

NORTON FOLGATE

DISCOVER A NEW RETAIL AND DINING DESTINATION

Available Now

57% let or under offer as of June 2024

BLANK STREET COFFEE

BLANK STREET COFFEE

15 NORTON FOLGATE





A PLACE
LIKE NO
OTHER

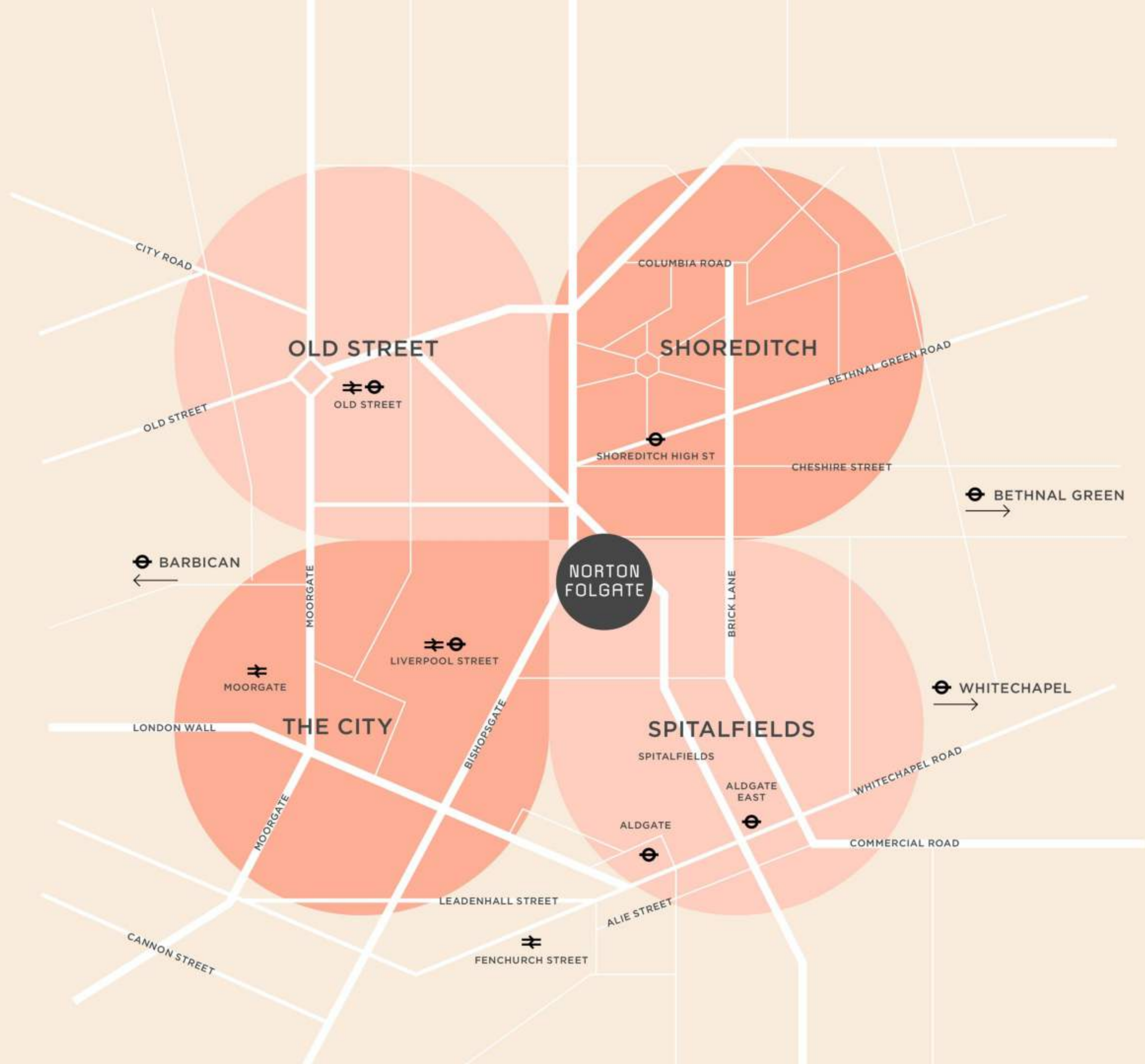
THIS IS REAL LONDON

On the edge of the Square Mile, nestled alongside historic Spitalfields, infused with the energy of Shoreditch, yet quieter, calmer, more grounded.

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.









500K+

Office workers / Residents
within 1 mile



211M

Footfall through Liverpool Street Station
and Shoreditch High Street Station



£58M

Annual retail spend
potential within 1/4 mile



57%

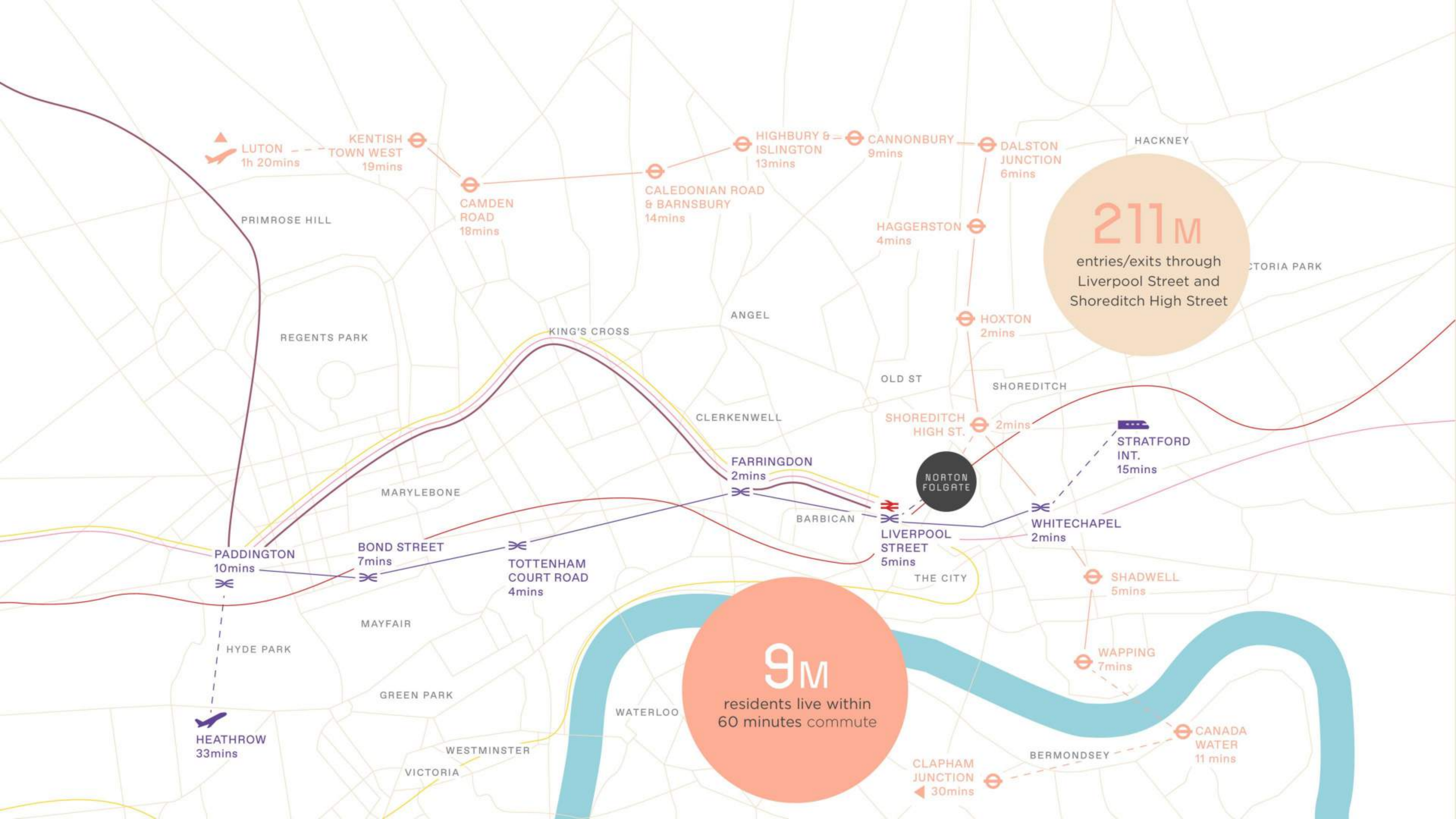
top 2 ACORN categories:
Affluent Achievers & Rising Prosperity



