iNGLEBY TRICE
1 Norton Folgate

Available E1

Fully fitted offices near Liverpool Street guiding early £60's psf exclusive or fully managed from £150 psf

Details

First Floor West (1,750 sq ft): Newly refurbished, featuring 2 private meeting rooms and a modern kitchenette.

2nd Floor (3,257 sq ft): Fully fitted with suspended ceiling taken away, large kitchen and breakout space, 5 meeting rooms, 5 phone booths and 27 desks.

The suite has been finished to a contemporary standard, with new flooring, integrated kitchen facilities, and meeting rooms ready for use. For occupiers seeking something more tailored, the landlord is open to delivering a bespoke fit-out to match specific business needs.

Norton Folgate is home to a mix of residential buildings, shops, restaurants, and businesses. Liverpool Street Station is a five minute walk and provides access to National Rail services, including trains to destinations across England, as well as the London Underground’s Elizabeth, Central, Circle, Hammersmith & City, and Metropolitan lines.

Specification

Excellent location

Manned reception

High quality end of trip facilities

Meeting room

Fitted

Impressive floor to ceiling height

Exposed brickwork

EPC C (67)

VAT Applicable

Availability

Floor	Size (sq ft)	No of desks	No of meeting rooms	Total monthly cost	Total cost per sq ft	Min. term	Status
2nd	3,800	30	5	£47,500	£ 150.00	2 years	Available
1st East	1,485	22	1	£15,098	£ 122.00	3 years	Let
1st West	1,750	24	2	£21,875	£ 150.00	3 years	Available

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Fully Managed Pricing Includes:

CORE COSTS

- Rent
- Business rates payable (current year)
- Service charge (current year's budget)
- Building insurance (current year's premium)

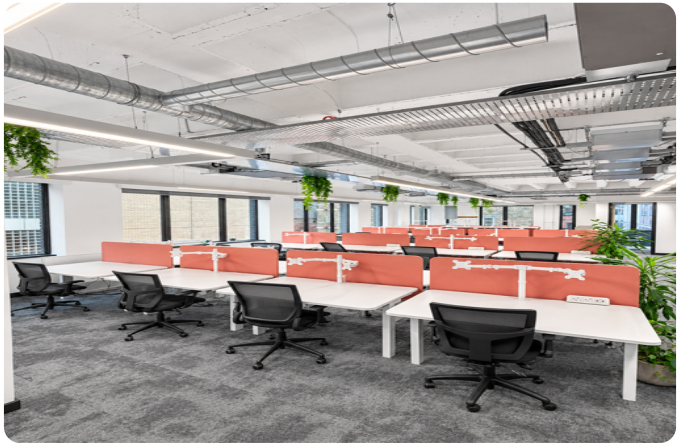
ADDITIONAL OPERATING COSTS & 3RD PARTY MANAGEMENT *

- 3rd party management agreement set up to suit occupier's needs
- Tea & coffee
- Waste disposal
- Invoice management
- Dedicated account manager
- Single monthly payment
- Cleaning
- Fibre Internet
- Utilities
- HVAC maintenance
- Fire safety
- IT infrastructure & network support

Subject to contract.

All prices and rents quoted are net of VAT. Additional services available upon request Non managed (conventional) costs available upon request

November 18, 2026



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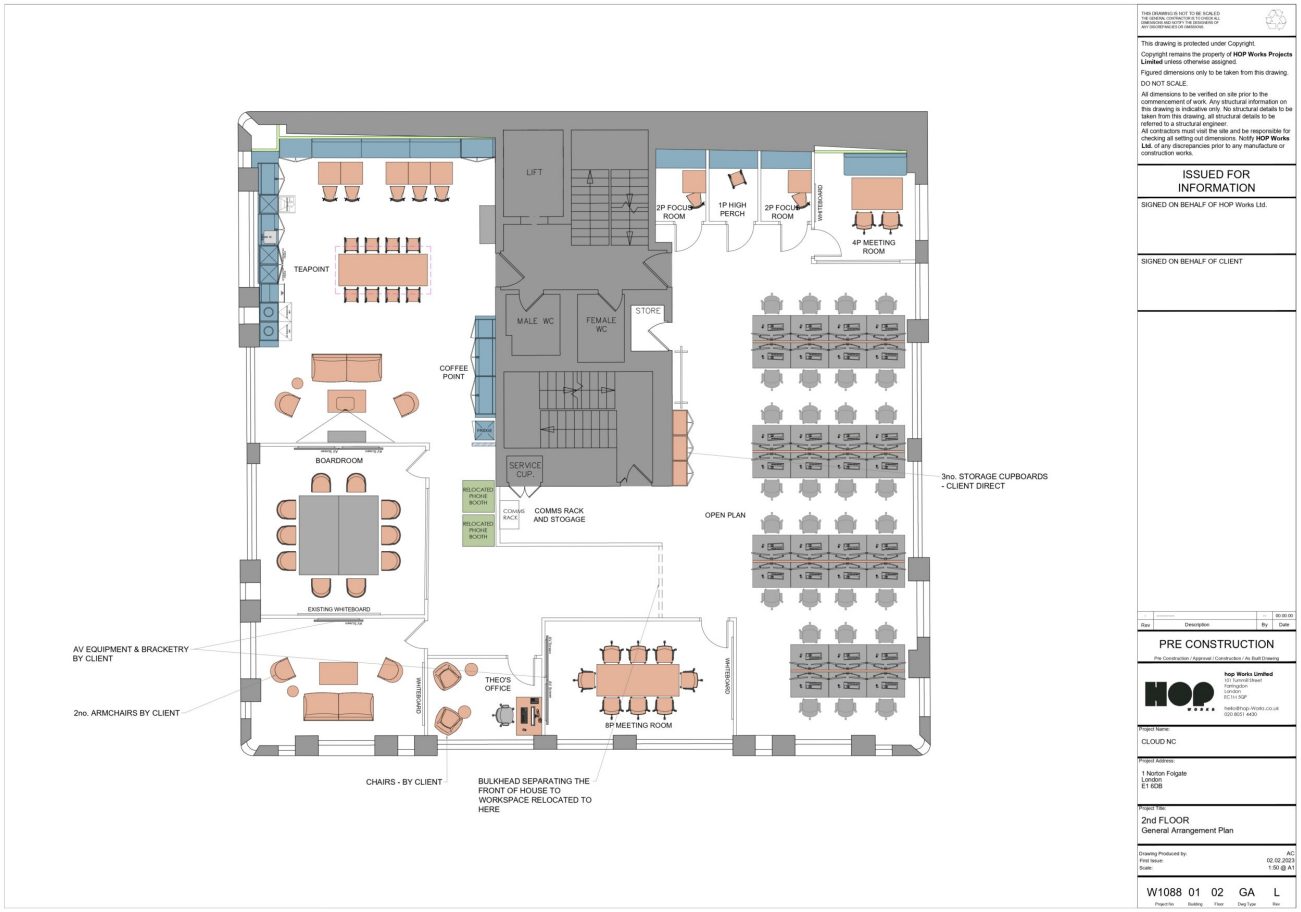
Floor Plans



