

Compton

Spitalfields

Nicholls & Clarke
Norton Folgate
E1 6BD

Offering over 19,000 sq ft of
modern workspace and over 7,700
sq ft of sensitively restored
warehouse workspace

For Rent

1,522 to 9,147 ft²

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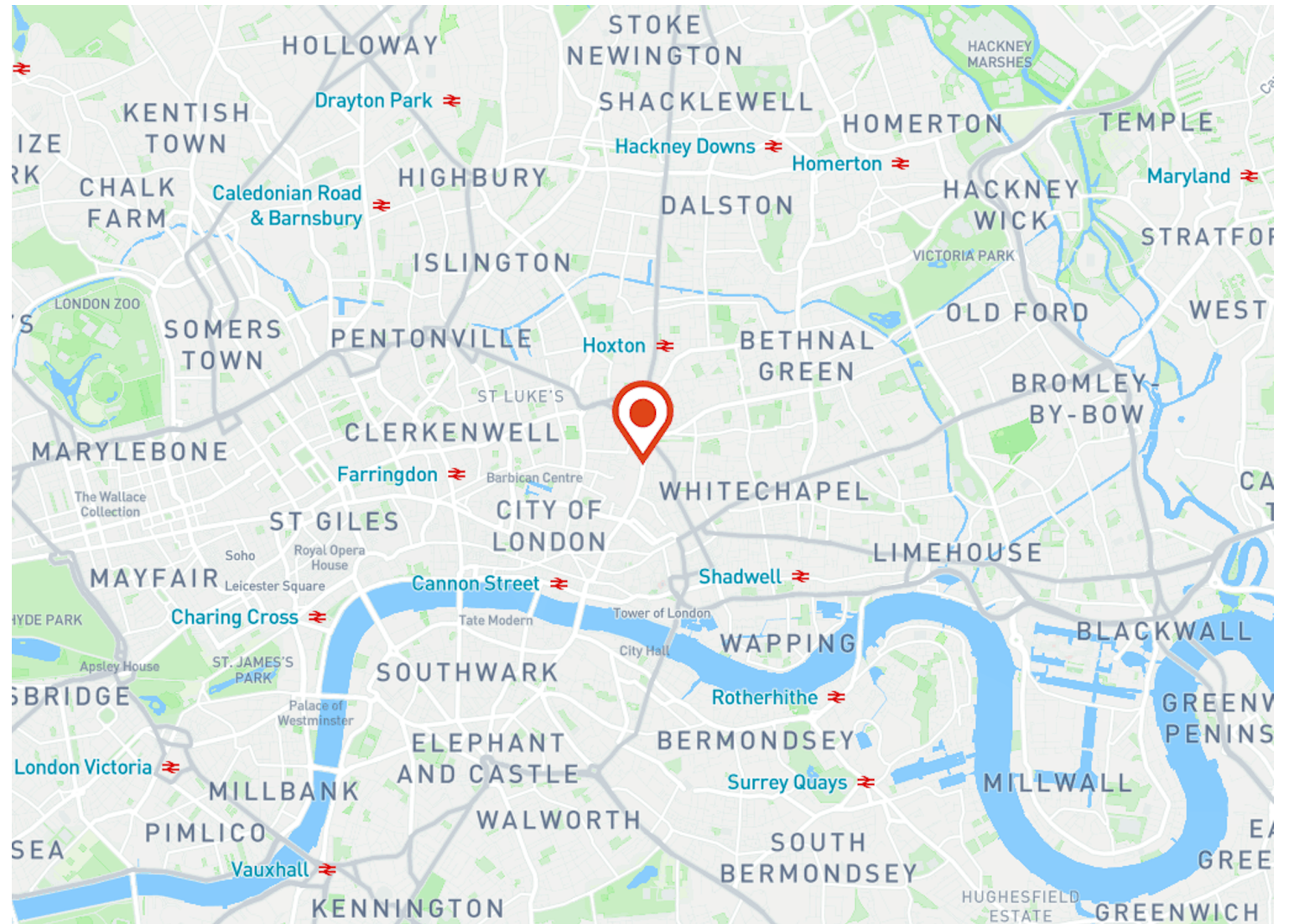
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Location

Norton Folgate is a special place. The mix of Georgian and Victorian buildings, set around historic cobbled courtyards and quiet streets, feels a world away from the City but is only a short walk from Liverpool Street Station, Broadgate, Spitalfields Market, Brick Lane and Shoreditch.

