



Elder Yard

NORTON FOLGATE

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.

ALLFORD
HALL
MONAGHAN
MORRIS

MORRIS & Co

DSDHA

STANTON
WILLIAMS

↓ 5-min walk
to Liverpool Street



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



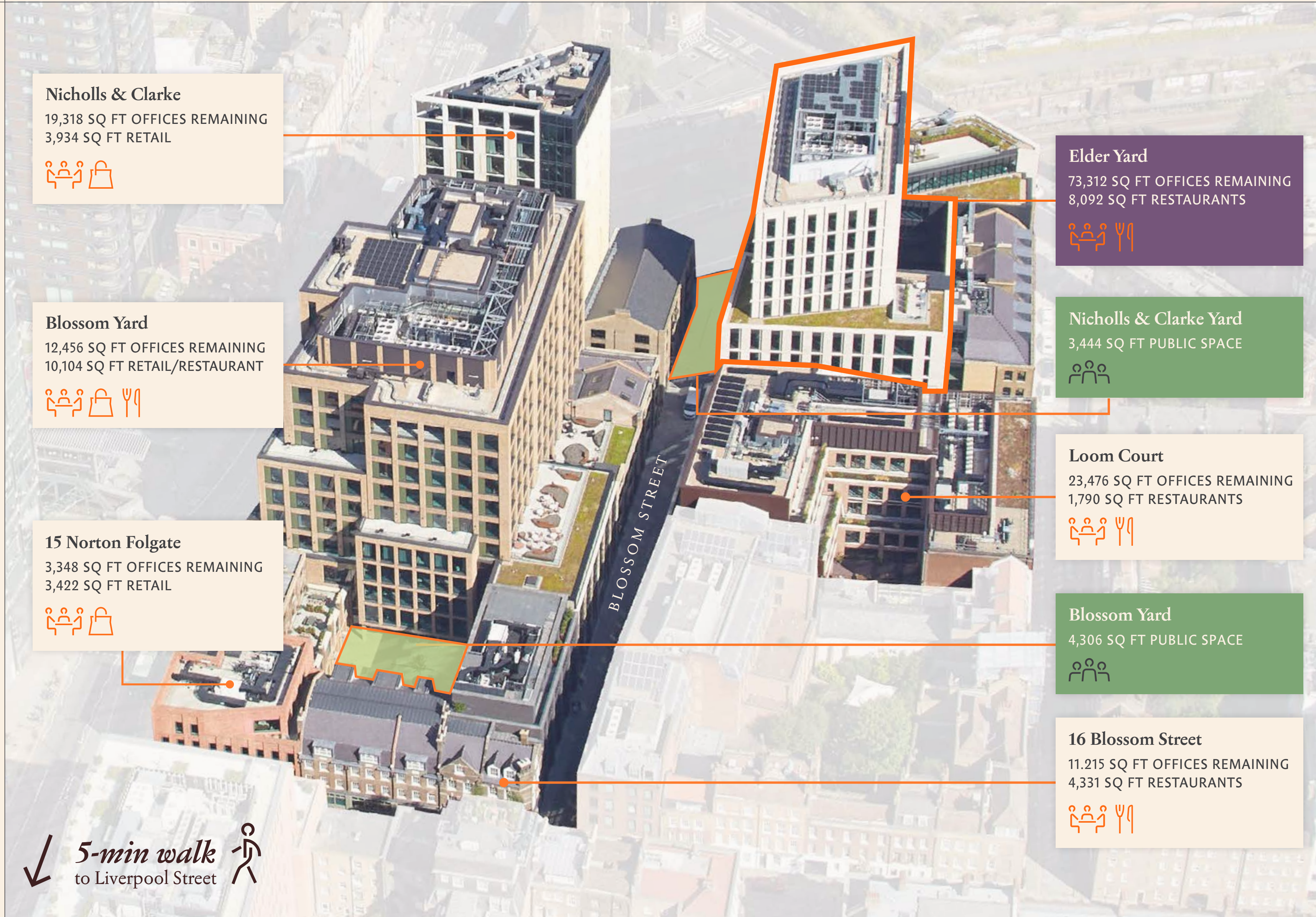
Loom Court
23,476 SQ FT OFFICES REMAINING
1,790 SQ FT RESTAURANTS



Blossom Yard
4,306 SQ FT PUBLIC SPACE



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



An innovators' muse

EXPLORE THE area more widely, and you'll find a melting pot of suits and jeans. Where early-morning grind bars give way to a thriving retail scene and daily-changing cast of stalls at Spitalfields Market.