£4.8M

Weekly spend
on food and drink

Norton Folgate over indexes on catchment, affluence and spend potential compared with Canary Wharf, Victoria and Kings Cross.



211M
entries/exits through
Liverpool Street and
Shoreditch High Street

9M
residents live within
60 minutes commute

LUTON
1h 20mins

KENTISH TOWN WEST
19mins

CAMDEN ROAD
18mins

CALEDONIAN ROAD & BARNSBURY
14mins

HIGHBURY & ISLINGTON
13mins

CANNONBURY
9mins

DALSTON JUNCTION
6mins

HACKNEY

PRIMROSE HILL

REGENTS PARK

KING'S CROSS

ANGEL

CLERKENWELL

HAGGERSTON
4mins

HOXTON
2mins

VICTORIA PARK

OLD ST

SHOREDITCH

SHOREDITCH HIGH ST.
2mins

STRATFORD INT.
15mins

MARYLEBONE

FARRINGDON
2mins

NORTON FOLGATE

BARBICAN

LIVERPOOL STREET
5mins

WHITECHAPEL
2mins

PADDINGTON
10mins

BOND STREET
7mins

TOTTENHAM COURT ROAD
4mins

SHADWELL
5mins

MAYFAIR

HYDE PARK

GREEN PARK

WATERLOO

WAPPING
7mins

HEATHROW
33mins

WESTMINSTER

VICTORIA

CLAPHAM JUNCTION
30mins

BERMONDSEY

CANADA WATER
11mins



ADOBE
BGL
BOX.COM
AKTII

TURNER BROADCASTING

MORNINGSTAR

COLT

KINGSLEY NAPLEY

WIZE FRONTIER ECONOMICS

AMAZON

COCOON

CREDIT AGRICOLE MONZO

REED SMITH

INMARSAT MANSONS

HERBERT SMITH FREEHILLS

WILSON SONSINI

CITADEL

MIMECAST WEWORK

ALLEN & OVERY

ALLEN & OVERY

EBRD

ABN AMRO

NEX

ICAP

UBS

TP ICAP

ASHURSTS

SUMITOMO MITSUI

MILBANK TWEED HADLEY & MCCLOY

DEUTSCHE BANK

BARBICAN

THE CITY

BLACKROCK

SAMSUNG

JANE STREET

SIDLEY AUSTIN

HP

UBER

CHARLES STANLEY GROUP

JEFFRIES INTERNATIONAL

ROYAL BANK OF CANADA

FRESHFIELDS BRUCKHAUS DERINGER

JARDINE LLOYD THOMPSON

CLYDE & CO

BT

HISCOX

HYPERION INSURANCE

SUNGARD

EXPONENTIAL-E



the hoxton

DISHOOM

manteca

BAO SMOKING

Shoreditch Arts Club

GOAT

BRAT

LONDON Shuffle

PIZZAEAST

LYLES

BOXPARK SHOREDITCH

SHOREDITCH

The Crown & Shuttle

BEECHWOOD THE LIGHT BAR

BLOK

QUEEN OF HOXTON

FIGHT CITY GYM

JOINER ON WORSHIP

FLIGHT CLUB

BARRY'S BOOTCAMP

PLATFORM

THE MONTCALM LONDON

JUNKYARD GOLF CLUB

HIJINGO

TESCO express

NORTON FOLGATE

COMMERCIAL TAVERN

HAWKSMOOR

A BRITISH STEAKHOUSE & COCKTAIL BAR

THE TRUMAN BREWERY

SPITALFIELDS

Old Spitalfields Market

lululemon

UNIQLO

Poppies

St. JOHN

som saa

attendant

CHEANEY & SONS

CUTLER AND GROSS

FLAT IRON

THE TEN BELLS

som saa

EVERYMAN BAR DOURO

BARAKA RESTAURANT & BAR

FRANCO MANCA

唐茶苑 YAUATCHA

URBAN PUBS & BARS

HONI POKE

DECIEM

COS

ANTHROPOLOGIE

EATALY

shiro REBEL

LOS MOCHIS

WATCHES & SWITZERLAND SINCE 1924

JR

MONICA VINADER

TOMMY HILFINGER

NEOM ORGANICS + LONDON

THE CITY

PAN PACIFIC HOTELS AND RESORTS

SUSHISAMBA

Duck & Waffle

OLD STREET

CITY ROAD

OLD STREET

CURTAIN ROAD

SUN STREET

ARNOLD STREET

WILSON STREET

ELDON STREET

LIVERPOOL STREET

OLD BROAD STREET

BRUSHFIELD STREET

MIDDLESEX STREET

COMMERCIAL STREET

BRICK LANE

BRICK LANE



AN ECLECTIC HERITAGE



A PLACE WITH RICH LAYERS OF HISTORY

Norton Folgate has a long history of being a preferred destination for the creative industry.

Whether it's Nicholls & Clarke and their colourful paints or Huguenot, the master silk merchants. This is an area that attracts artisans.

Surrounded by active communities, this is an area with genuine energy. Local residents are passionate about its heritage.





REIMAGING
FOR THE FUTURE

An aerial, high-angle photograph of a cobblestone street. A person is walking away from the camera on the right side of the street. A cyclist is riding a bicycle on the left side of the street. The street is paved with cobblestones and has a white painted curb. The background shows a building with a dark door and a window. The overall scene is in black and white, with the text overlaid in orange and white.

