

Loom Court

NORTON FOLGATE



Built to *transform*

A tranquil courtyard. Interiors flooded with natural light. Charming views over Spitalfields' tiled roofs and Chimney pots. This can only be Loom Court, a thrilling new address yards from Liverpool Street Station, and on the doorstep of the City of London financial centre and Old Street's tech village.

With 23,476 sq ft of workspace and 3,263 sq ft of courtyards and terraces; its all-electric, ultra-low embodied carbon design features a refurbished warehouse façade together with fresh new architecture.

Part of the Norton Folgate quarter, Loom Court weaves together the historic and the modern. A fine-crafted office to propel your business to new heights.



Eager for a new chapter

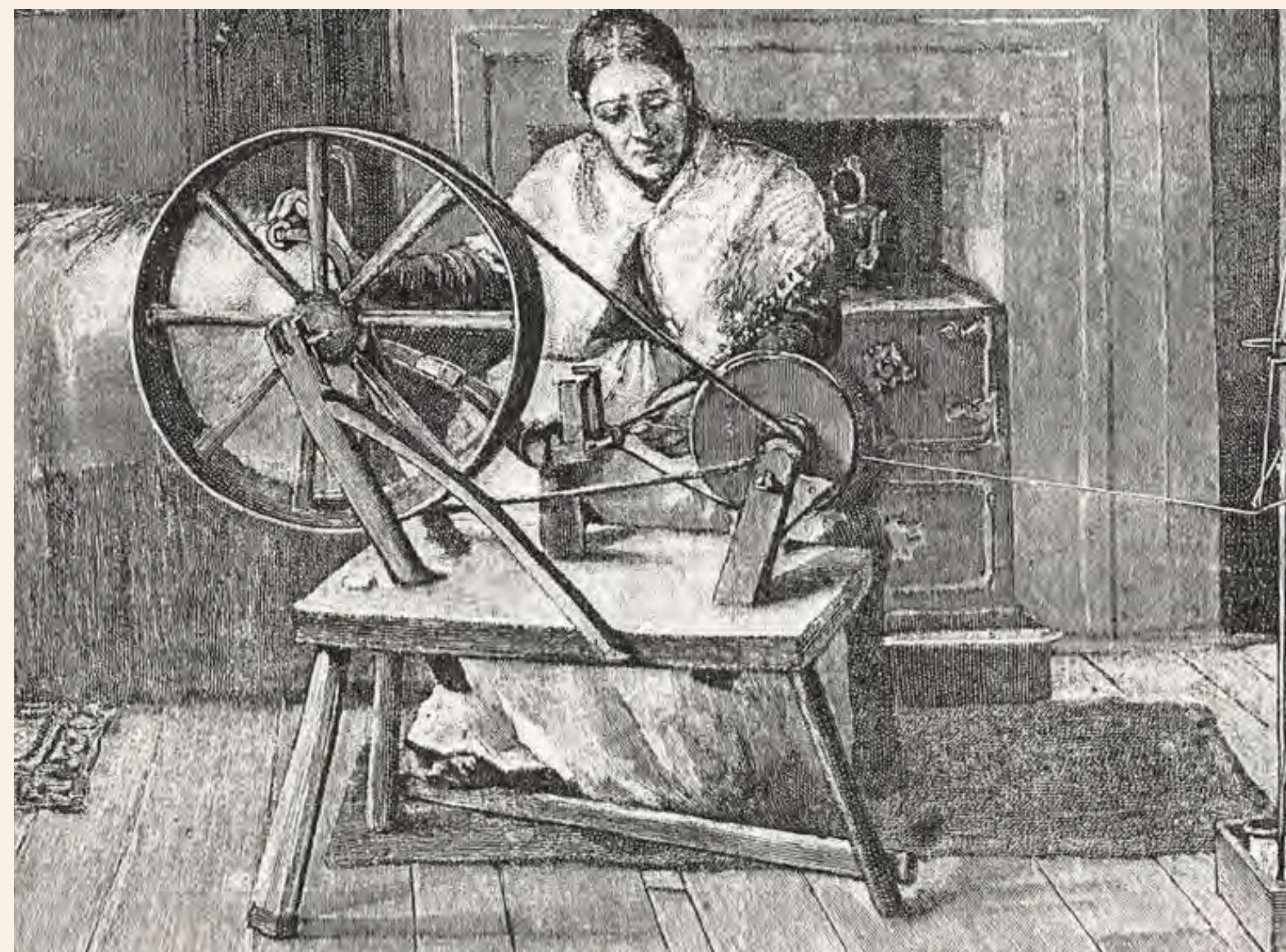
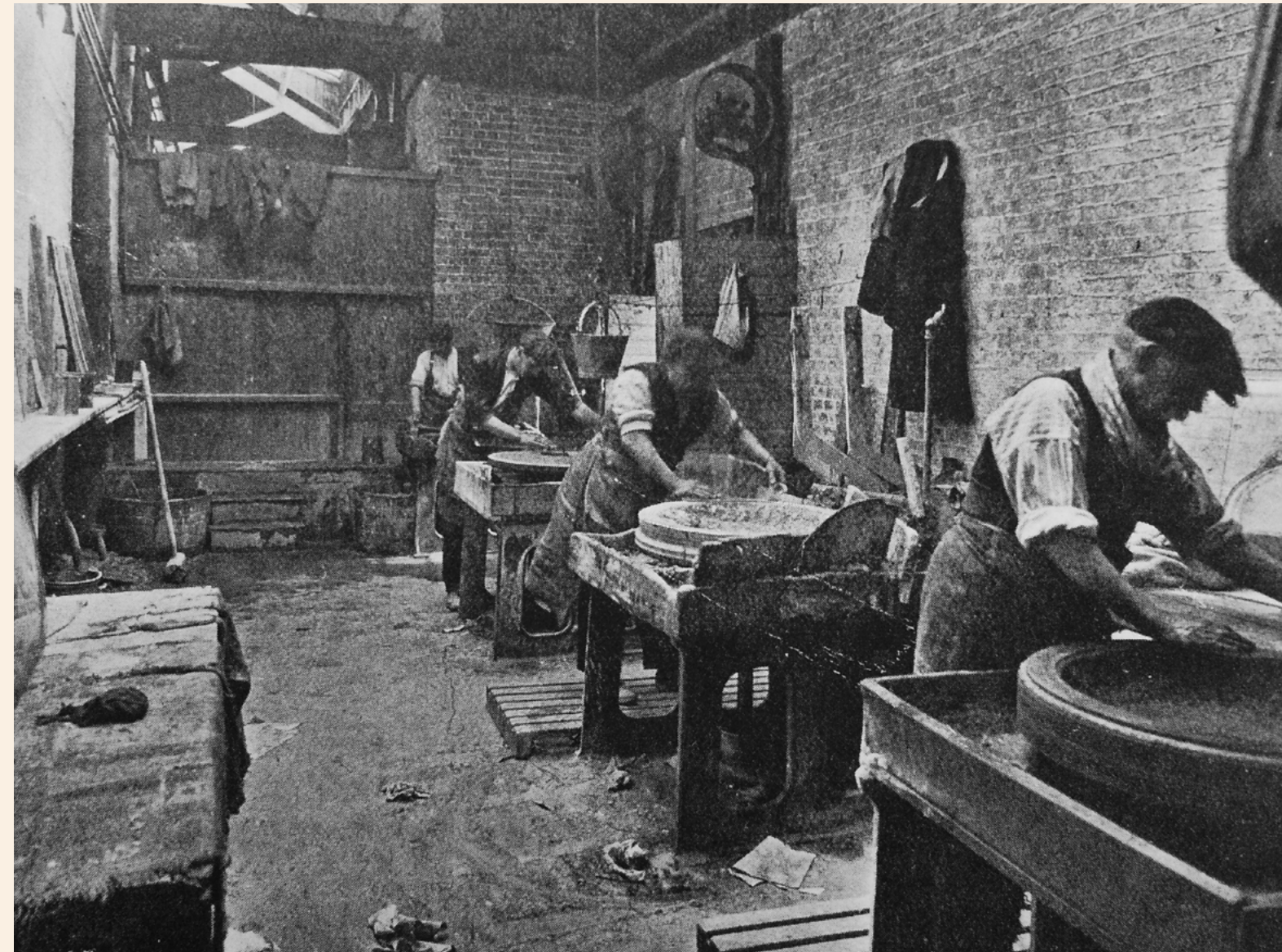
THE STORY of Norton Folgate starts with the Romans, who used the site as a burial ground. By the 12th Century it had been settled, and was home to priory of St Mary Spital – the hospital that gave the wider Spitalfields district its name.