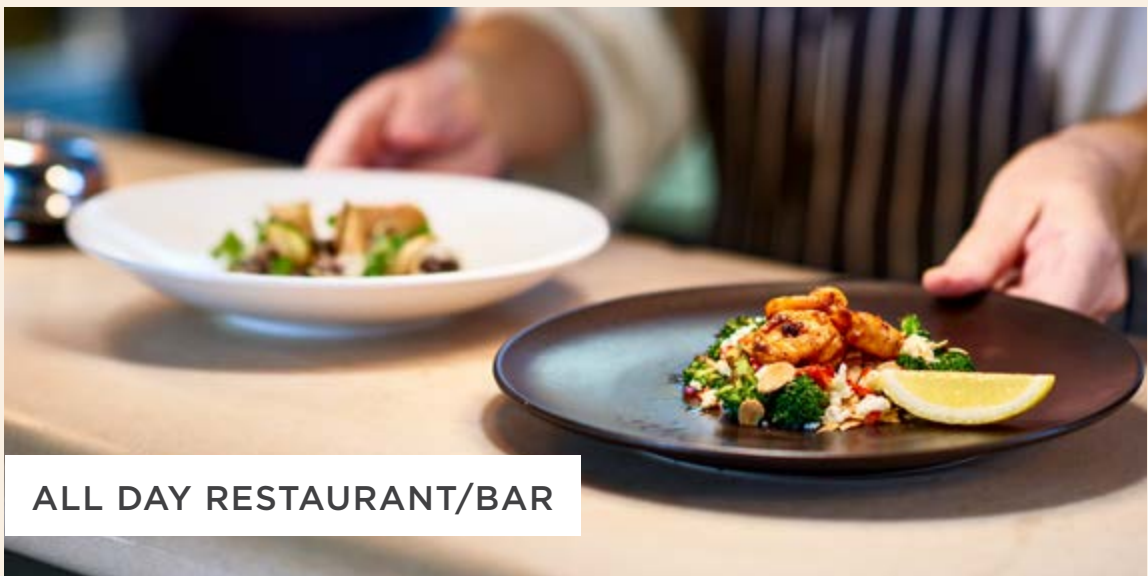
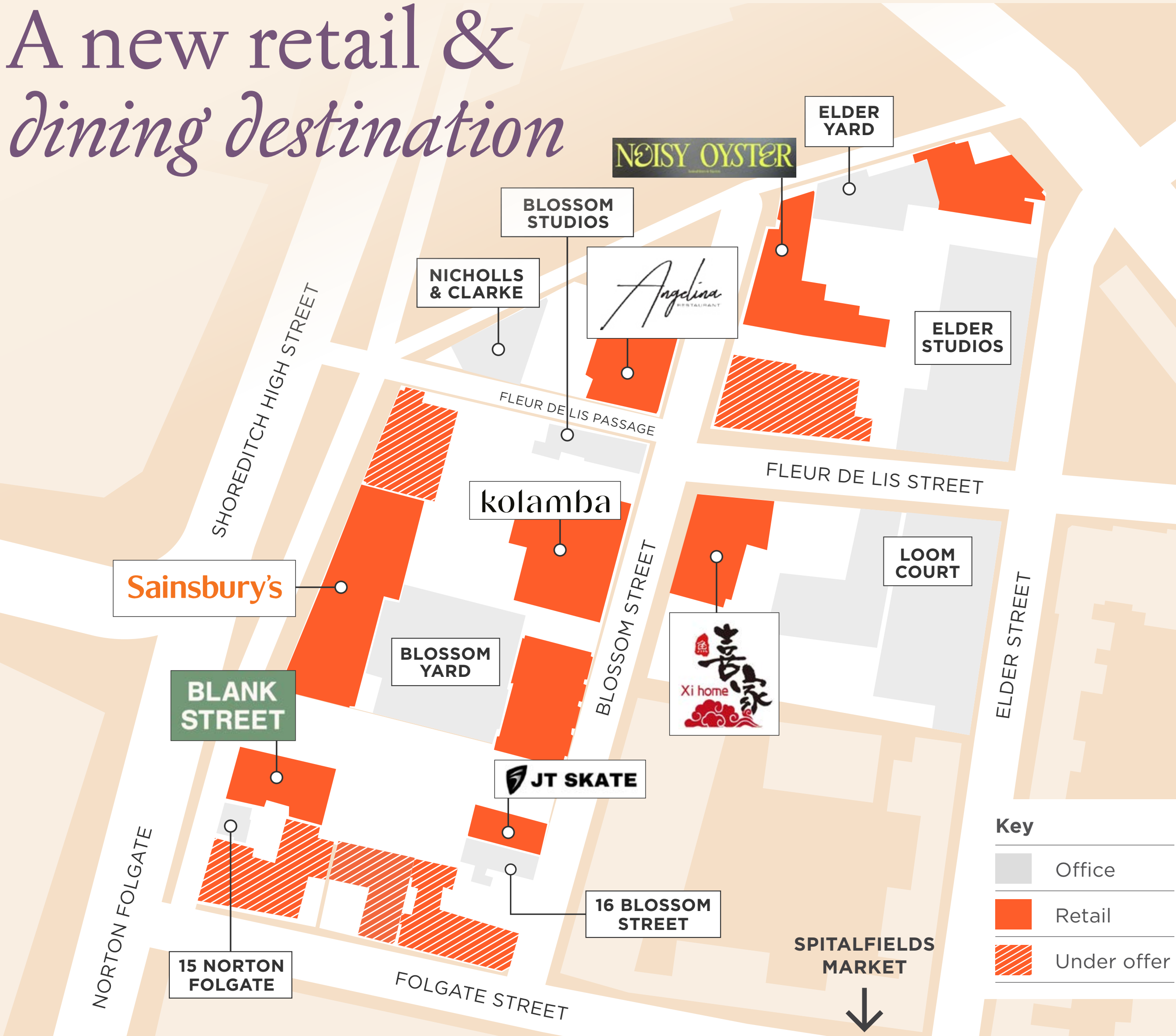
Culinary delights abound, from eclectic Indian dishes at Gunpowder to classics at Hawksmoor, comforting Rosa's Thai and the ever-inventive Ottolenghi with high-rise Sushi Samba a short walk away. And then, there are the after-hours venues: institutions like the Crown and Shuttle, rooftop bars at the Culpeper, Queen of Hoxton and Aviary, and the crowded clubs of Hoxton Square.

