

MANAGED
WORKSPACE
OPPORTUNITY



1 NORTON
FOLGATE, E1

SINGLE UNITS OR COMBINED

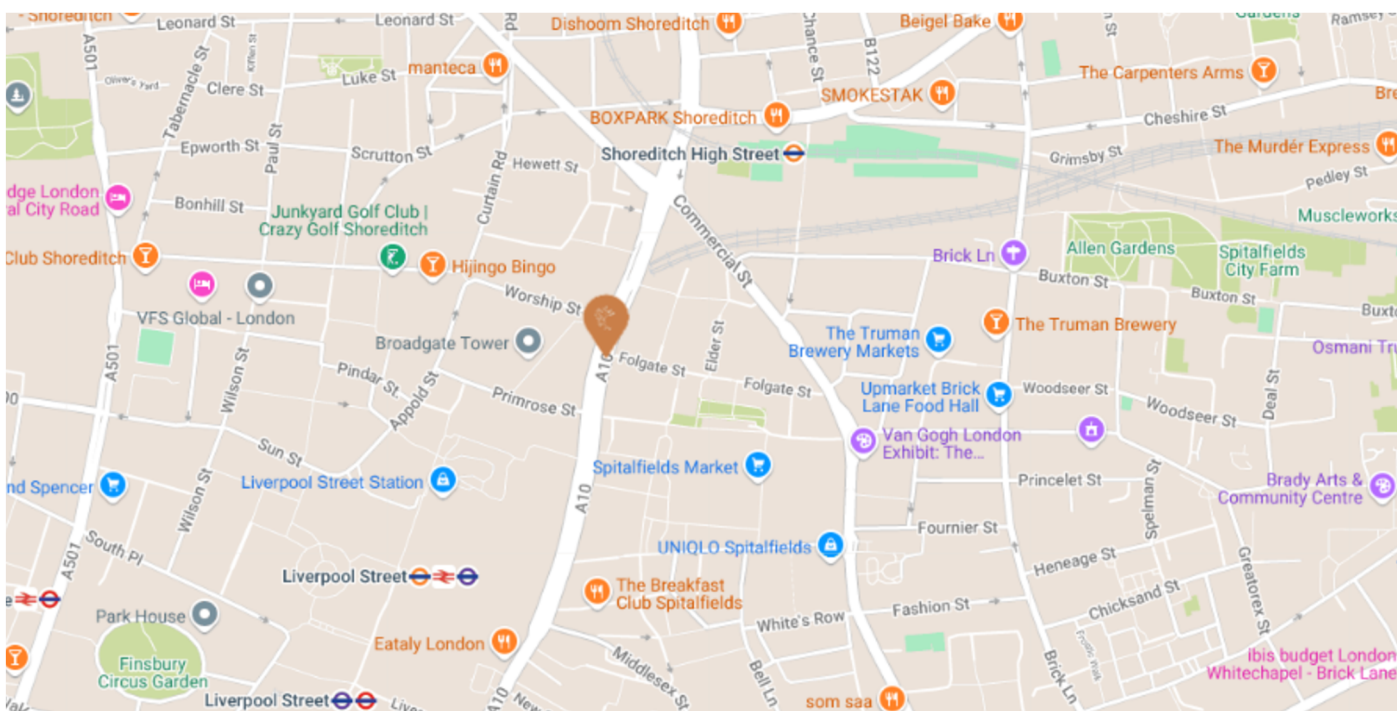
ENTIRE 1ST FLOOR - 3,235 SQ. FT
FIRST FLOOR EAST - 1485 SQ. FT
FIRST FLOOR WEST - 1750 SQ. FT

REDEFINING THE
TRADITIONAL

REIMAGINED WORKSPACE

An opportunity for a tailor-made office space with a bright corner aspect and viewings overlooking Liverpool Street and Norton Folgate, just a 2 minute walk from Liverpool Street station. The landlord is to full fit and furnish the floor to a high spec and in keeping with the high end arrival experience in reception. An early interested party could still have influence over the overall design, fit and feel. This has been included in the overall managed cost quoted.

BUILDING LOCATION



Location

1 Norton Folgate
London
E1 6DB

On the corner where glass city towers of Bishopsgate meet the more cobbled streets around Norton Folgate the building is nestled between the new more modern cityscape, the historic Spitalfields Market and the excitements of Shoreditch to the North. Providing a wide array of eateries and conveniences in every direction.

OFFICE AMENITIES



Air Conditioning



Kitchen Areas



Manned Reception



Showers & Changing
Facilities



Meeting Rooms



Bike Storage



Partially Fitted



Good Natural Light

Take the opportunity to stamp your identity on your workspace, with a design and fitout tailored to your unique needs

WHAT CAN BE INCLUDED AT YOUR CHOICE



PROPERTY EXPENDITURE

Rent
Rates
Service Charges
Insurances

CAPITAL EXPENDITURE

Building Surveys
Design & Fit-Out Works*
Furniture Fixtures & Fittings
Stamp Duty Land Tax
Legal Fees & Property Searches
Acquisition Fees

OPERATIONAL EXPENDITURE

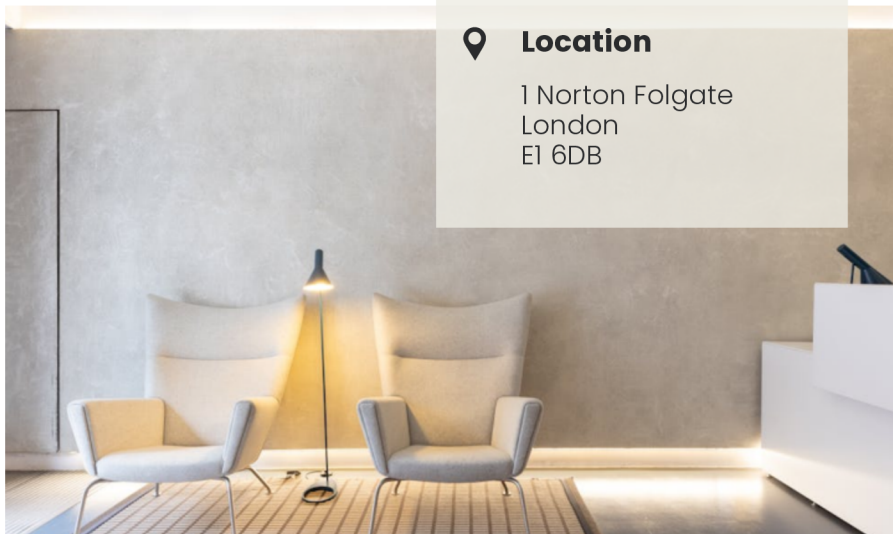
Utilities
Cleaning & Waste Disposal
Facilities Management
Repairs & Maintenance
Health & Safety & Compliance
Security
IT Connectivity

*To a Pre-Agreed Value

PRICING

PER SQ. FT
FROM **£156**

LICENCE FEE PCM
FROM **£19,300 + VAT**



Location

1 Norton Folgate
London
E1 6DB



THE SPACE





IDENTITY

workspace

FOR ENQUIRIES
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Uniquely yours, managed by us