Henry VIII's dissolution of the monasteries saw an influx of wealthy families creating a Tudor Suburb. Over time, a community of Huguenots moved in – French Protestants renowned as master silk weavers and dyers who created a centre of Georgian Huguenot silk weaving, sitting alongside a patchwork of Victorian factories, workshops and warehouses

Five weavers' cottages were built directly on the site of Loom Court here in the early 19th Century. The central courtyard that stood between them – and the large windows typical of these weavers' houses – inspires the new design. Georgian craftsmanship and Victorian architecture: creating a template for modern business.

21st Century Spitalfields is still an engagingly diverse mix of communities, with the most recent generation drawn to its industrial warehouses and period houses.

A place of rest.
A place of craft.
A place of commerce.
Ripe with opportunity.



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.

Nicholls & Clarke
19,318 SQ FT OFFICES REMAINING
3,934 SQ FT RETAIL



Blossom Yard
12,456 SQ FT OFFICES REMAINING
10,104 SQ FT RETAIL/RESTAURANT



15 Norton Folgate
3,348 SQ FT OFFICES REMAINING
3,422 SQ FT RETAIL



Elder Yard
73,312 SQ FT OFFICES REMAINING
8,092 SQ FT RESTAURANTS



Nicholls & Clarke Yard
3,444 SQ FT PUBLIC SPACE



Loom Court
23,476 SQ FT OFFICES REMAINING
1,790 SQ FT RESTAURANTS



Blossom Yard
4,306 SQ FT PUBLIC SPACE



16 Blossom Street
11,215 SQ FT OFFICES REMAINING
4,331 SQ FT RESTAURANTS



↓ *5-min walk* to Liverpool Street



**ALLFORD
HALL
MONAGHAN
MORRIS**

MORRIS & Co

DSDHA

STANTON
WILLIAMS



Primed for *exploration*

THE MIX of new retailers and restaurants around Norton Folgate, will another dimension to London E1. Explore the neighbourhood more widely, and you'll find a melting pot of suits and jeans.

Early-morning grind bars give way to thriving shops and the daily-changing cast of vendors at Spitalfields Market. Culinary delights abound, from eclectic Indian dishes at Gunpower to classics at Hawksmoor, comforting Rosa's Thai and the ever-inventive Ottolenghi. There's a brand-new Eataly seconds away too, offering a number of restaurants, as well as mouthwatering produce and unique food experiences.