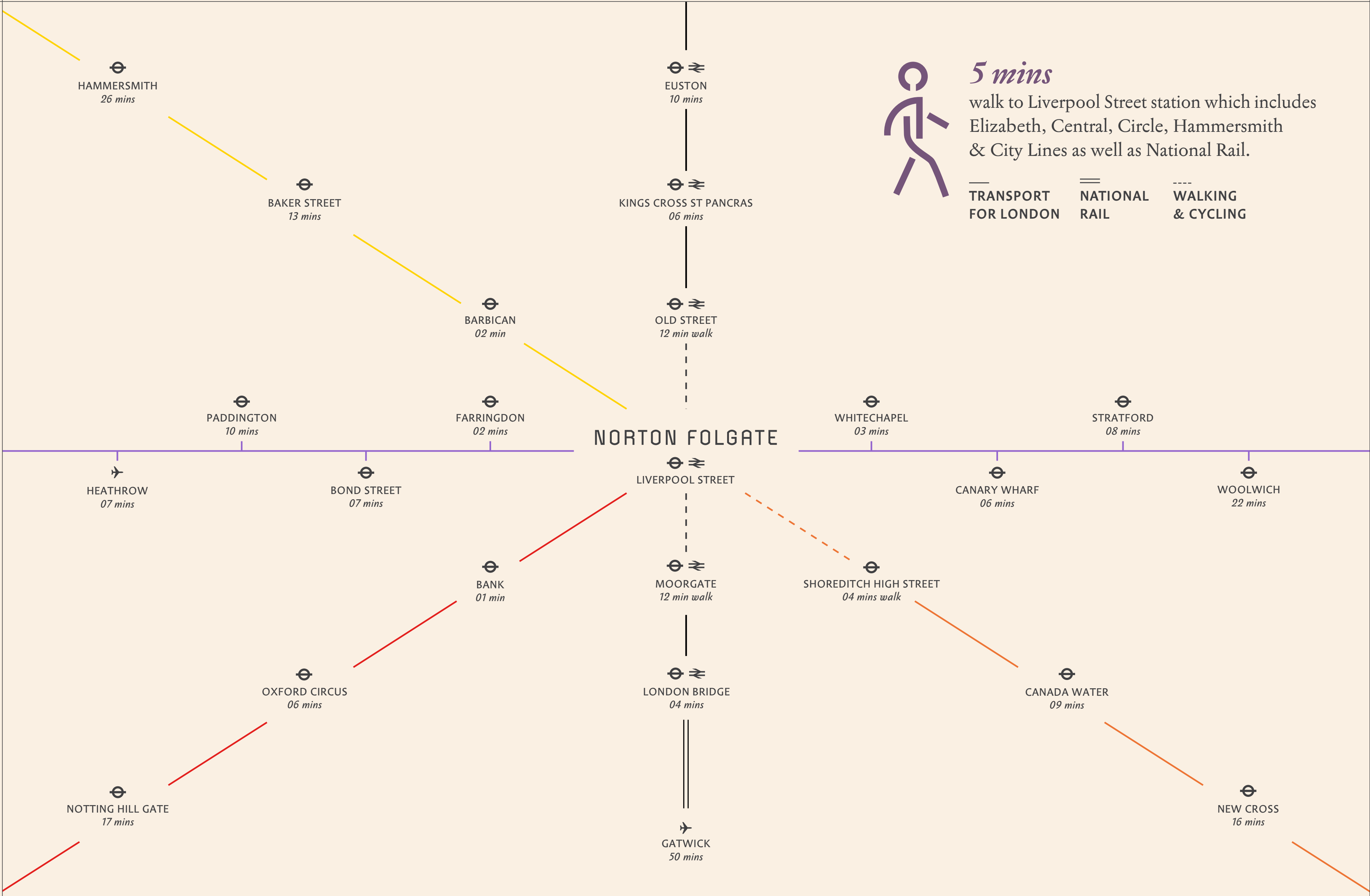
It's not just businesses that spark into life here. Food, fashion and lifestyle trends trace their lineage to these streets. Their invention and reinvention never cease to amaze.





A new retail & dining destination





Ready-made connections

