



# 15 Norton Folgate

NORTON FOLGATE

## Work Ready

BY BRITISH LAND



# A home for *ambition*

15 FOLGATE is an address with an innovative, entrepreneurial history. Over the years, it's been a silversmiths, a chemist's laboratory and London's first aquarium. This sense of commercial adventure has shaped its most recent reinvention as one of London's most compelling new workspace.

Suitable for growing and progressive businesses alike, with over 12,000 sq ft of flexible workspace and 1,230 sq ft of terraces with views over Spitalfields' Victorian rooftops. Part of the exciting new Norton Folgate quarter, No. 15 is a close neighbour to both the City financial district and Old Street's tech hub. All-electric and low carbon at completion, it's an address that's ready to spark into life and inspire your next grand plan.





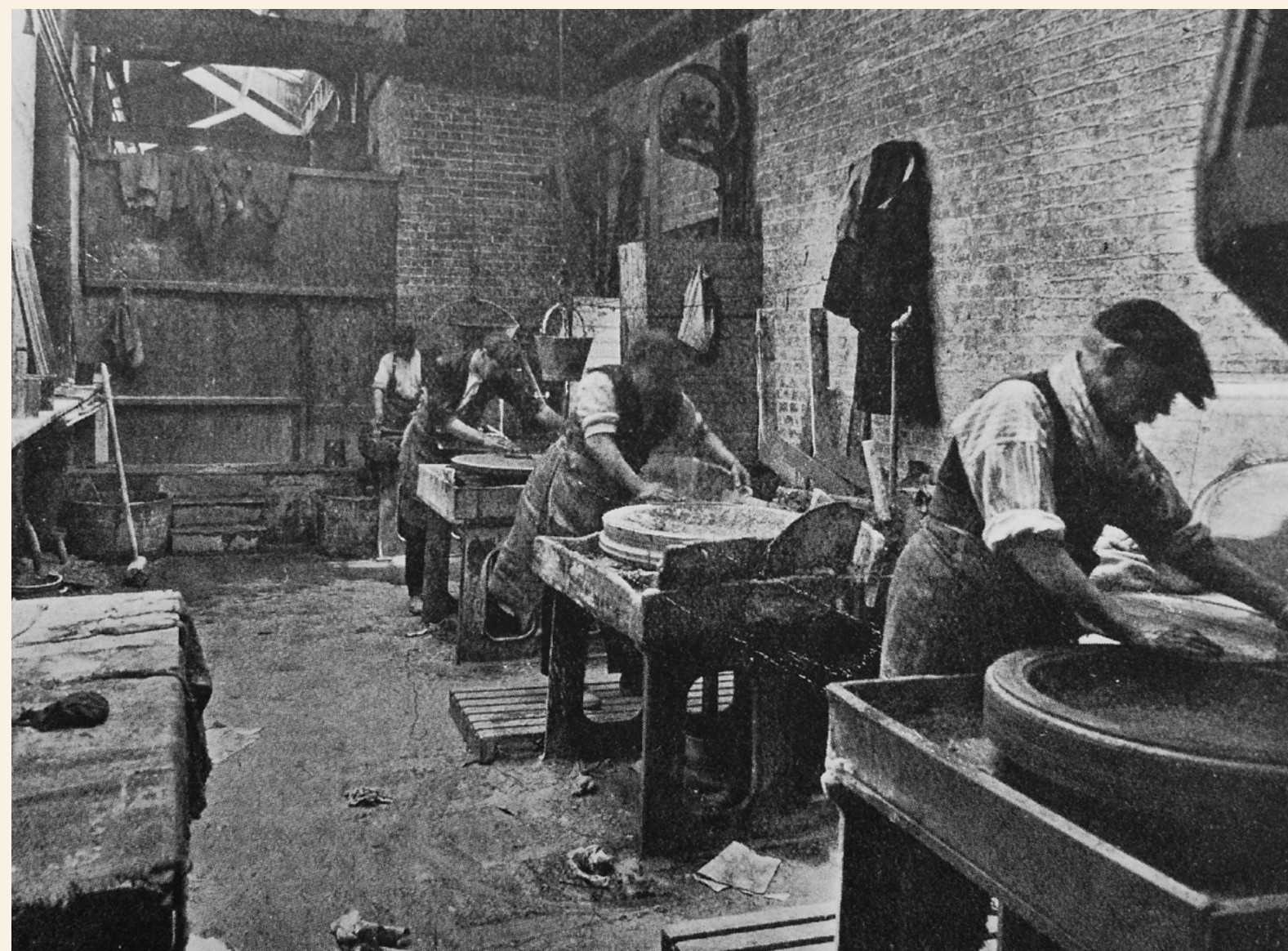
# Reinventing *success*

NORTON FOLGATE is a melting pot. A burgeoning community populated by the City of London's financial powerhouses, and Old Street's tech icons, startups and entrepreneurs.