Nicholls & Clarke forms part of this 340,000 sq ft mixed use development which is made up of eight buildings ranging in size from 10,000 to 120,000 sq ft. Four architects have worked together on the project: AHMM, Stanton Williams, Morris + Company and DSDHA, with the aim of making sure the character and variety of the place is captured in the architecture of the new buildings.

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Amenities

- Designed by Stirling Prize winning architect AHMM
- Offering fully managed or fully fitted, flexible workspace from 1,522 Sq Ft
- Net Zero Carbon, BREEAM Excellent, Wiredscore Platinum, 100% electric
- On-site restaurants and total F&B estate amenity totalling c.30,000 sq ft
- Activated courtyard at Nicholls & Clarke Yard
- Best in class end of journey provisions - 43 cycle racks, 44 lockers and 5 showers

Description

Designed by Stirling Prize winning architect AHMM, Nicholls & Clarke Loft & Warehouse offers 26,820 sq ft of office and 3,970 sq ft of retail space. The sensitive refurbishment and redevelopment of the original façade delivers a delightful contrast between the old and new – and flexible floorplates provide the opportunity for occupiers to flex and grow within Norton Folgate.

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Content

Watch the film



View on Website



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Floor Areas & Outgoings

The accommodation comprises the following areas:

| Name | sq ft | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total /sq ft | Total month | Total year | Availability |
|-----------------------------------|-------|--------------|-----------------------|------------------------|--------------|-------------|------------|--------------|
| 13th - Amenity floor with terrace | 750 | - | On Application | £17.55 | £17.55 | £1,096.88 | £13,162.50 | Occupied |
| 12th - Managed | 1,532 | - | On Application | £17.55 | £17.55 | £2,240.55 | £26,886.60 | Under Offer |
| 11th - Managed | 1,522 | - | On Application | £17.55 | £17.55 | £2,225.93 | £26,711.10 | Available |
| 10th - Managed | 1,524 | - | On Application | On Application | - | - | - | Let |
| 9th - Managed | 1,523 | - | On Application | £17.55 | £17.55 | £2,227.39 | £26,728.65 | Available |
| 8th - Managed | 1,525 | - | On Application | £17.55 | £17.55 | £2,230.31 | £26,763.75 | Available |
| 7th - Managed | 1,523 | - | On Application | £17.55 | £17.55 | £2,227.39 | £26,728.65 | Available |
| 6th - Managed | 1,527 | - | On Application | £17.55 | £17.55 | £2,233.24 | £26,798.85 | Available |
| 5th - Managed | 1,523 | - | On Application | £17.55 | £17.55 | £2,227.39 | £26,728.65 | Available |
| 4th - Managed | 1,527 | - | On Application | £17.55 | £17.55 | £2,233.24 | £26,798.85 | Available |

| Name | sq ft | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total /sq ft | Total month | Total year | Availability |
|------------------------------------|--------|--------------|-----------------------|------------------------|--------------|-------------|-------------|--------------|
| 3rd - Warehouse Managed | 2,610 | - | On Application | £17.55 | £17.55 | £3,817.13 | £45,805.50 | Let |
| 3rd - Triangle Managed | 1,522 | - | On Application | £17.55 | £17.55 | £2,225.93 | £26,711.10 | Under Offer |
| 2nd - Triangle Managed | 1,522 | - | On Application | £17.55 | £17.55 | £2,225.93 | £26,711.10 | Under Offer |
| 2nd - Warehouse Managed | 2,583 | - | On Application | £17.55 | £17.55 | £3,777.64 | £45,331.65 | Under Offer |
| 1st - Warehouse Building Amenity | 2,542 | - | On Application | On Application | - | - | - | Occupied |
| Total | 25,255 | | | £17.55 | £17.55 | £30,988.95 | £371,866.95 | |