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. Old Street's tech and Square Mile's financial districts are on Elder Yard's doorstep.





An inviting arrival

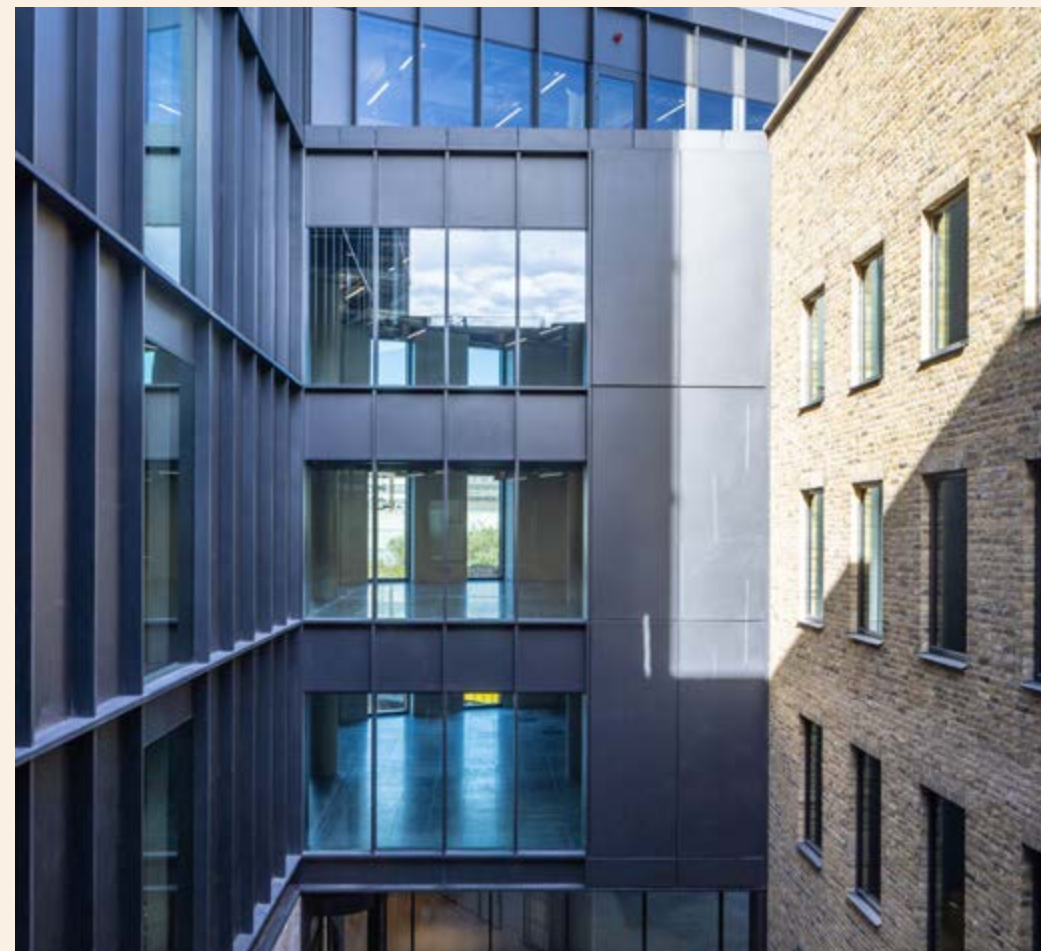
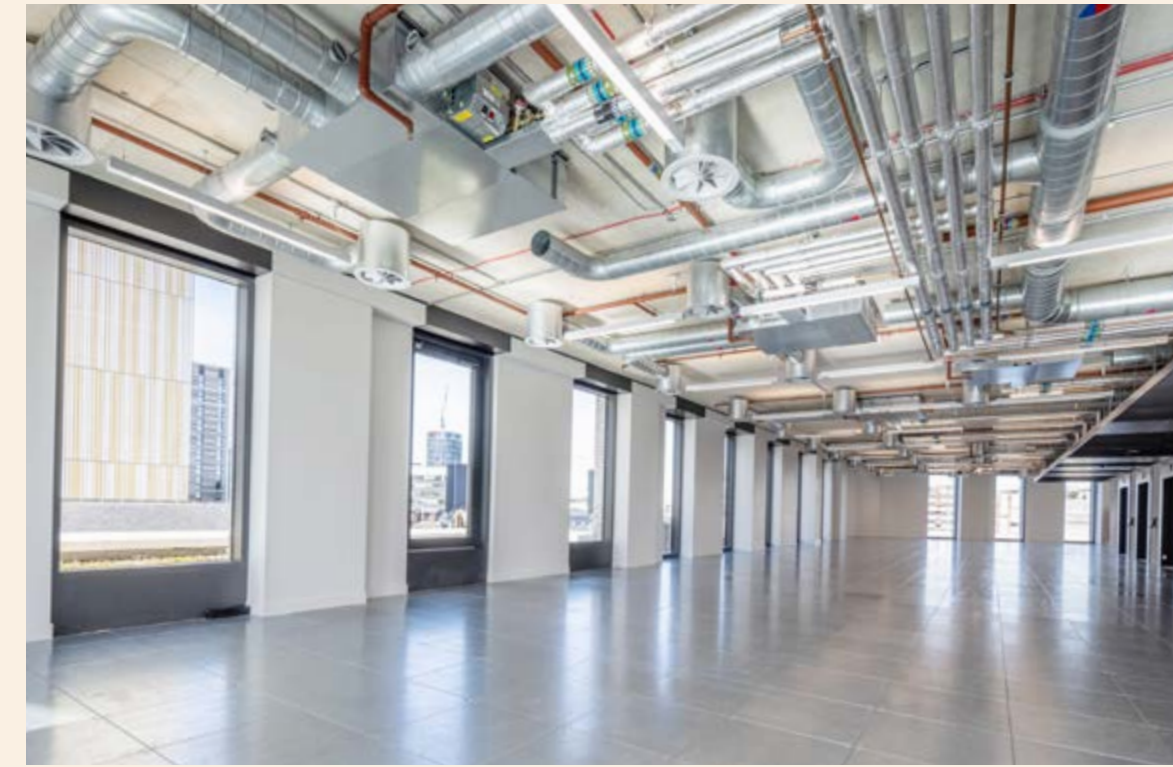
Innovative contemporary design with sympathetic restoration