334,500

SQ FT OVERALL

303,000

SQ FT OF OFFICE SPACE
70% LET, UNDER OFFER AND
FITTED, WORK READY SPACE*

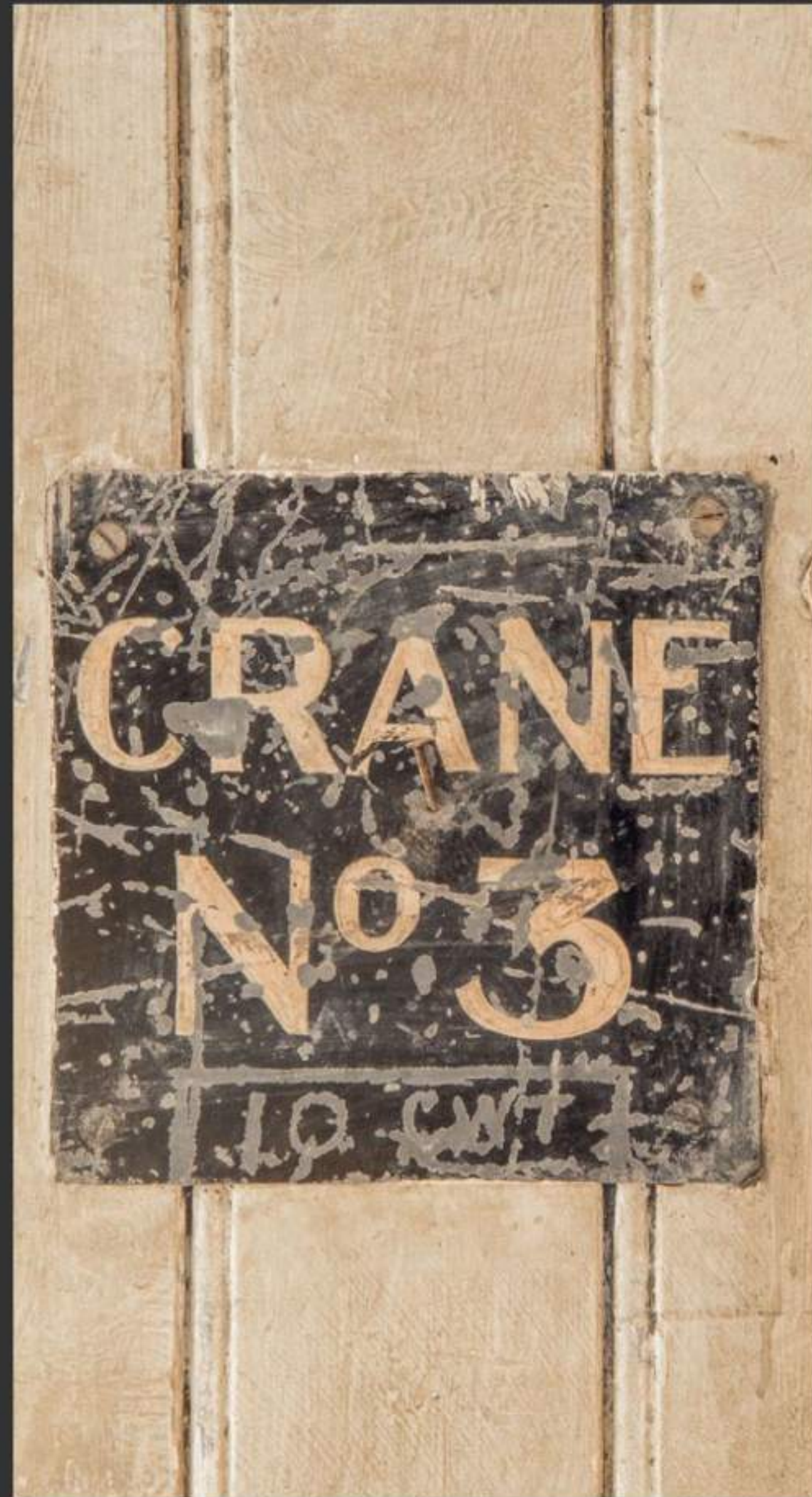
31,500

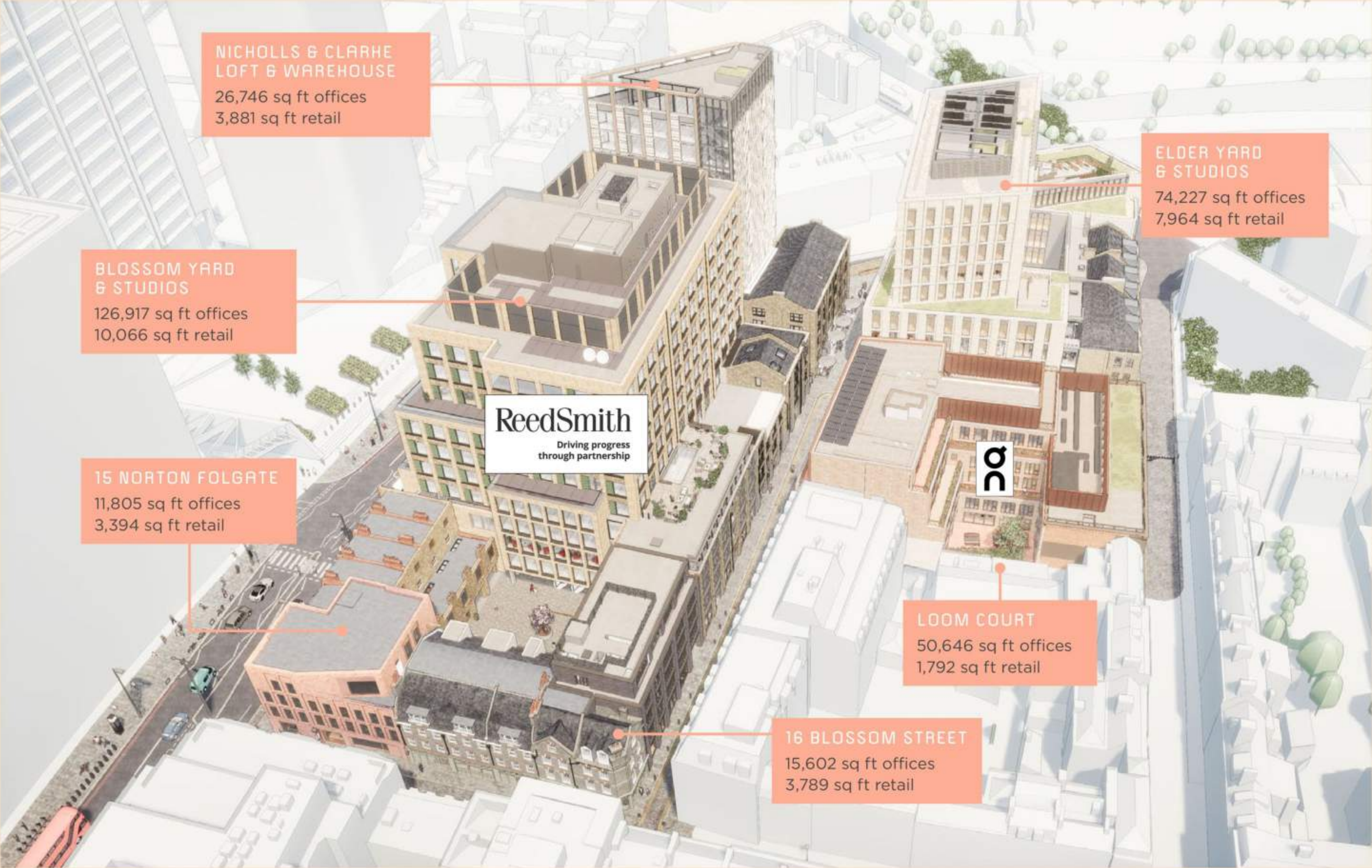
SQ FT OF RETAIL & RESTAURANTS
57% LET OR UNDER OFFER*