There's Spitalfields Market's eclectic mix of shops and restaurants. Food from the likes of Hawksmoor and Ottolenghi. Authentic East End pubs. And a history that goes back to the Romans – who used Norton Folgate as a burial ground.

Yet the area's better known for the 12th Century St Mary Spital hospital that gave the Spitalfields district its name. Henry VII's dissolution of the monasteries led the rich and powerful to make it their home – introducing the Georgian and Victorian architecture that's still visible today.

For its part, 15 Norton Folgate has proudly worn many names above its door – notably James Stillwell, who weaved Queen Victoria's coronation cloth-of-gold. From leather-cutters to attorneys, and now you: this is a transformative address. A site where ideas flourish. Where business blooms.





# A quarter with *influence*

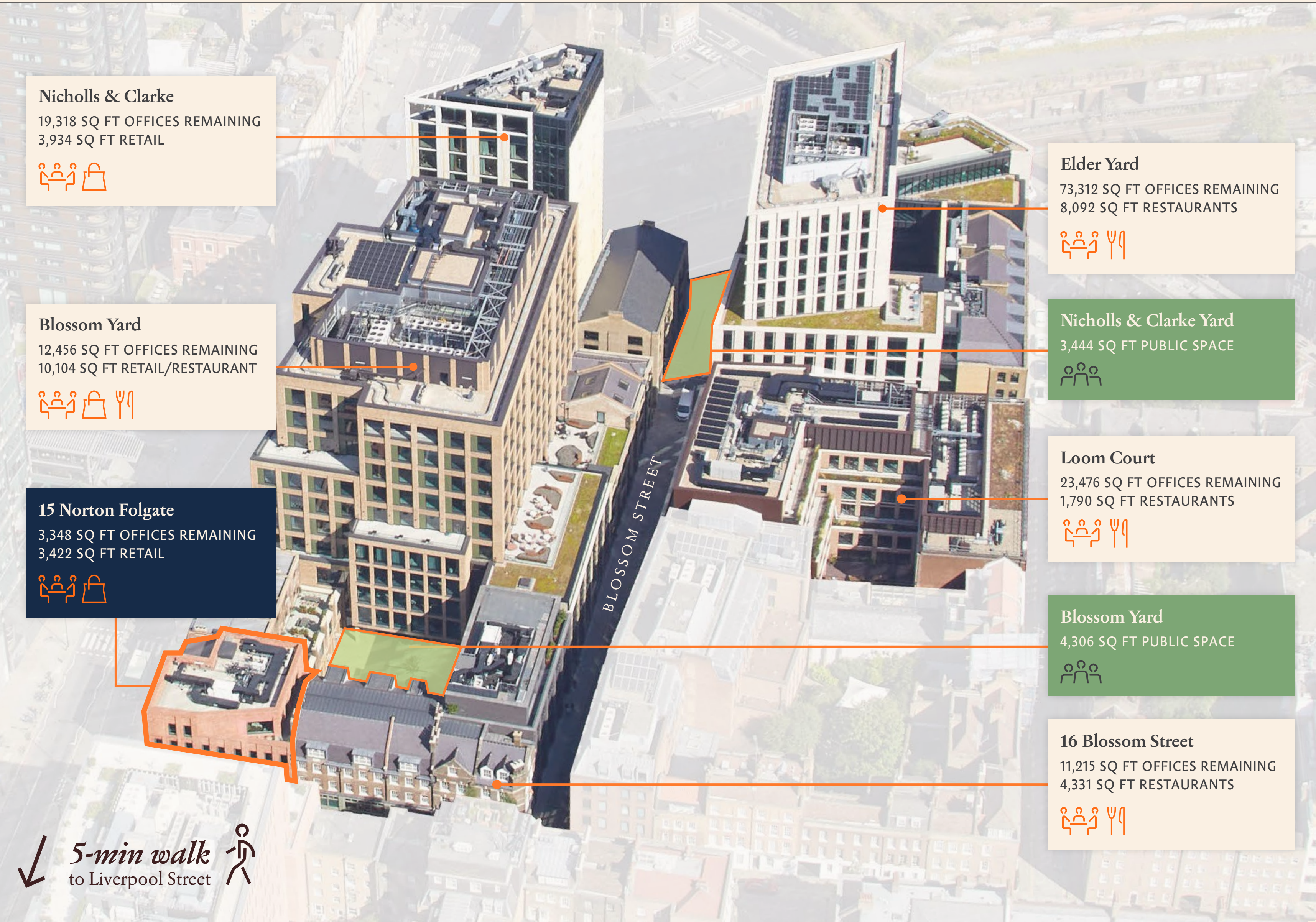
Award-winning Architects Morris+Company have collaborated with DSDHA, Stanton Williams and Allford Hall Monaghan Morris to create Norton Folgate. With 330,000 sq ft of mixed use space spread across six buildings, this is not just a place of work. It's a well-rounded community with historic character, impressive sustainability and a vibrant lifestyle. Additionally, Norton Folgate offers the opportunity to flex and expand across the development, accommodating growing business needs.