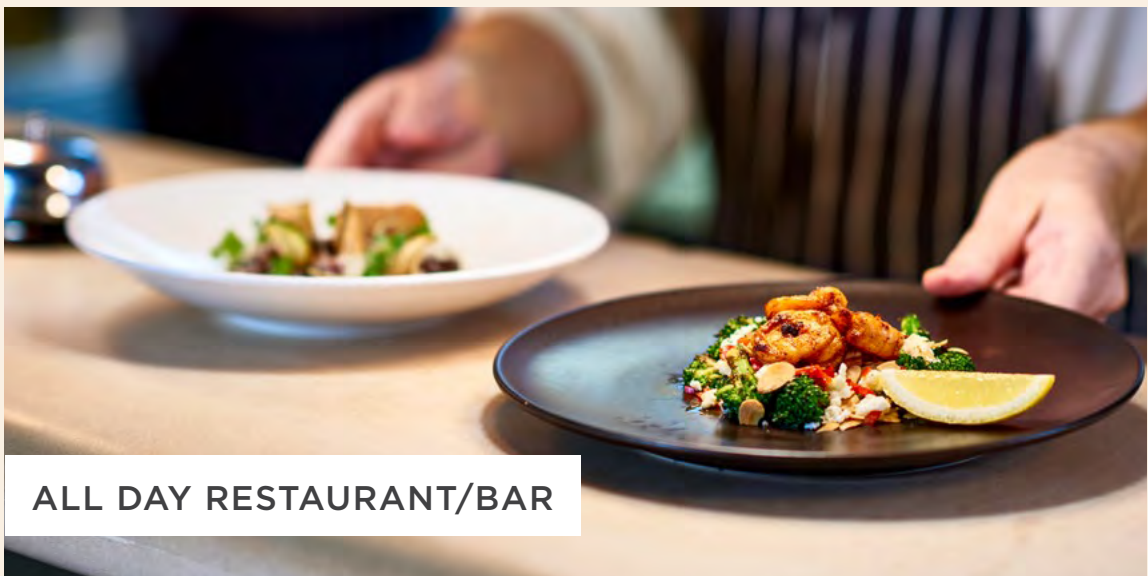
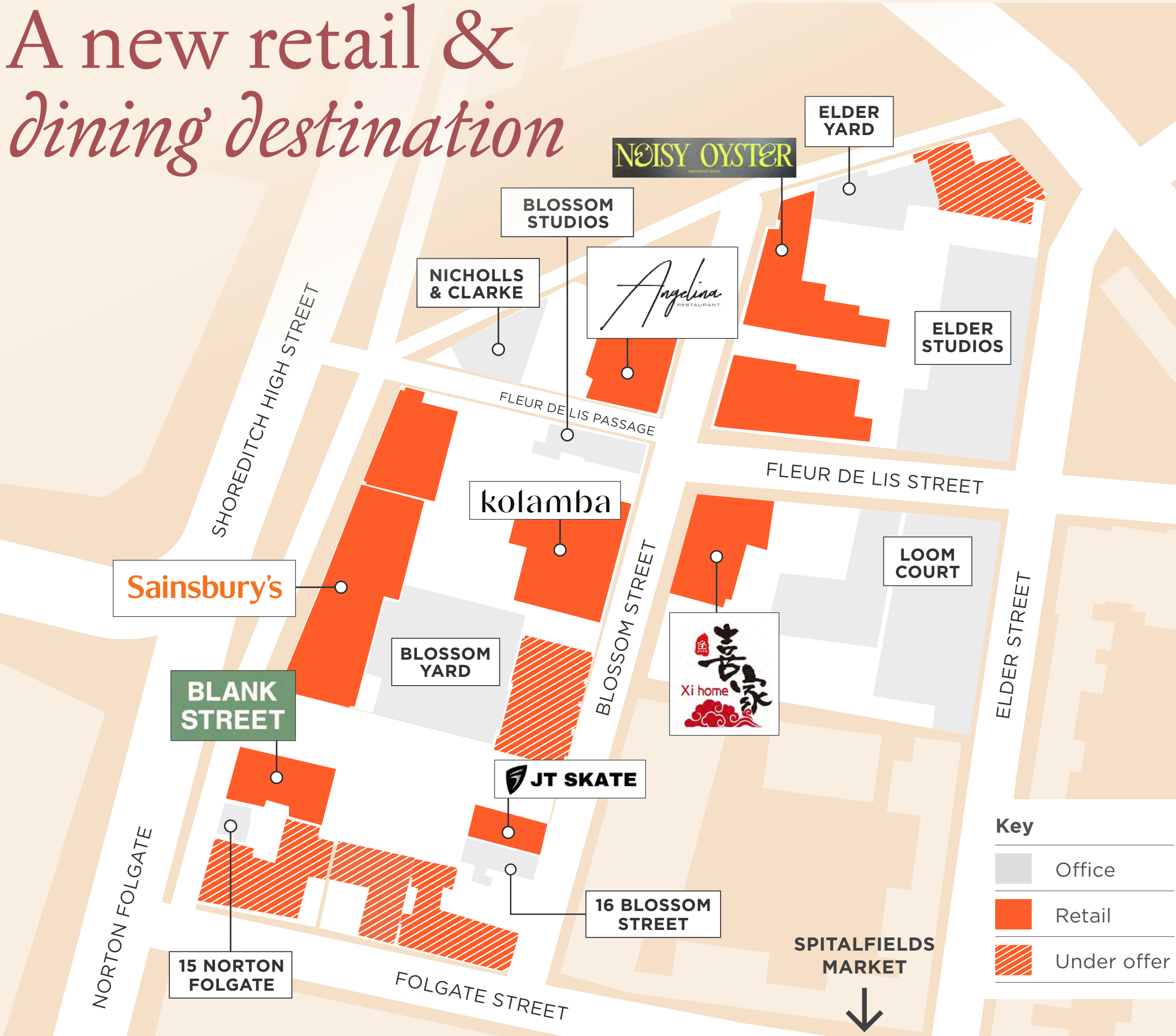
And then, there are the after-hours venues: institutions like the Crown and Shuttle, rooftop bars at the Culpeper, Queen of Hoxton and Aviary, and the crowded clubs of Hoxton Square.