* AS OF JUNE 2024

The image shows the interior of a large, historic warehouse. The most prominent feature is the intricate wooden truss system that supports the roof, with numerous beams and rafters creating a complex geometric pattern. The walls are constructed from stone and brick, showing signs of age and wear. Several windows with wooden frames are visible, allowing natural light to enter the space. The floor is made of polished stone tiles. The overall atmosphere is one of historical significance and architectural grandeur.

CAREFUL RESTORATION OF HERITAGE WAREHOUSES





**NICHOLLS & CLARHE
LOFT & WAREHOUSE**
26,746 sq ft offices
3,881 sq ft retail

**BLOSSOM YARD
& STUDIOS**
126,917 sq ft offices
10,066 sq ft retail

15 NORTON FOLGATE
11,805 sq ft offices
3,394 sq ft retail

ReedSmith
Driving progress
through partnership

LOOM COURT
50,646 sq ft offices
1,792 sq ft retail

16 BLOSSOM STREET
15,602 sq ft offices
3,789 sq ft retail

**ELDER YARD
& STUDIOS**
74,227 sq ft offices
7,964 sq ft retail









NORTON FOLGATE

BLOSSOM

YARD

BLANK STREET COFFEE

BLANK STREET COFFEE

15 NORTON FOLGATE

Flagship retail space available

Blossom Yards:

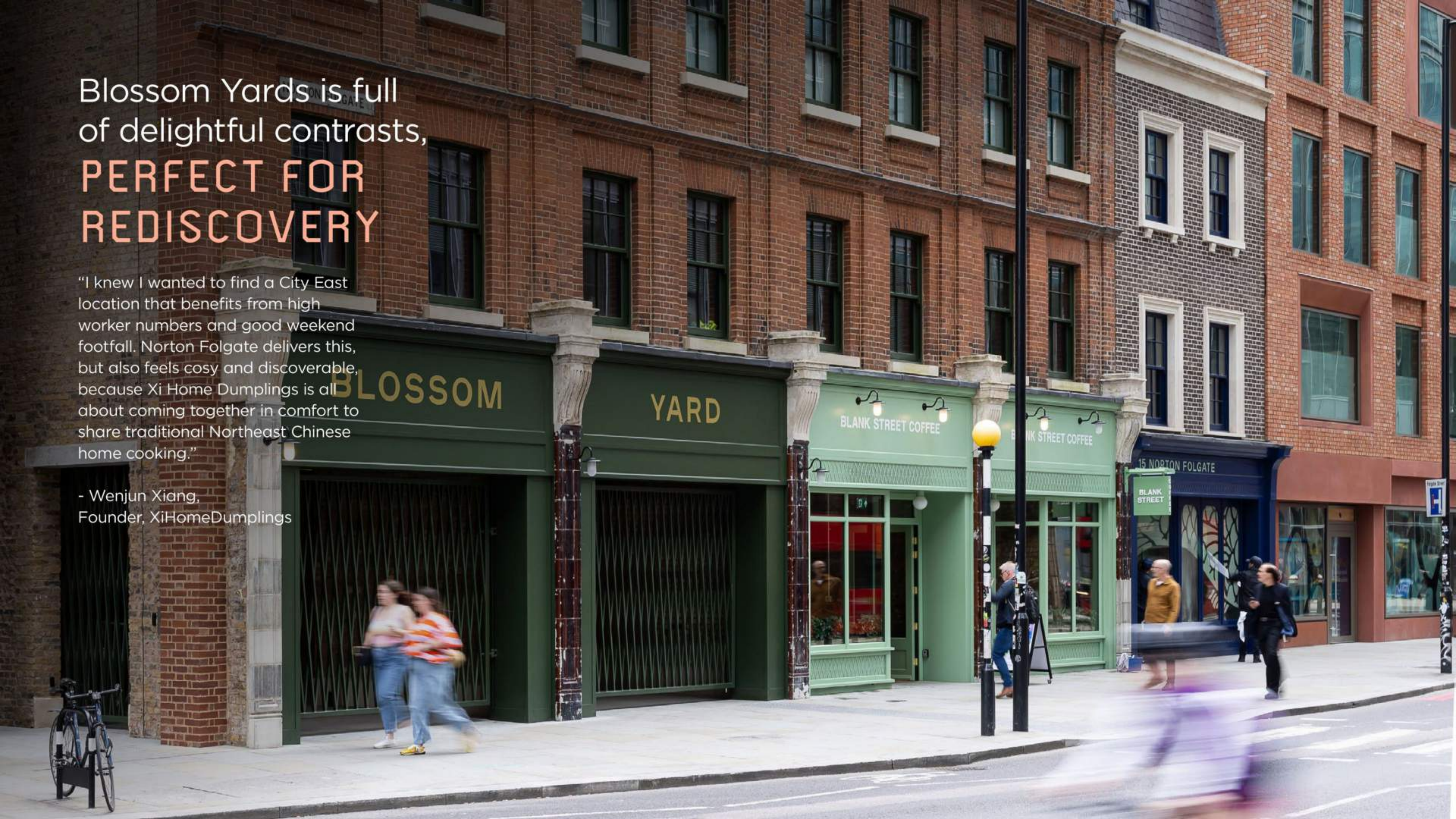
THERE'S
NO PLACE
LIKE HERE



Blossom Yards is full of delightful contrasts,
PERFECT FOR REDISCOVERY

"I knew I wanted to find a City East location that benefits from high worker numbers and good weekend footfall. Norton Folgate delivers this, but also feels cosy and discoverable, because Xi Home Dumplings is all about coming together in comfort to share traditional Northeast Chinese home cooking."

- Wenjun Xiang,
Founder, XiHomeDumplings





INSPIRED

by the distinctive heritage and local character

“We chose Norton Folgate for Kolamba because its commitment to preserving heritage and sustainability perfectly aligns with our vision. The thoughtful restoration and reuse of historic elements will enhance the character and charm of our restaurant. This synergy between the building’s architectural legacy and our contemporary Sri Lankan design creates a unique dining experience that celebrates both history and innovation.”

- Eroshan Meewella,
Founder, Kolamba



A place for
your business
to **THRIVE**

“For Blank Street, Norton Folgate represents our archetypal location - a beautiful store front with high visibility and great footfall! Additionally, Norton Folgate (and its re-development) offers an exciting catchment of residential and office workers where we are amidst other key F&B players!”