ELDER YARD is contemporary office space with an old soul.

Approached via its own courtyard, and surrounded by heritage facades and cobbled streets, Elder Yard is packed with character. The building combines an original Victorian warehouse with equally stunning, brand new contemporary work spaces. On the lower floors old and new spaces seamlessly integrate while the new, light filled upper floors boast uninterrupted views and expansive private terraces.

Elder Yard offers a range of Cat A and Work Ready workspaces with options to suit you.

Level five offers a welcoming space for occupiers to step away from their desks and unwind in cost working nooks, serene quiet areas, and additional meeting rooms to suit your requirements.



Smart & Sustainable

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

57% lower upfront carbon than industry average benchmarks - at 435kg of CO₂e per m²



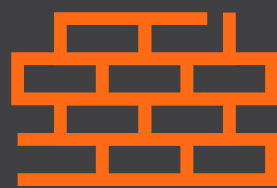
Careful Victorian restoration

Existing warehouses retain authentic industrial features



Operational Efficiency

Outstanding operational efficiency with 66 kWh per m² predicted in landlord areas, 27% 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 Gold targets



100% electric operations

Sourced from low and zero carbon supplies



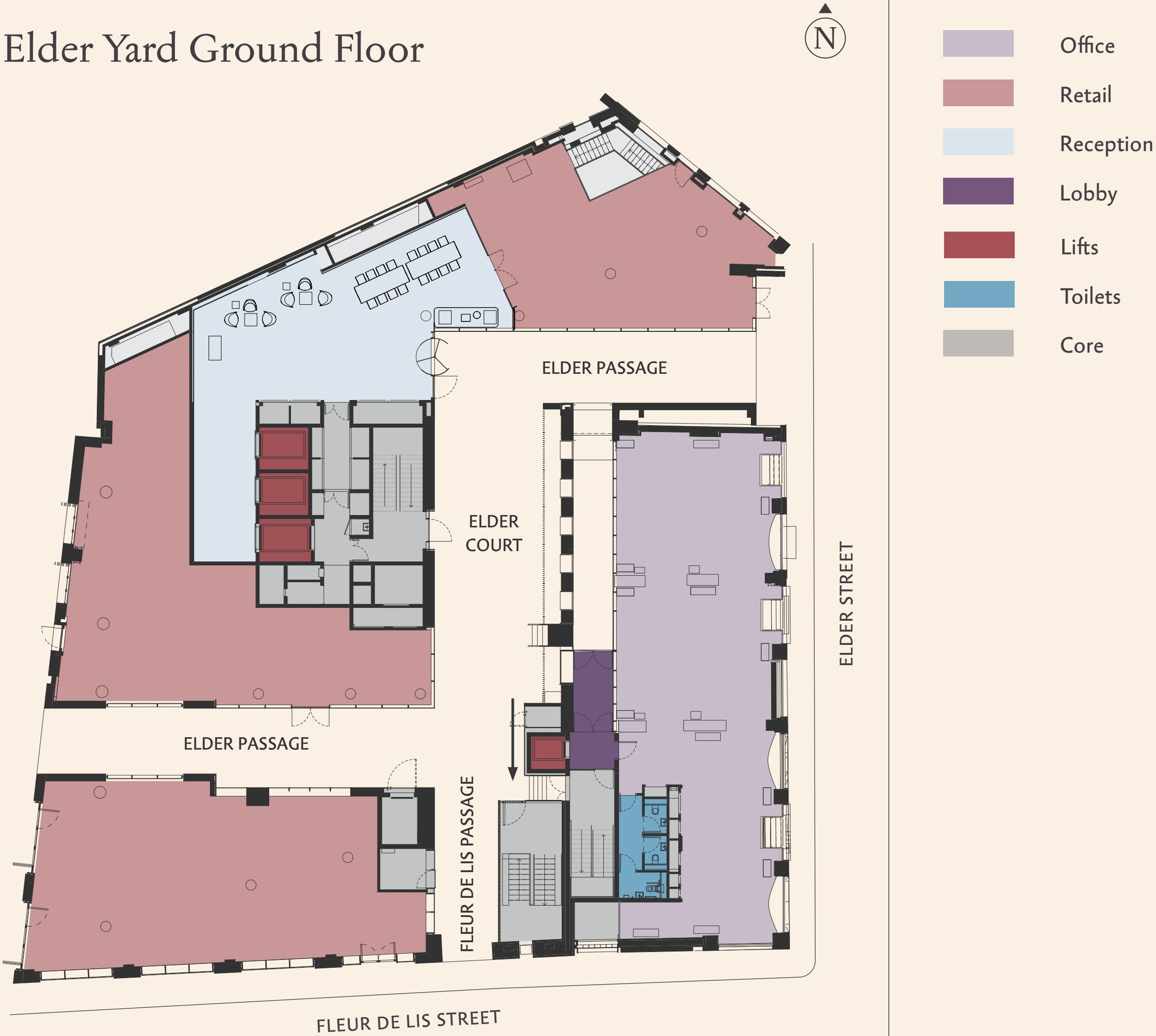
An everyday wonder

ELDER YARD captures your imagination from the get-go. Accessed through the cobblestones of the surrounding courtyard, Fleur de Lis Street or Elder Street; you're surrounded by heritage warehouse façades that highlight the generations of workers before you.

Then, the building's mix of Victorian and modern features welcome you into the wide doorway of its bright lobby. The quiet clinks of the adjacent restaurant bring everything clearly back to the present day. A place of work. With an appreciation of the past. Set to fuel business for years to come.



ARRIVAL VIA ELDER PASSAGE OFF ELDER STREET

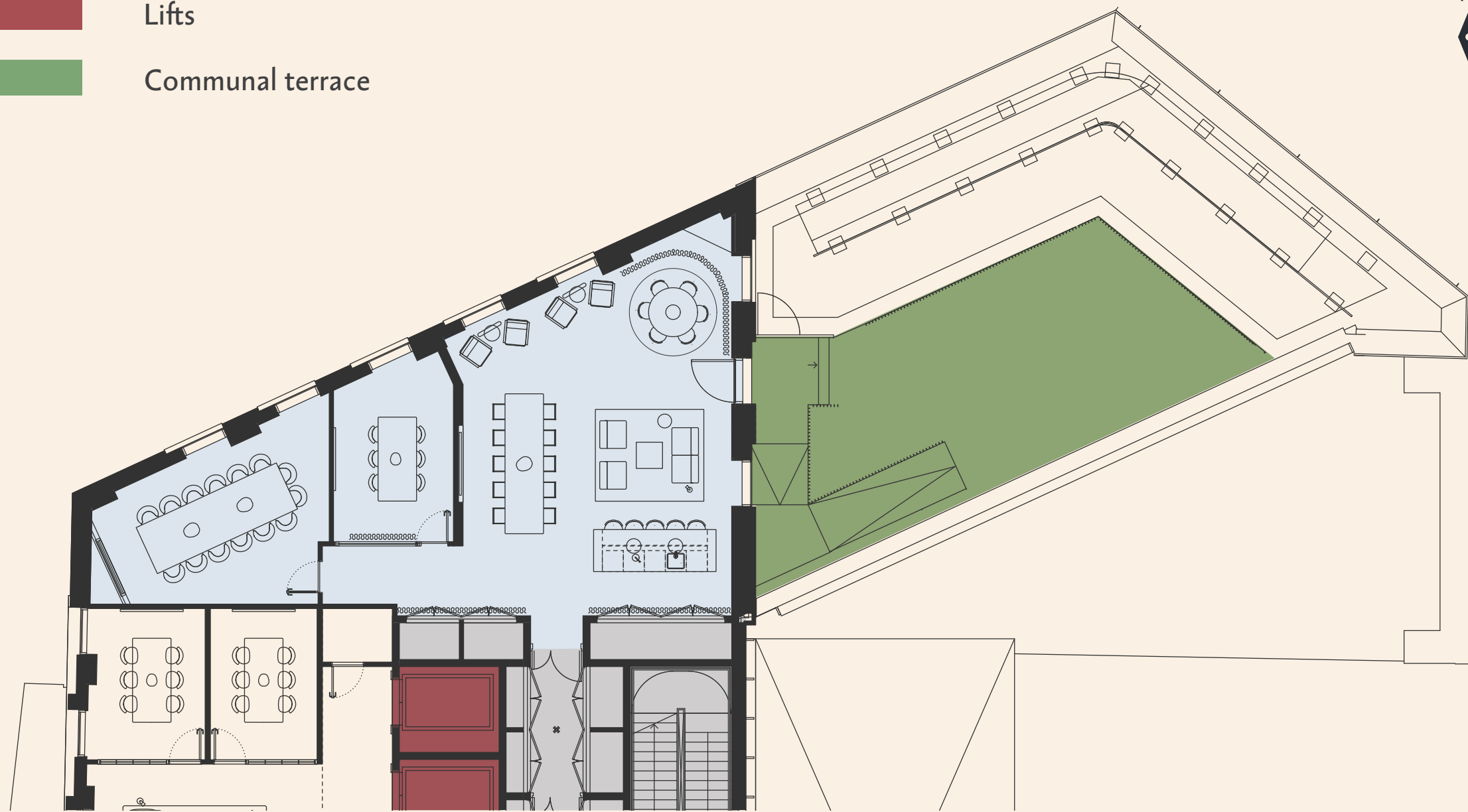


Club Lounge

Level 5

Level 5 is being transformed by UDS to include a shared lounge, private terrace, and two bookable meeting rooms. Whether you're looking for a quiet place away from your desk, a venue to host an event, or a bit of fresh air on the 1,254 sq ft terrace, the Club Lounge provides the perfect setting for all your needs.