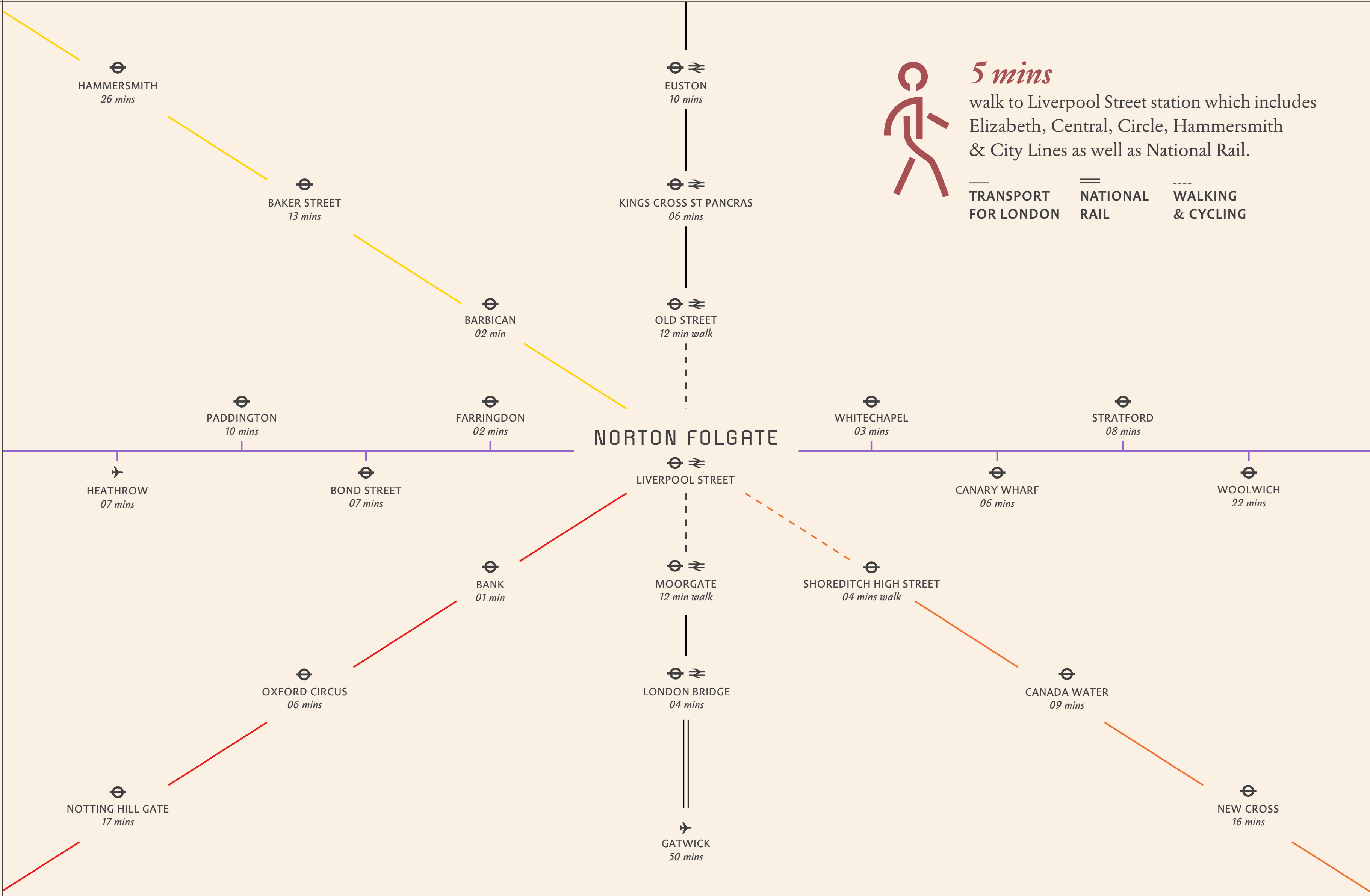
It's not just businesses that spark into life here. Food, fashion and lifestyle trends trace their lineage to these streets. Their invention and reinvention never cease to amaze





A new retail & dining destination





Set for *speed*

THANKS TO its proximity to Old Street's tech and Square Mile's financial districts, Loom Court enjoys exceptional connections. Liverpool Street mainline station is five minutes walk. Shoreditch High Street Overground station just two. The rest of London, commutes around the South East and City, Heathrow and Gatwick airports – all are within easy reach.



