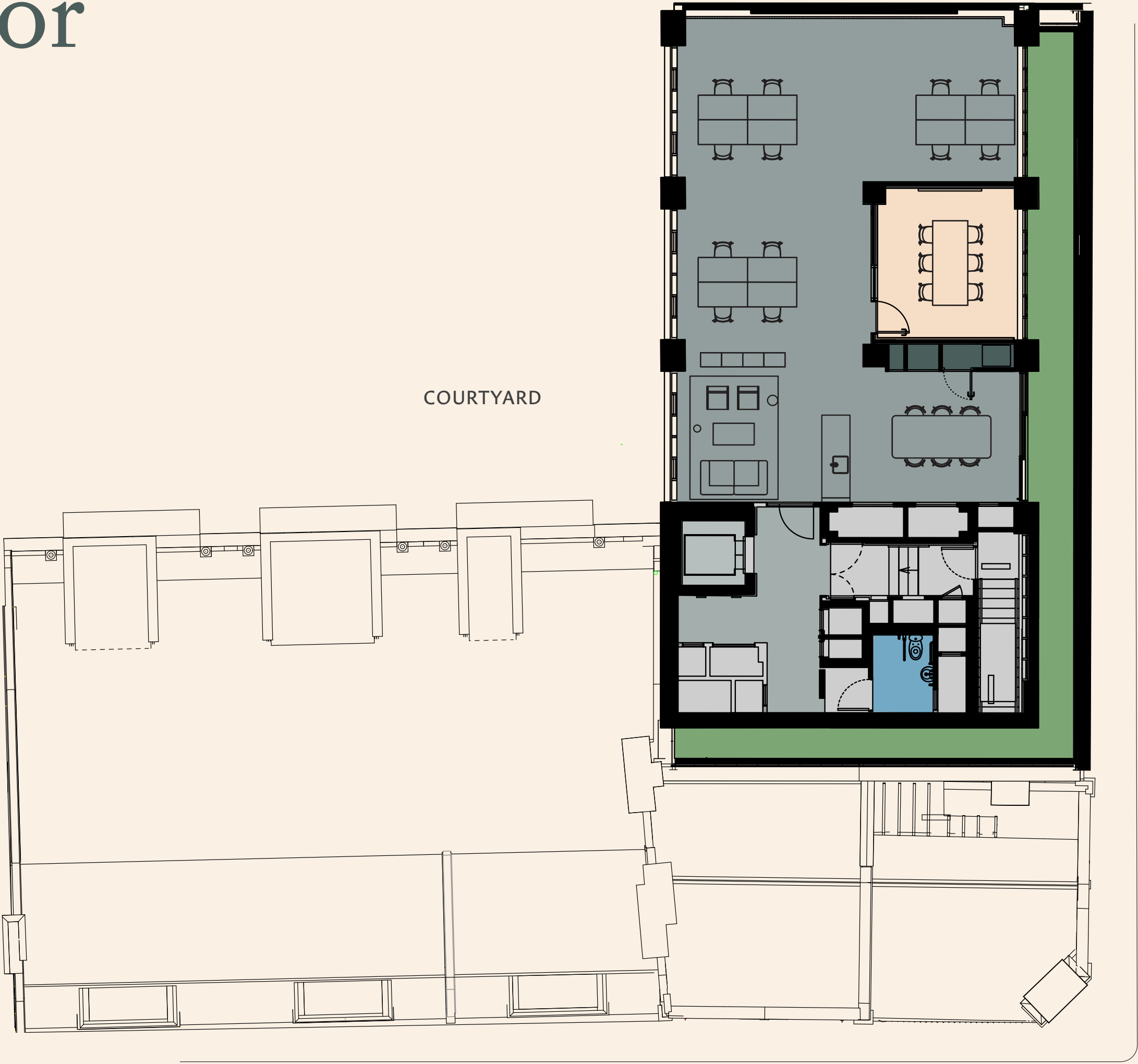
6, 8, & 10
Person Meeting Rooms

Kitchen/Breakout Area

Fourth Floor

TOTAL INTERNAL AREA
1,437 sq ft

TOTAL TERRACE AREA
375 sq ft



- Workspace
- Meeting Rooms
- Phonebooth
- Lobby
- Lifts
- Toilets
- Core
- Comms Cupboard

Private Reception

18 workstations
(12 desks / 6 touchdown points)

6 Person Meeting Rooms

Kitchen/Breakout Area

Private Terrace

Building Specifications

FITTED *or* FULLY MANAGED

 **15,737**
sq ft office space

BREEAM® 'Excellent'

 **4,331**
sq ft retail space

 **WiredScore**
PLATINUM

 **375**
sq ft level 4 terrace

 **Net Zero**
construction at completion

 **Changing facilities**
shared changing facilities with
5 showers, 52 bike racks and 52 lockers

 **2.44 - 3.7m**
floor to ceiling height

 **630kg**
passenger lift

 **Zero waste**
to landfill targeted

 **Available now**

 **All Electric**
building operation



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NORTON FOLGATE

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