- Club Lounge
- Core
- Lifts
- Communal terrace



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

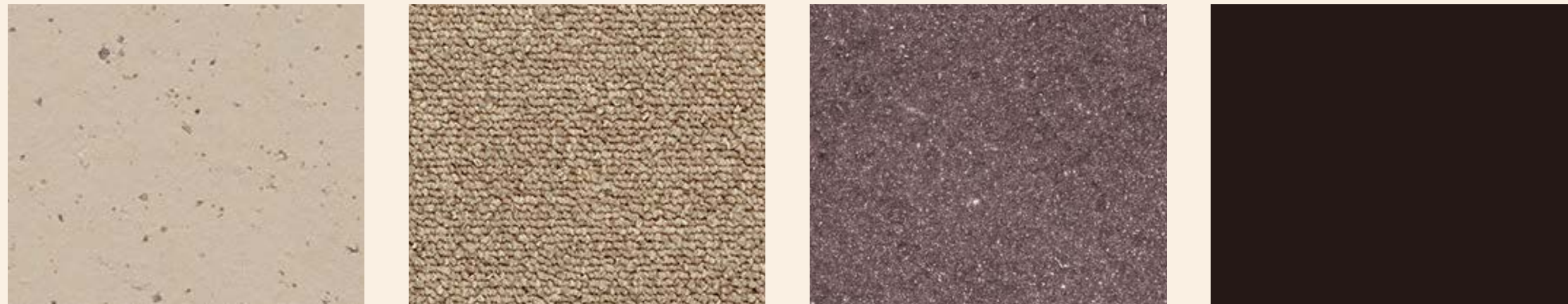
BY BRITISH LAND



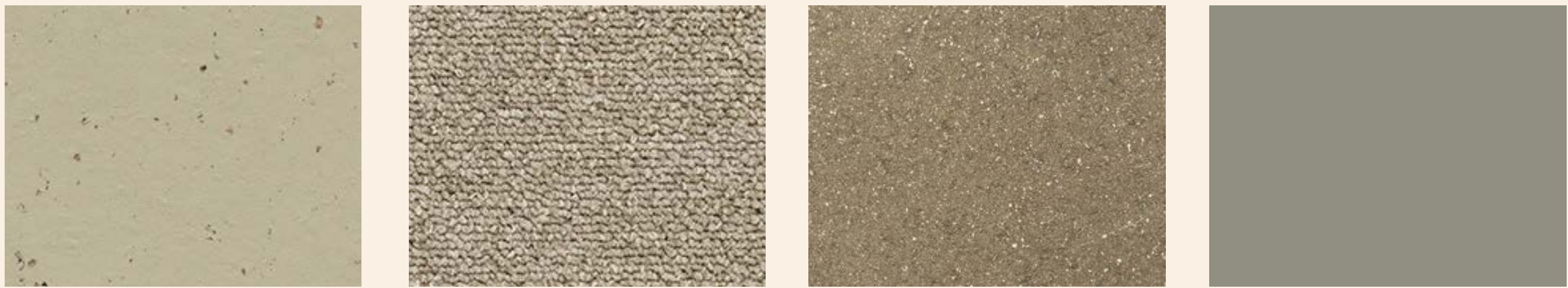
Typical Office



Sample board



Sample board



Schedule *of areas*

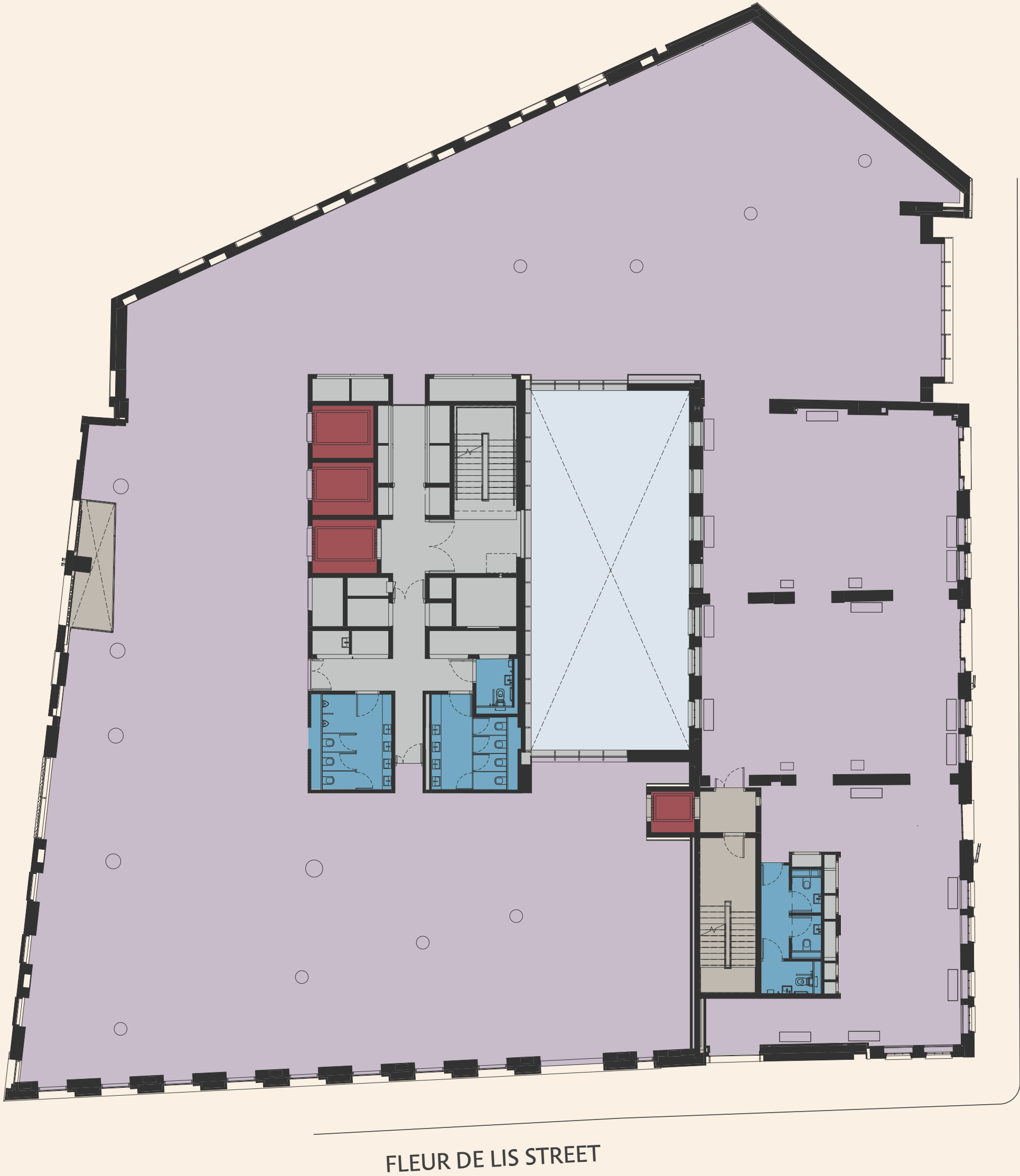
Floor	Elder Yard (sq ft)	Terrace (sq ft)	Lounge & Terrace (sq ft)
8	5,190	—	—
7	5,189	—	—
6	5,186	—	—
5	3,660	—	1,511 / 804
4	7,028	450	—
3*	13,210	—	—
2	14,120	—	—
1*	14,169	—	—
G	Under Offer	—	—
LG	Under Offer	—	—
Total	73,312	450	1,511 / 804