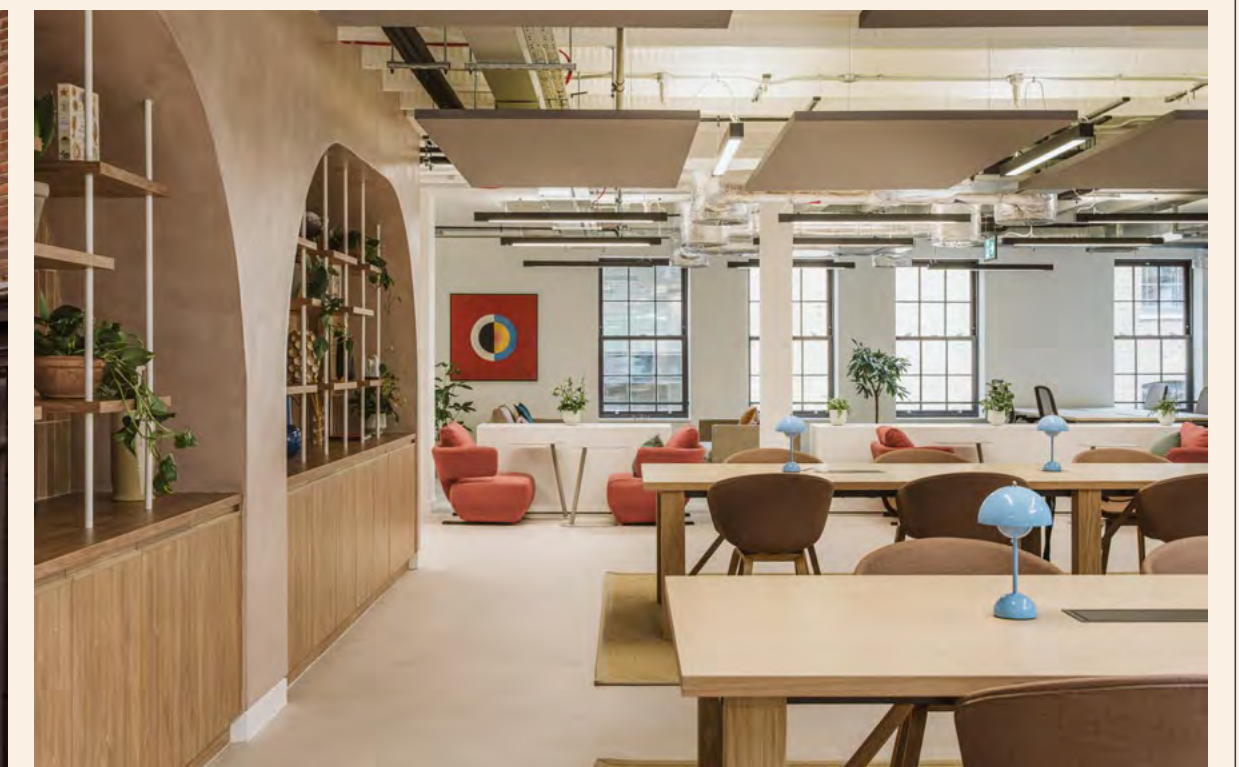
Reimagined for the future

LOOM COURT sits on one of London's most historically rich sites. Over the past 2,000 years it has been a Priory Orchard, a matchstick factory and the homes and workshops of Huguenot weavers. We're proud to be the present custodians of its heritage, and invite you to play your role too – by adding your own chapter to the story.

The building is a stunning canvas of high-spec, new-build and sympathetically refurbished space. There's over 3,000 sq ft of external courtyard and terraces, delivering charming views over a classic London skyline of chimney pots and tiled roofs. Virtually an island site, it's a rare opportunity – right in the heart of London's atmospheric cobbled streets.

Stirling prize-winning architects AHMM's vision mixes the building's original character with exciting new design. Workspaces are directly connected to the restored architecture. A wealth of light floods through the full height windows: externally from Norton Folgate's cobbled streets; and internally, from the elegant south-facing courtyard – a refreshingly bright and airy breakout space.

The new layout features two brand new floors, expanding the bright and airy workspaces to the upper floors. Wellbeing features include 96 cycle racks and lockers, together with spacious, club-style changing rooms. Loom Court does more than make business easy. It makes work exciting.





Designed for work;
built to enjoy.

Restored heritage streetscape

Restored for *brilliance*

LOOM COURT makes a wonderful first impression. Approaching the building surrounded by the old-world stylings of Elder Street reminds you of generations past. But once through the door your perception is changed completely.

A bright, tranquil courtyard, surrounded by the large, floor-to-ceiling windows of Loom Court's interior, compels your eyes to stretch five floors up – to the open sky.



Designed to *excel*

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

50% lower upfront carbon than industry average benchmarks - at 507kg of CO₂e per m²



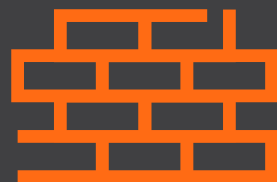
Careful Victorian restoration

Existing warehouses retain authentic industrial features



Operational Efficiency

84kWh per m² predicted in landlord areas, ahead of UKGBC’s 2025 target



Zero waste to landfill

99.7% of all development waste reused or recycled onsite



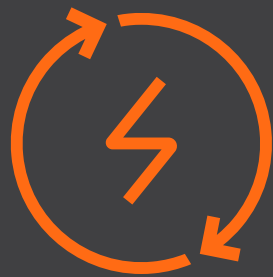
Independent certifications

BREEAM ‘Excellent’ and WiredScore ‘Platinum’ targets



100% electric operations

Sourced from low and zero carbon supplies



An everyday wonder

Ground Floor



- Office
- Retail
- Reception
- Lifts
- Toilets
- Courtyard
- End of Trip Facilities
- Core