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Contact Us

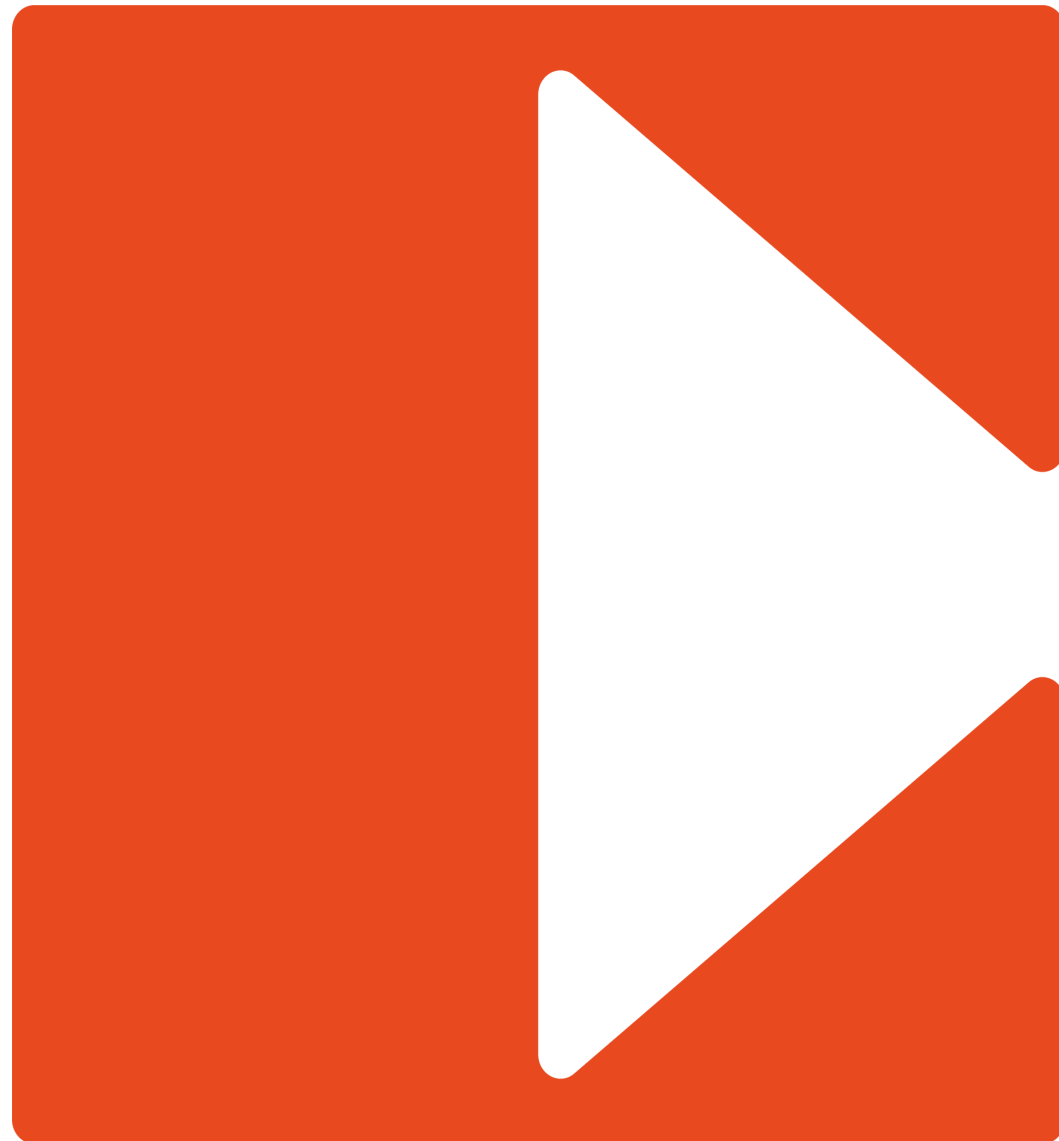
All appointments to view must be arranged via sole agents, Compton, through —

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