*Cat A workspace



Floor 1

TOTAL INTERNAL AREA
14,169 sq ft



- Office
- Lifts
- Toilets
- Atrium
- Core



Beautifully restored

Floor 2

TOTAL INTERNAL AREA
14,120 sq ft

WORKSTATIONS
191

DESKS
123

MEETING ROOMS
9

TEA POINTS
1

BOOTHS
4



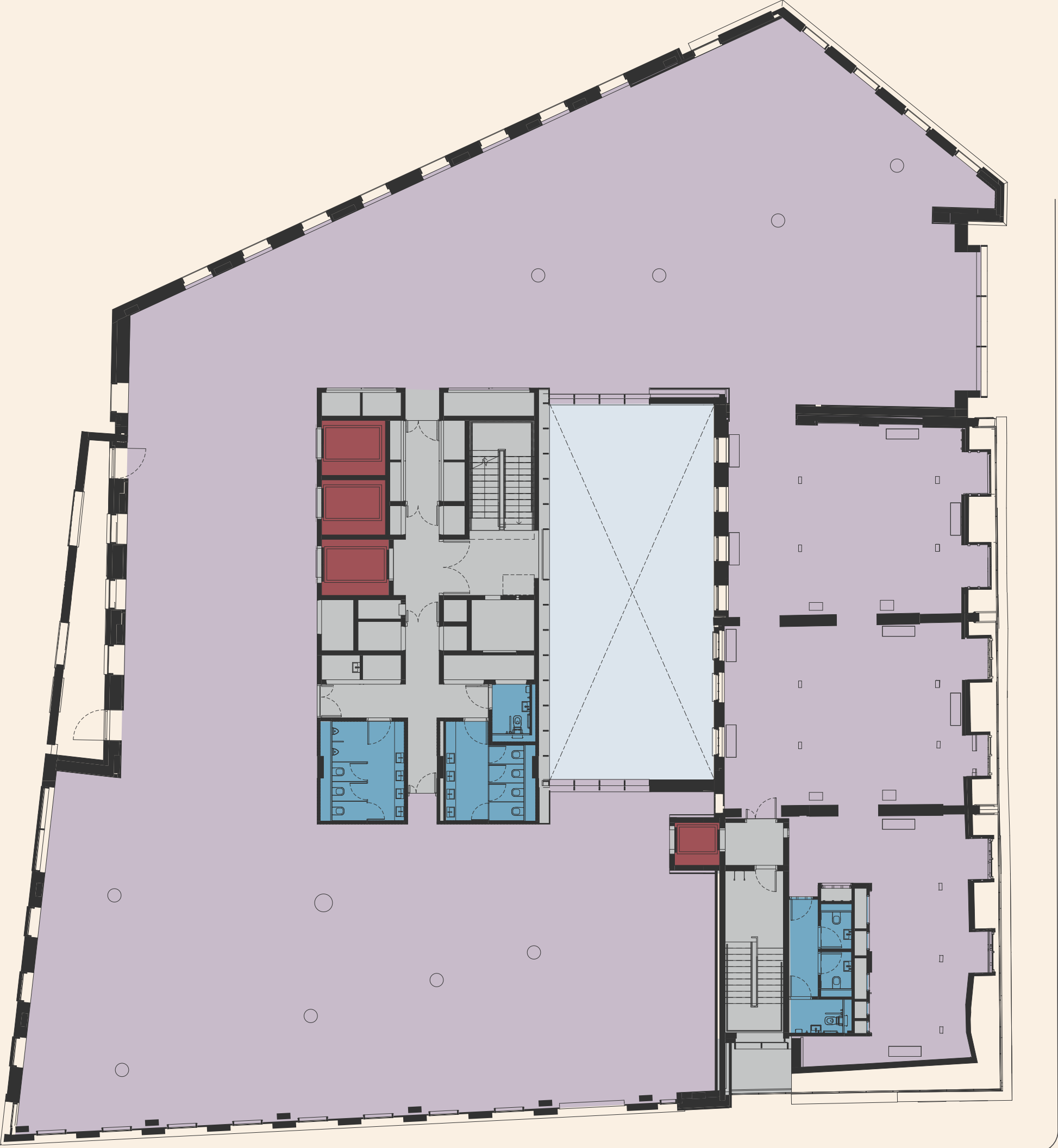
- Workspace
- Meeting Rooms
- Kitchen/Breakout Space
- Tea Point
- Phonebooth
- Lifts
- Toilets
- Atrium
- Reception

ELDER STREET

FLEUR DE LIS STREET

Floor 3

TOTAL INTERNAL AREA
13,210 sq ft



- Office
- Lifts
- Toilets
- Atrium
- Core

ELDER STREET

FLEUR DE LIS STREET

Floor 4

TOTAL INTERNAL AREA
7,028 sq ft

TERRACE AREA
450 sq ft

WORKSTATIONS
100

DESKS
66

MEETING ROOMS
6

TEA POINTS
1

BOOTHS
2



- Workspace
- Meeting Rooms
- Kitchen/Breakout Space
- Tea Point
- Phonebooth
- Terrace
- Lifts
- Toilets

Floor 5

TOTAL INTERNAL AREA
3,660 sq ft

TERRACE AREA
804 sq ft

WORKSTATIONS
52

DESKS
40

MEETING ROOMS
4

BOOTHS
2



- Workspace
- Meeting Rooms
- Kitchen/Breakout Space
- Phonebooth
- Terrace
- Lifts
- Toilets
- Comms Room