1,546 sq ft
courtyard *space*

End of trip facilities

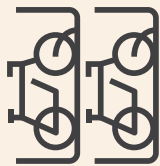
TOTAL INTERNAL AREA
3,858 sq ft

COURTYARD
1,546 sq ft



- 01 CYCLE ENTRANCE
- 02 BIKE STORAGE
- 03 LOCKERS, SHOWERS, CHANGING ROOMS
- 04 ACCESSIBLE SHOWER

- End of Trip Facilities
- Retail
- Reception
- Lifts
- Toilets
- Core



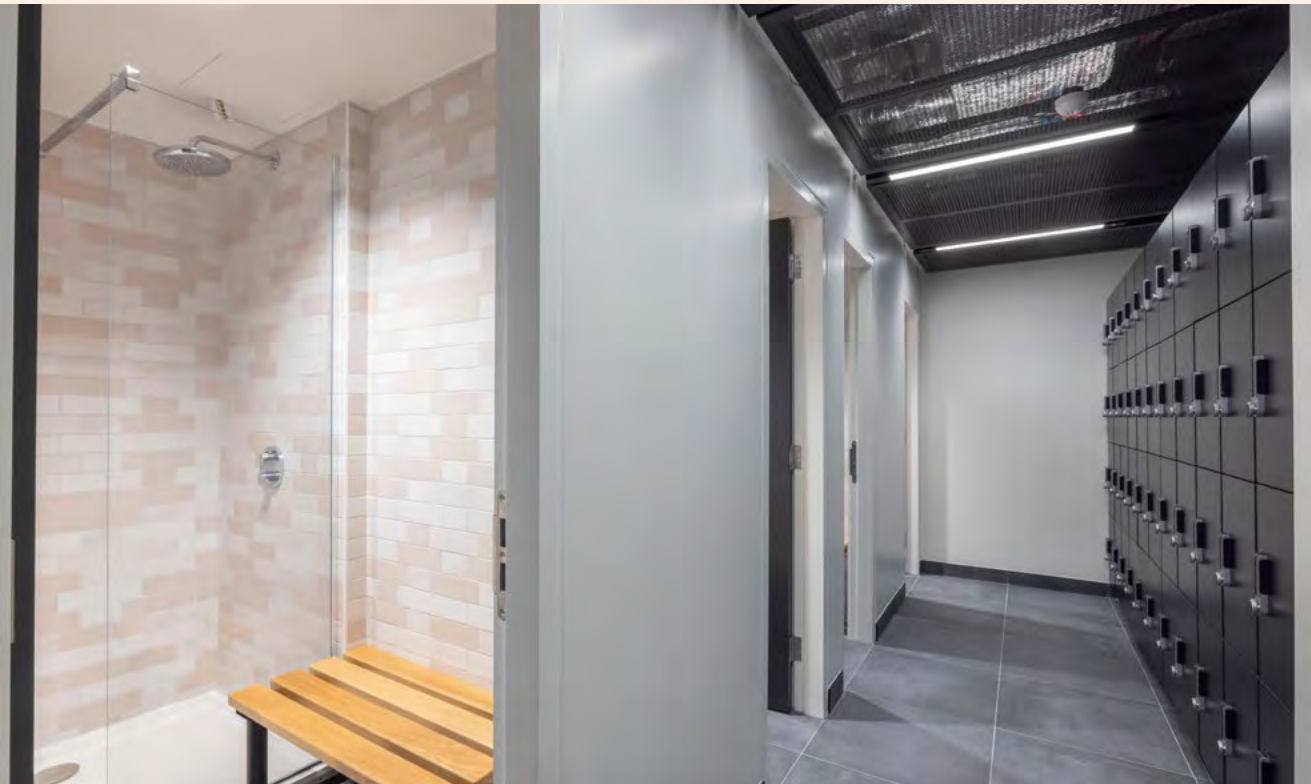
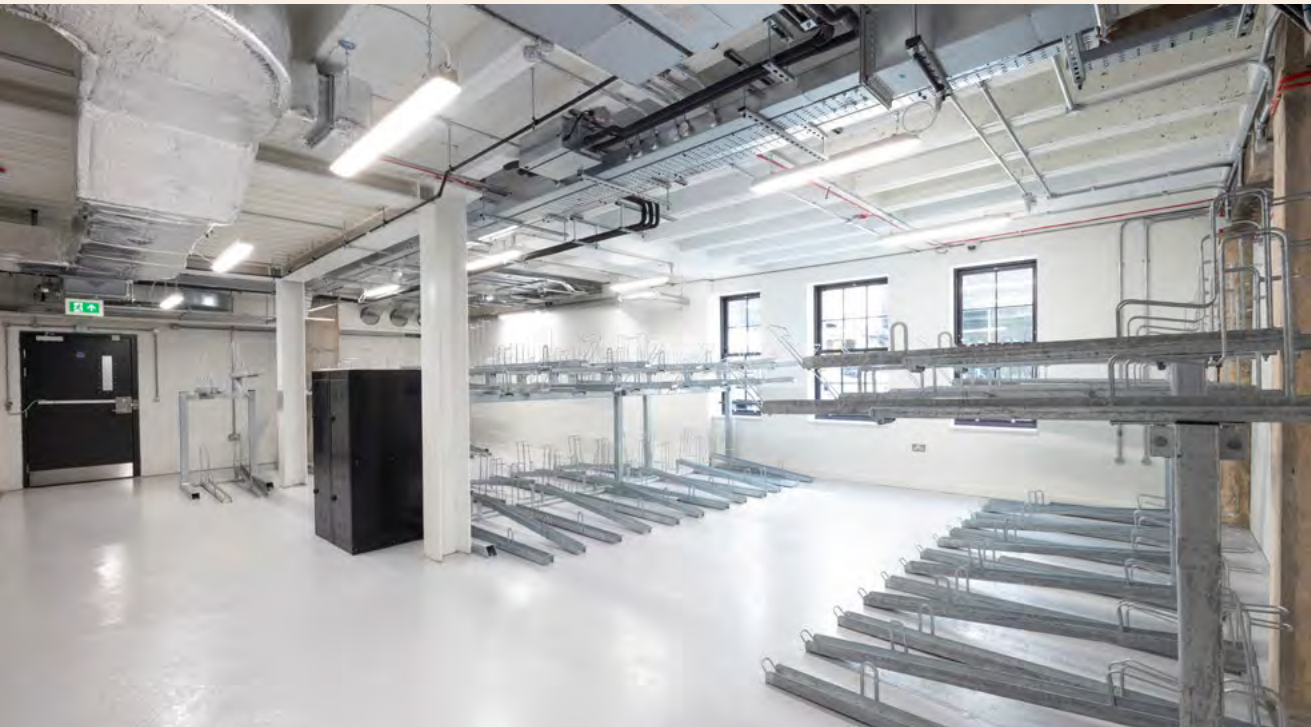
96 cycle racks