- Mans Palmgren,
Senior Real Estate Manager,
Blank Street





16 BLOSSOM STREET

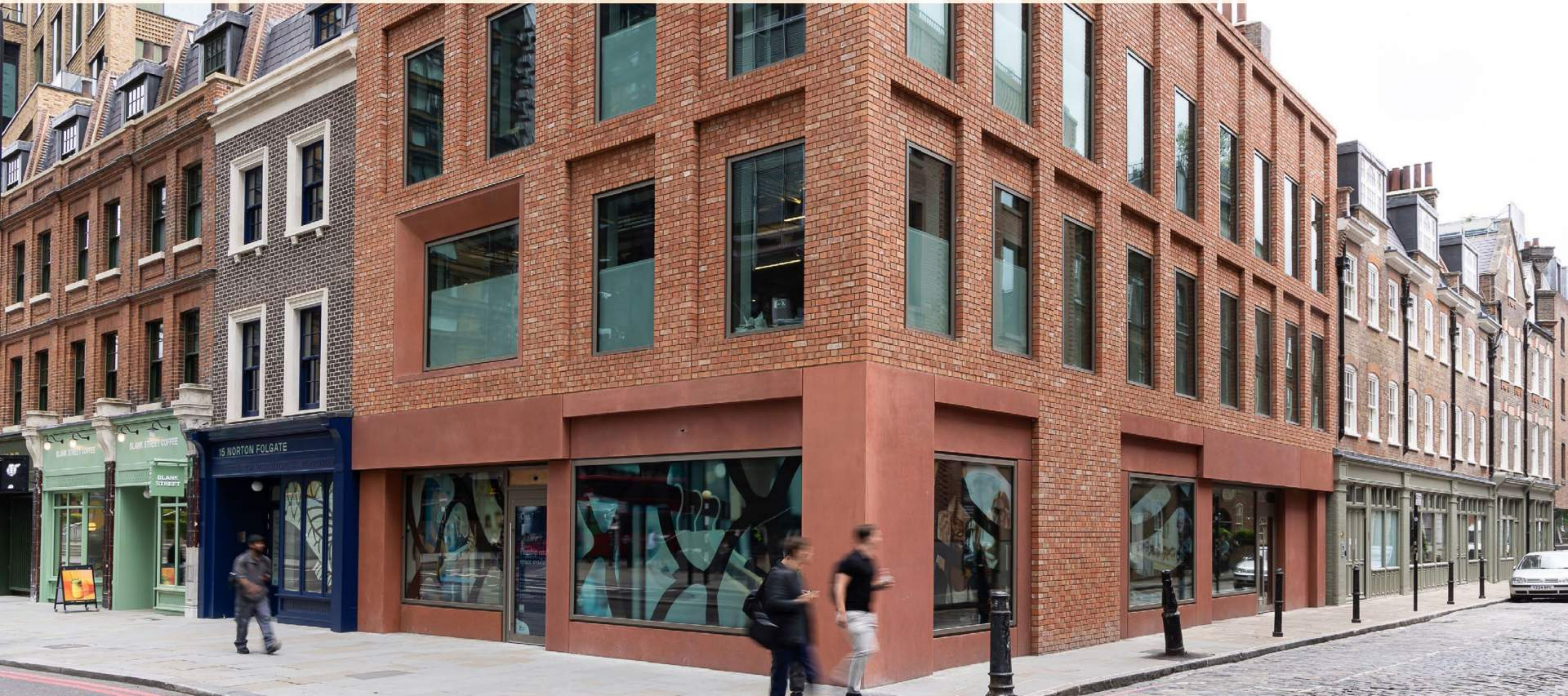
SKANSKA

CCTV

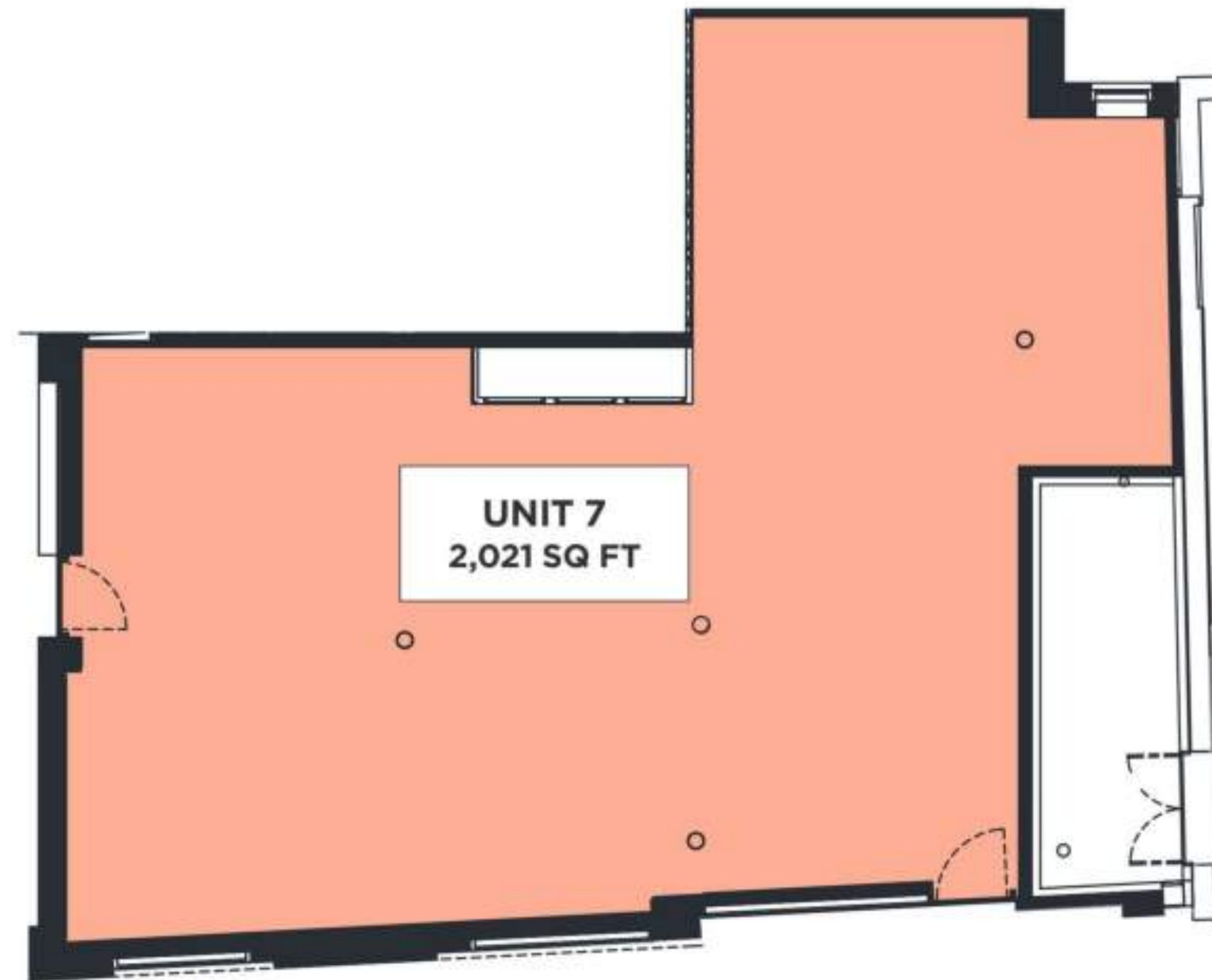
16 Blossom Street
528

14 NORTON FOLGATE

Flagship Retail at the gateway to the development



UNIT 7 – GROUND FLOOR
2,021 SQ FT



161 COMMERCIAL STREET



COMMERCIAL ST. E

ELDER ST. E

Unit 11

3,500 sq ft
Flagship restaurant
space available

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3,500 sq ft
Flagship restaurant
space available