Floors 6-8

TOTAL INTERNAL AREA
5,186 – 5,190 sq ft

WORKSTATIONS
74

DESKS
48

MEETING ROOMS
5

BOOTHS
2



- Workspace
- Meeting Rooms
- Kitchen/Breakout Space
- Phonebooth
- Lifts
- Toilets

Indicative layouts – *Floor 2*

- 70 desks
- 89 collaboration seats
- 195 total seats
- Office occupancy ratio: 1:18.5

DETAIL

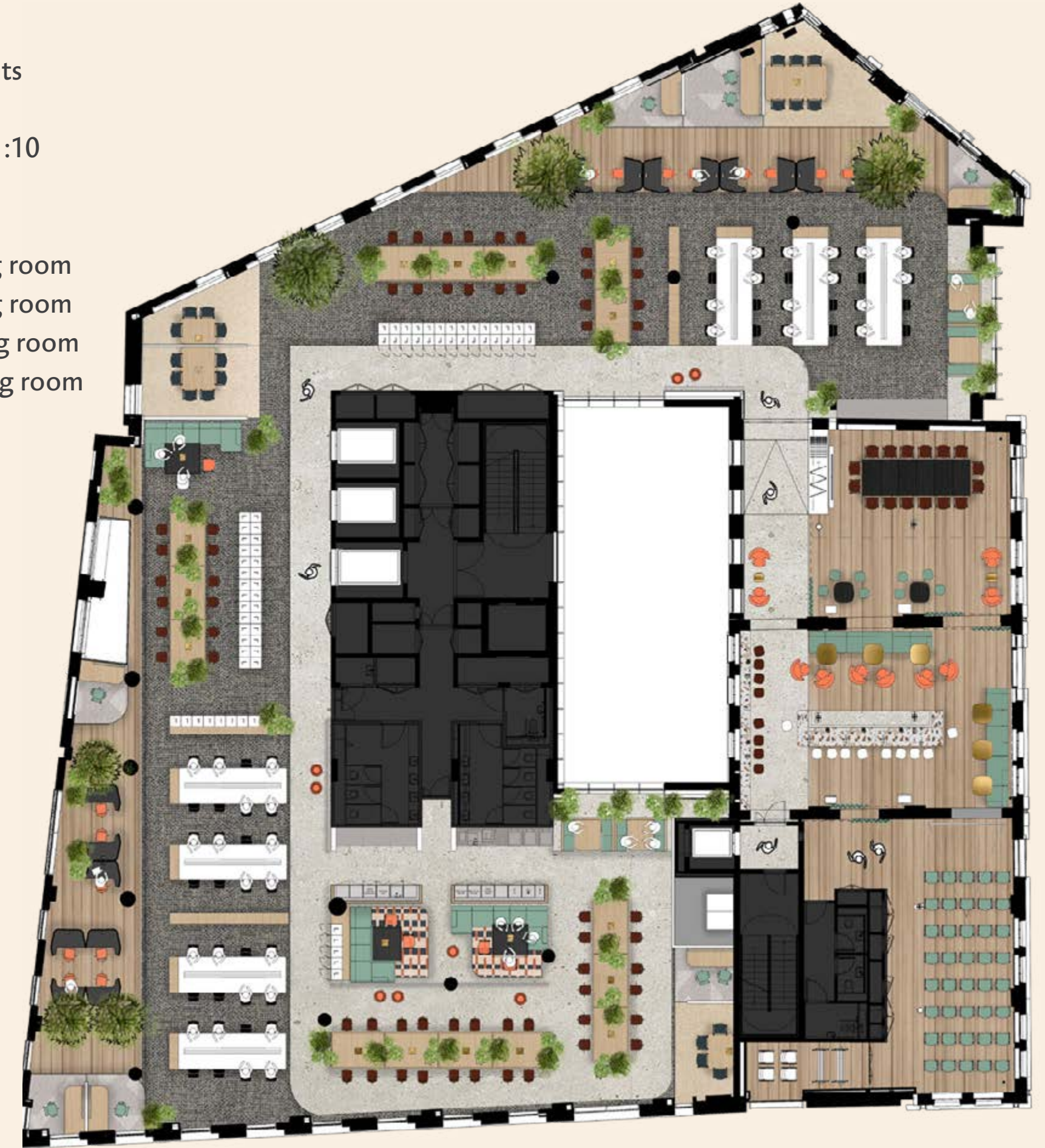
- 1 x 4 person meeting room
- 1 x 6 person meeting room
- 1 x 12 person meeting room
- 2 x 1 person office
- 16 x 2 person office



- 131 desks
- 110 collaboration seats
- 292 total seats
- Occupancy ratio: 1:10

DETAIL

- 2 x 4 person meeting room
- 2 x 6 person meeting room
- 1 x 16 person meeting room
- 1 x 40 person meeting room



End of trip facilities



- Office
- Retail
- Reception
- Lobby
- Toilets
- End of Trip Facilities
- Core

129 cycle racks, 134 lockers & 13 showers

- 01 CYCLIST ENTRANCE & STAIRS
- 02 LIFTS
- 03 ACCESS TO COMMUTER FACILITIES FROM ELDER YARD
- 04 SHOWERS AND CHANGING FACILITIES
- 05 ACCESSIBLE SHOWER AND TOILET FACILITIES
- 06 LIFT ACCESS TO OFFICE FLOORS
- 07 BIKE STORAGE
- 08 LOCKERS



Building Specifications



74,823

sq ft contemporary workspace

BREEAM®

'Excellent'

New Workspaces
'Very Good' Refurbished Workspaces



Including 14,508

sq ft of warehouse workspace



WiredScore
GOLD



1,254

sq ft of terrace space across floors 4 & 5



Net Zero

construction at completion



End of trip facilities

129 cycle racks, 134 lockers, 13 showers
& spacious changing rooms



2.5 - 3.7m

floor to ceiling height with
high levels of natural light



3 x 1,600

kg passenger/goods lifts
& 1 x 630kg passenger lift



Zero waste
to landfill targeted



Club Lounge

bookable meeting and event spaces
and communal terrace



All Electric

building operation



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NORTON FOLGATE

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