9 showers



Spacious changing facilities



Schedule *of areas*

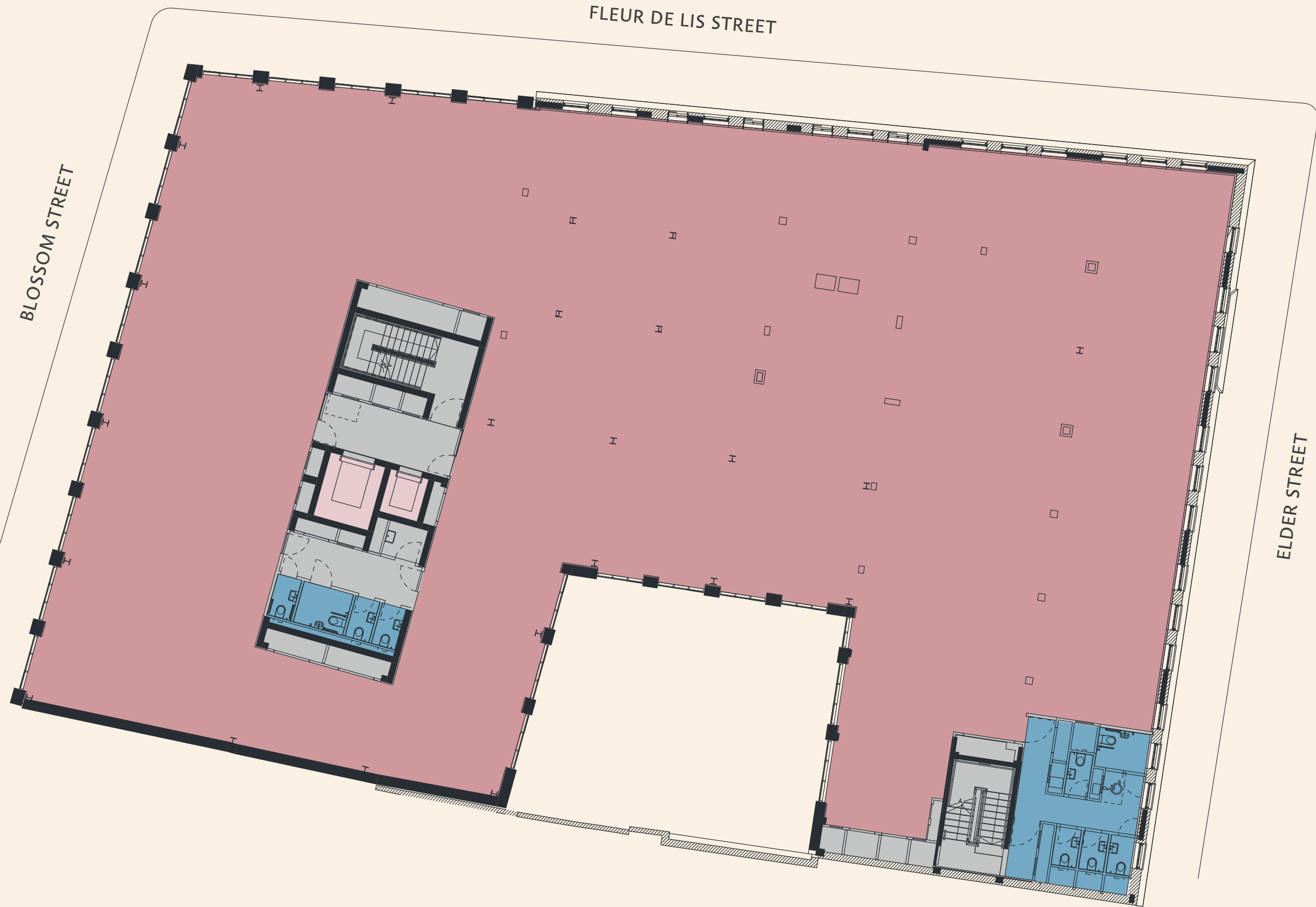
- Office
- Retail
- Reception

Floor	Loom Court (sq ft)	Terrace (sq ft)
5	20	
4	20	
3	20	
2 (Work Ready)	11,557	212
1	11,919	—
G	BBD PERFECT  STORM	
Total	23,476	212