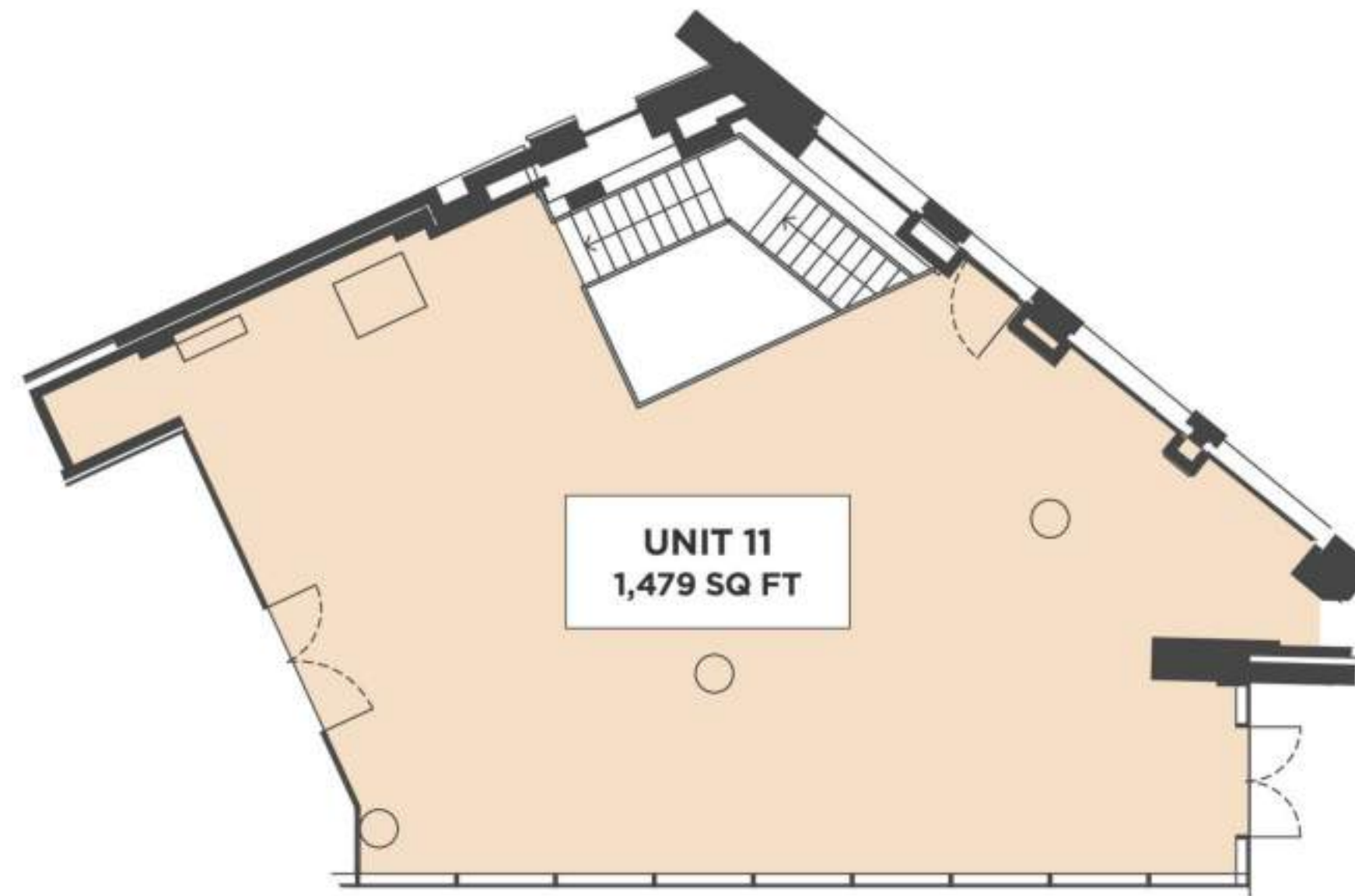
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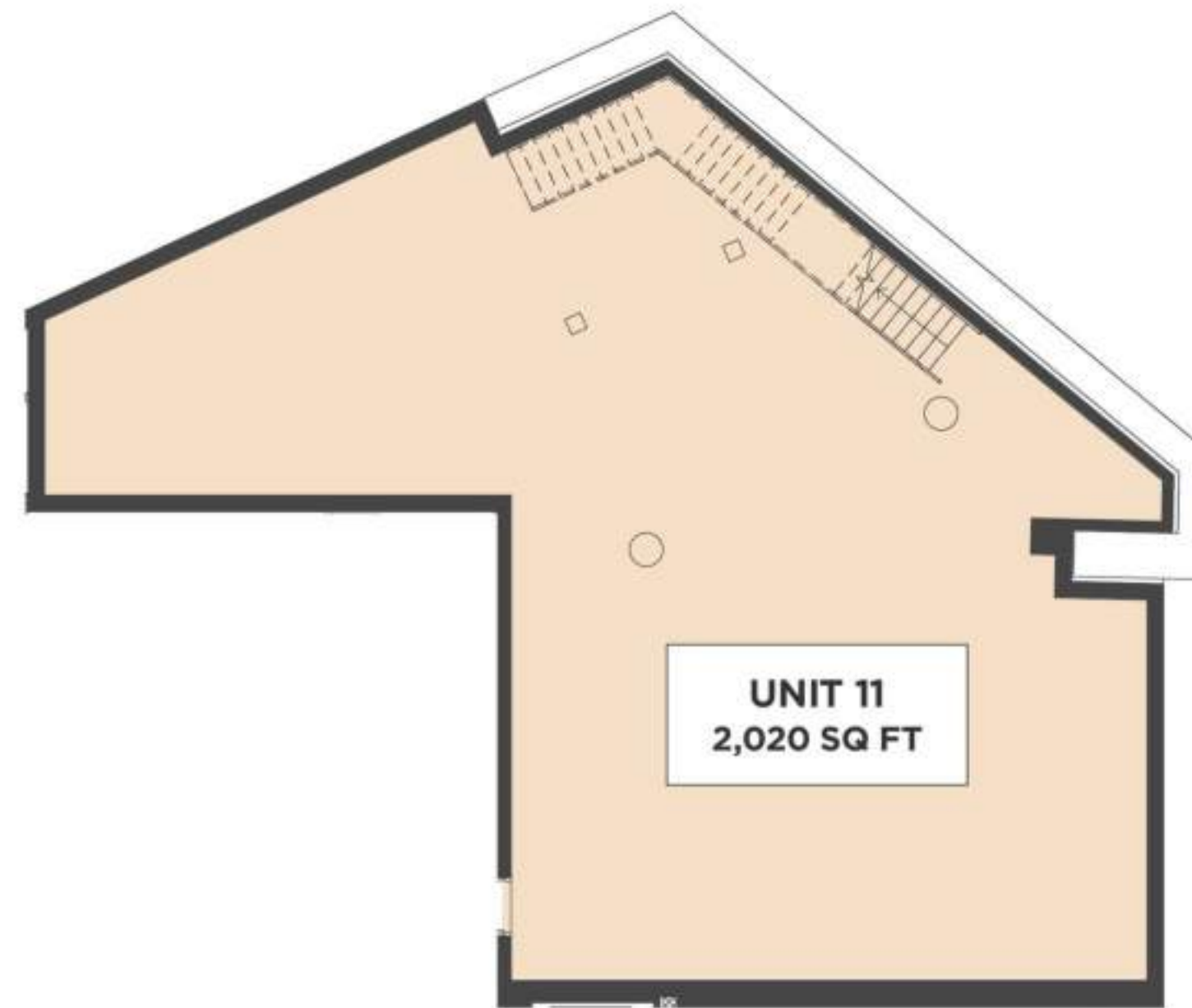
UNIT 11 – GROUND FLOOR
1,479 SQ FT