ALLFORD  
HALL  
MONAGHAN  
MORRIS

MORRIS & Co

DSDHA

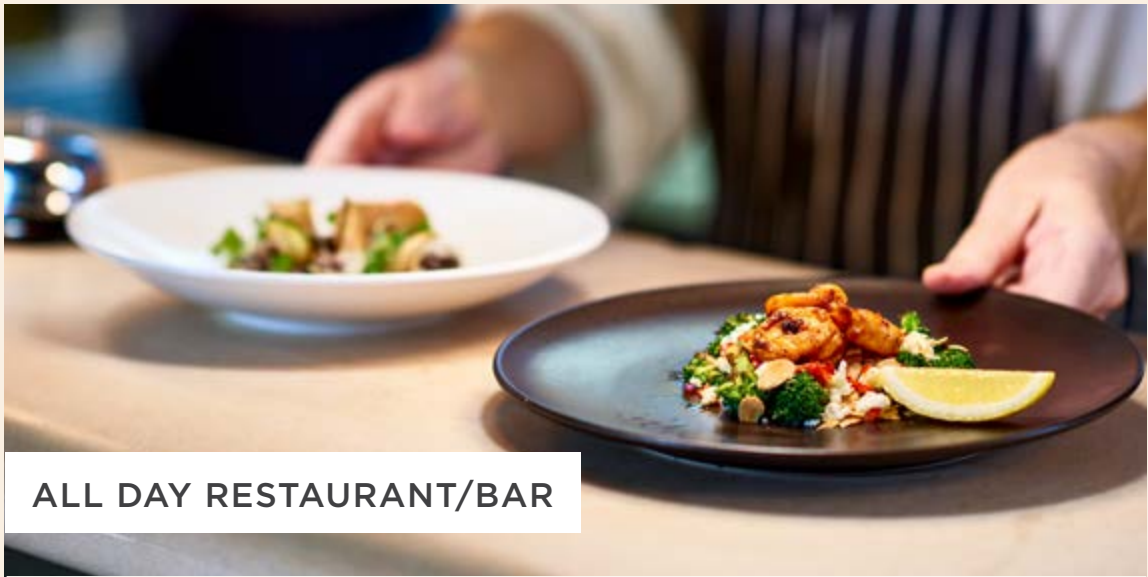
STANTON  
WILLIAMS



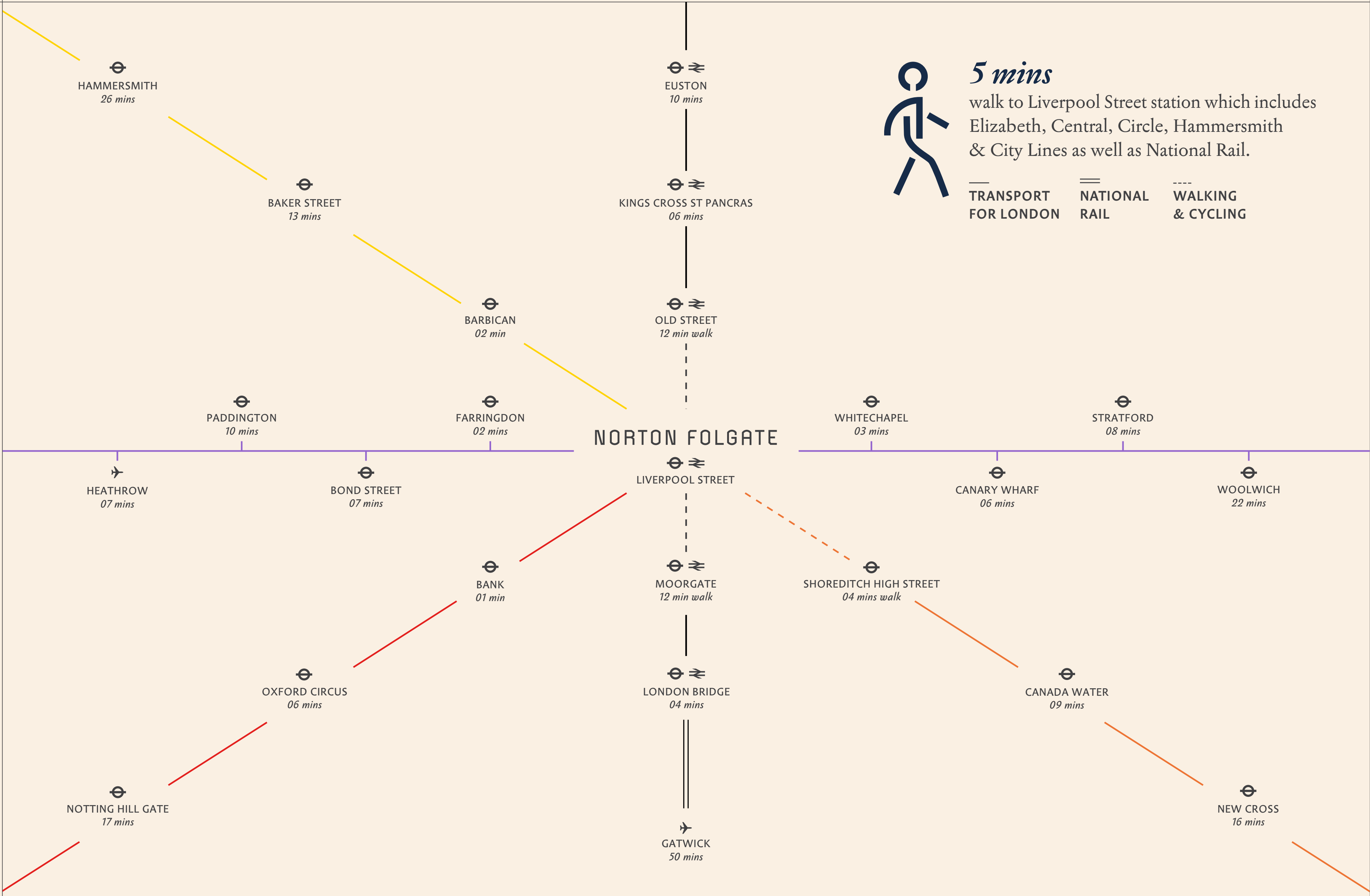




# A new retail & dining destination







# Ready-made connections

It's just a 5 minutes walk to Liverpool Street Station's Underground and mainline platforms, and 4 minutes to the Overground at Shoreditch High Street. Add the trains out of Moorgate and Farringdon, and 15 Norton Folgate has everything at hand. The capital. The commuter belt. And even flights out of Gatwick and Heathrow.





# A space for *growth*

A WALK past the coffee shop and bakery and into 15 Norton Folgate's quaint courtyard neatly frames a striking, stepped architectural design. One that sits in harmony with the wider Georgian and Victorian neighbourhood.

Large, modern windows bathe spaces in light while BREEAM 'Excellent' and WiredScore 'Platinum' ratings are complemented by shared shower and cycle facilities. Each of the three floors are Work Ready, with workstations, a variety of meeting rooms and beautiful terrace spaces, with the option to add additional services.

For every innovative technology and modern motif, there's an eye-catching Victorian period touch. From the fireplaces to the colours and décor, the building's not only a place of work, but of character.







INTERIORS DESIGNED BY UNIVERSAL DESIGN STUDIO





# 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
- Reception
- Basement
- Courtyard Entrance

Floor	Office (sq ft)	Terraces (sq ft)
3	3,348	313
2		LET