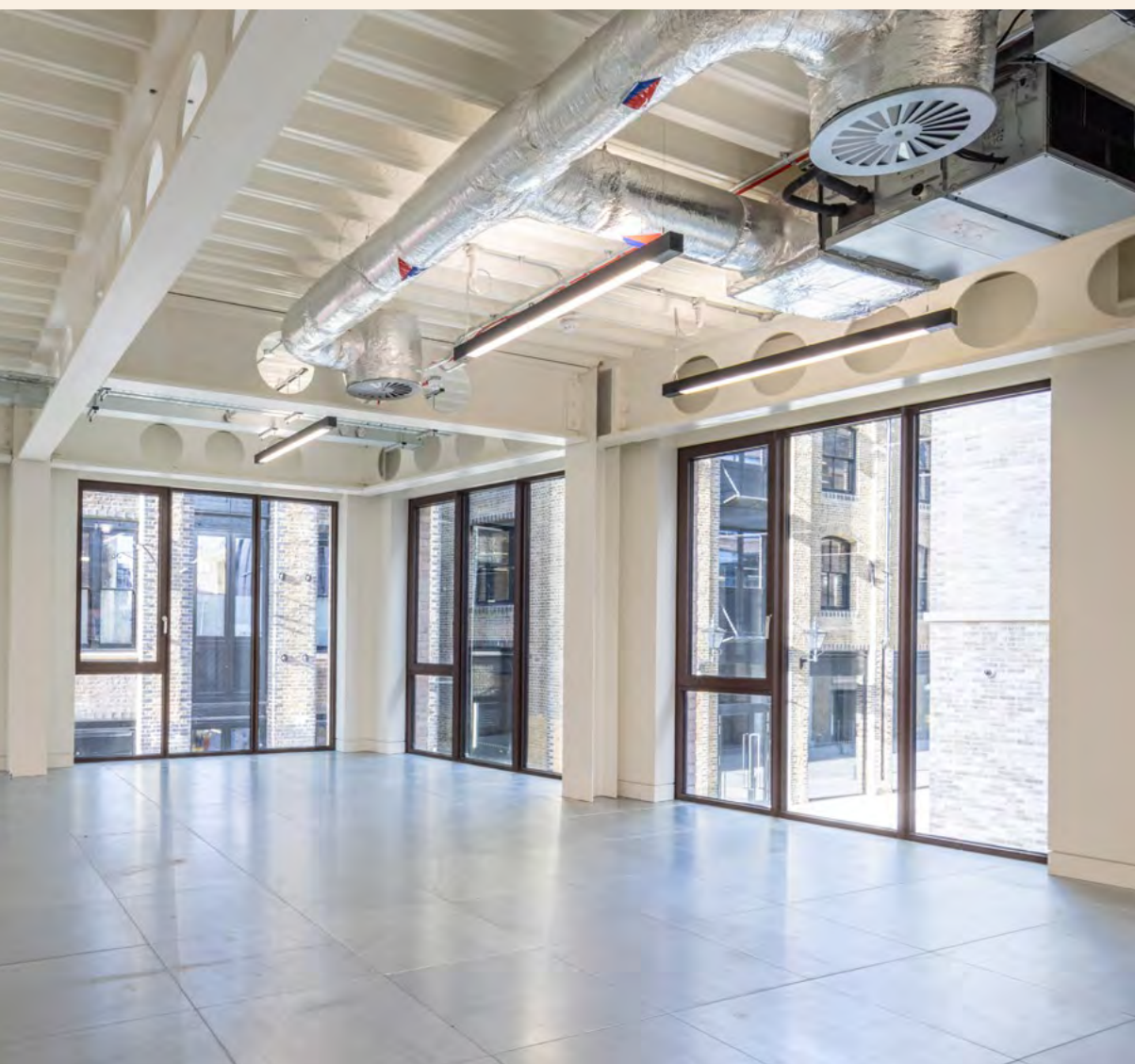


Floor 1

TOTAL INTERNAL AREA
11,919 sq ft



- Office
- Lifts
- Toilets
- Core



Floor 2

TOTAL INTERNAL AREA

11,592 sq ft

WORKSTATIONS

156 (106 desks / 50 touchdown points)

DENSITY

1:10



- Office
- Meeting Rooms
- Tea Points
- Lifts
- Toilets
- Terrace
- Wellness Room
- Core



*Enjoy City &
Spitalfields views*



Contemporary *workspaces*



Bright & *modern*



Building Specifications



11,919
sq ft Cat A workspace
11,592
sq ft Fitted workspace

BREEAM® 'Excellent'



1,792
sq ft retail space



WiredScore
PLATINUM



Over 3,000
sq ft of courtyard and
terrace space across most floors



Net Zero
construction at completion



Changing facilities
96 cycle racks, 9 showers
& spacious changing facilities



2.87m - 3.38m
floor to ceiling height



8 person
passenger lift



Zero waste
to landfill targeted



Available now



All Electric
building operation



Get in touch

Alex Colvin

ALEX.COLVIN@BRITISHLAND.COM
07788 242 522

Hannah Poole

HANNAH.POOLE@BRITISHLAND.COM
07739 293 434



James Neville

JAMES.NEVILLE@ALLSOP.CO.UK
07789 658 540

Harri Guy

HARRI.GUY@ALLSOP.CO.UK
07917 918 124

Peter Lance

PETER.LANCE@ALLSOP.CO.UK
07813 046 926

Amelia Bowder

AMELIA.BOWDER@ALLSOP.CO.UK
07917 657 757



Rory Paton

RORY.PATON@JLL.COM
07900 245 221

Honor Dunning

HONOR.DUNNING@JLL.COM
07999 139 511

Katie Sommer

KATIE.SOMMER@JLL.COM
07703 608 316

Alice Logan

ALICE.LOGAN@JLL.COM
07720 070 417



Shaun Simons

SS@COMPTON.LONDON
07788 423131

Michael Raibin

MR@COMPTON.LONDON
07880 795679

Emma Higgins

EH@COMPTON.LONDON
07769 605295

Alex Sugar

AS@COMPTON.LONDON
07585 793379



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