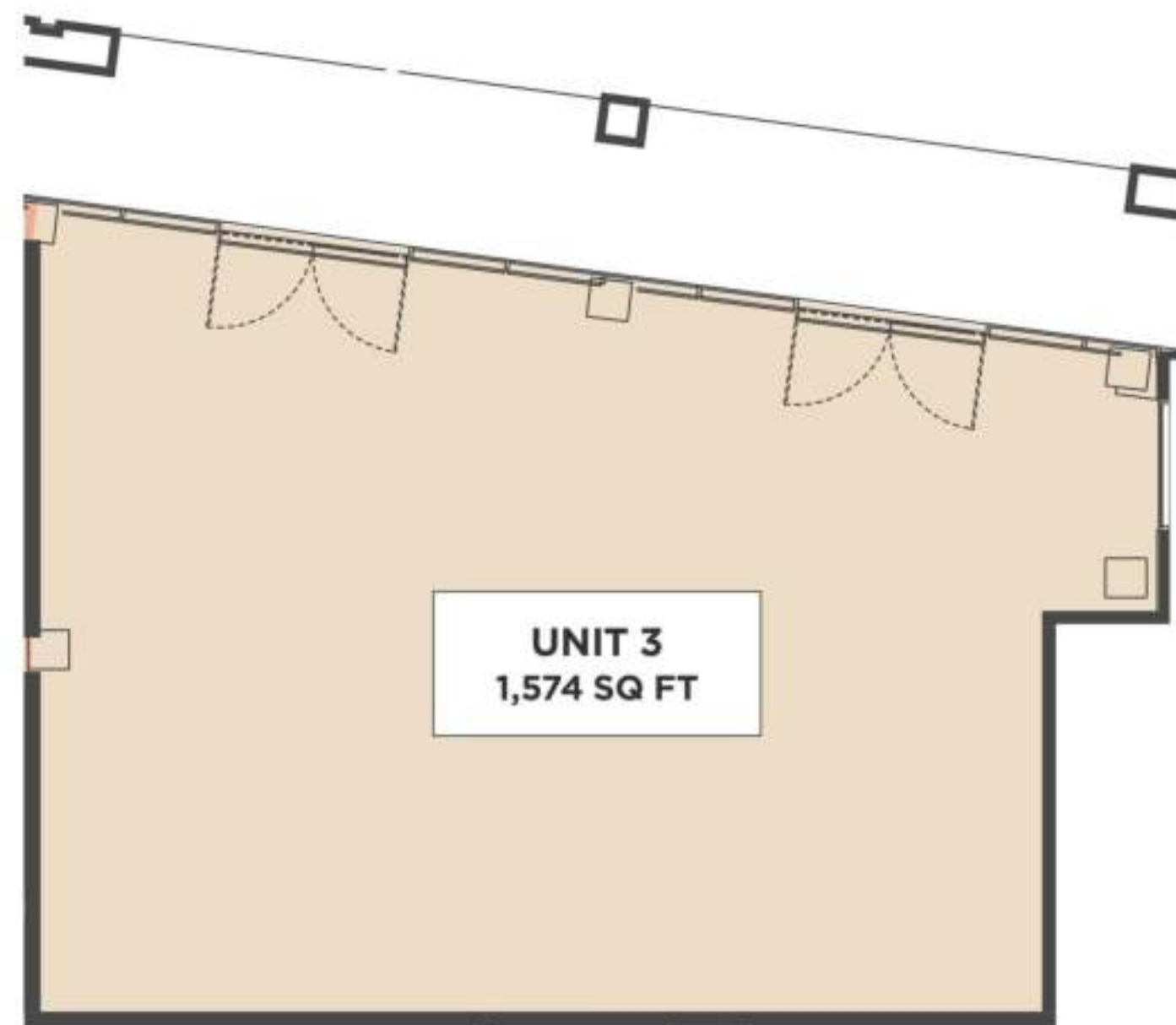
KEY

■ Restaurant

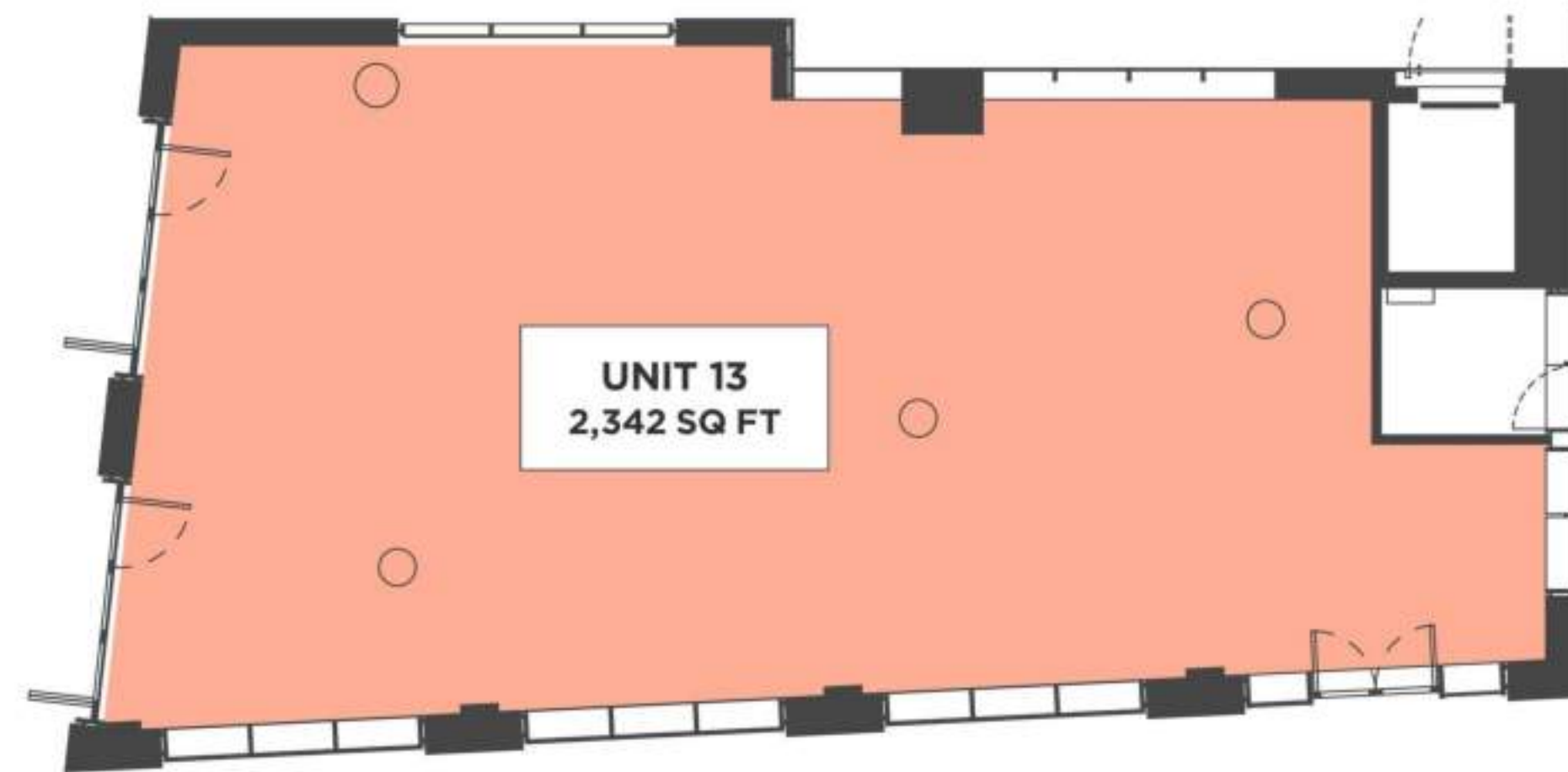
UNIT 11 – BASEMENT
2,020 SQ FT



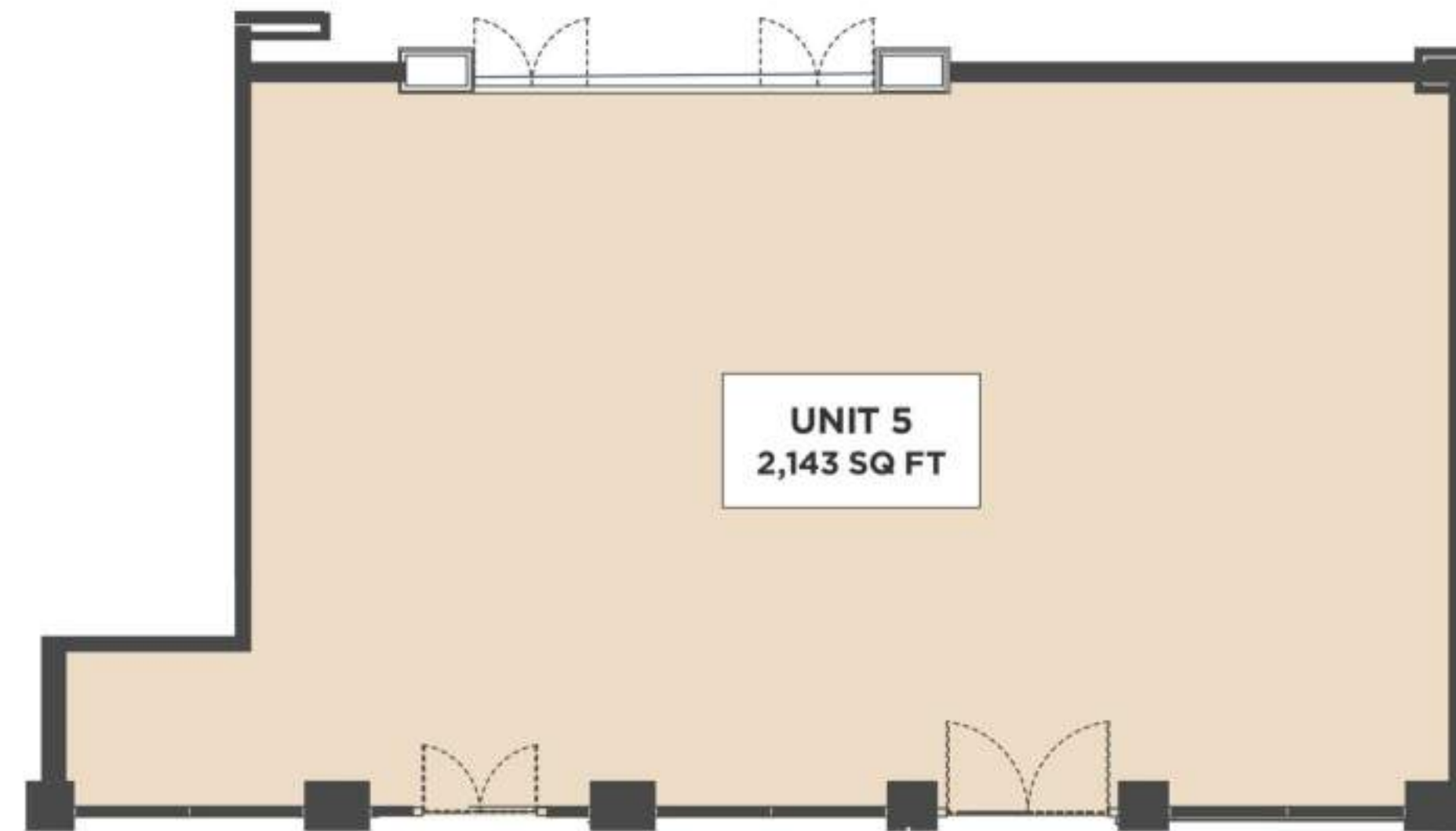
UNIT 3 – GROUND FLOOR
1,574 SQ FT



UNIT 13 – GROUND FLOOR
2,342 SQ FT



UNIT 5 – GROUND FLOOR
2,143 SQ FT



A photograph of an outdoor cafe scene. In the foreground, there is a planter box filled with vibrant pink and orange flowers and green foliage. The background shows a cafe patio with several white patio umbrellas, wooden tables, and people sitting and talking. The scene is brightly lit, suggesting a sunny day. The text "THERE'S NO PLACE LIKE HERE" is overlaid in the center in a white, sans-serif font.

THERE'S NO PLACE LIKE HERE