1		LET
G	-	-
TOTAL	3,348	313





# Ground Floor

SHOREDITCH HIGH STREET



- Retail
- Reception
- Lift
- Courtyard Access
- Core





# Third Floor – *Low*

CURRENT PLAN

TOTAL INTERNAL AREA

3,348 sq ft

TERRACE

313 sq ft

SHOREDITCH HIGH STREET



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



26 desk



6 & 8  
Person Meeting Rooms



Kitchen/Breakout Area



Private Terrace



# Third Floor – *Max Density*

OPTION AVAILABLE ON REQUEST

TOTAL INTERNAL AREA

3,348 sq ft

TERRACE

313 sq ft

SHOREDITCH HIGH STREET



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



38 desks



6 & 8  
Person Meeting Rooms



Kitchen/Breakout Area



Private Terrace



# Building Specifications

FITTED *or* FULLY MANAGED

 **3,348**  
sq ft office space

BREEAM® 'Excellent'


 **3,422**  
sq ft retail space


 **WiredScore**  
PLATINUM

 **1,230**  
sq ft terrace space over 2 floors

 **Net Zero**  
at completion with all electric workspace

 **Changing facilities**  
Access to shared facilities with  
52 cycle racks, 52 lockers, 5 showers

 **2.6 – 3.25m**  
floor to ceiling height

 **1 x 630kg**  
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



NORTON FOLGATE

The British Land Company PLC and their agents give notice that: These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; all descriptions, images, dimensions, references to condition and necessary permission for use in occupation and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All floor areas and measurements are approximate. June 2025.