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All dimensions to be verified on site prior to the commencement of work. Any structural information on this drawing is indicative only. No structural details to be taken from this drawing, all structural details to be referred to a structural engineer.
All contractors must visit the site and be responsible for checking all setting out dimensions. Notify **HOP Works Ltd.** of any discrepancies prior to any manufacture or construction works.

ISSUED FOR INFORMATION

SIGNED ON BEHALF OF HOP Works Ltd.

SIGNED ON BEHALF OF CLIENT

Rev	Description	By	Date

PRE CONSTRUCTION

Pre Construction / Approval / Construction / As Built Drawing

hop Works Limited
The Cornmill Mead
Faringdon
London
EC1m 5QF
hello@hop-Works.co.uk
020 8031 4430

Project Name:
CLOUD NC

Project Address:
1 Norton Folgate
London
E1 6DB

Project Title:
2nd FLOOR
General Arrangement Plan

Drawing Produced by: AC
First Issue: 02.02.2023
Scale: 1:50 @ A1

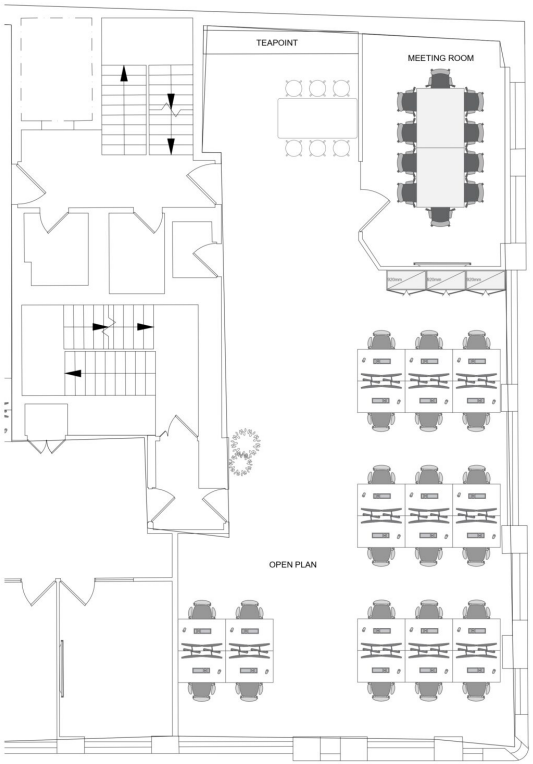
Project No	Building	Floor	Dwg Type	Rev
W1088	01	02	GA	L

Floor: 2nd

Size: 3,800 sq ft

Desks: 30

Meeting rooms: 5



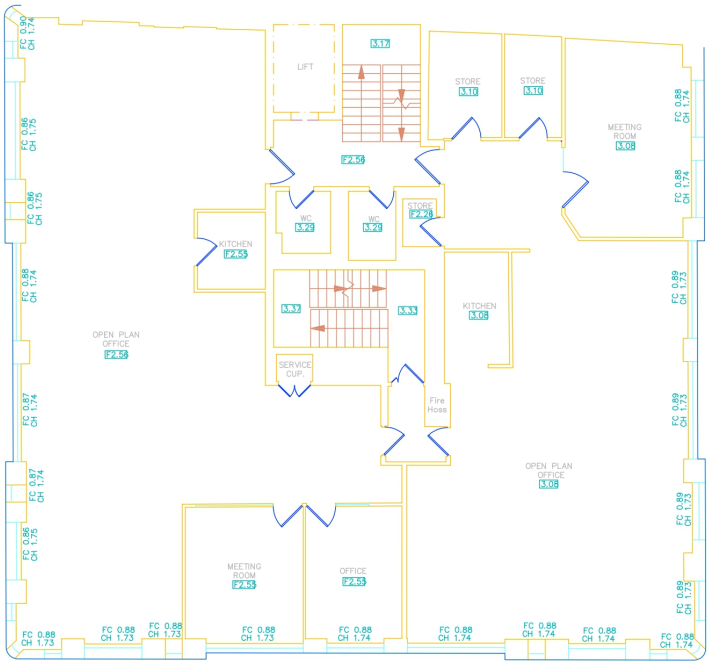
01 PROPOSED PLAN
SCALE 1:40

Floor: 1st East

Size: 1,485 sq ft

Desks: 22

Meeting rooms: 1



FIRST FLOOR

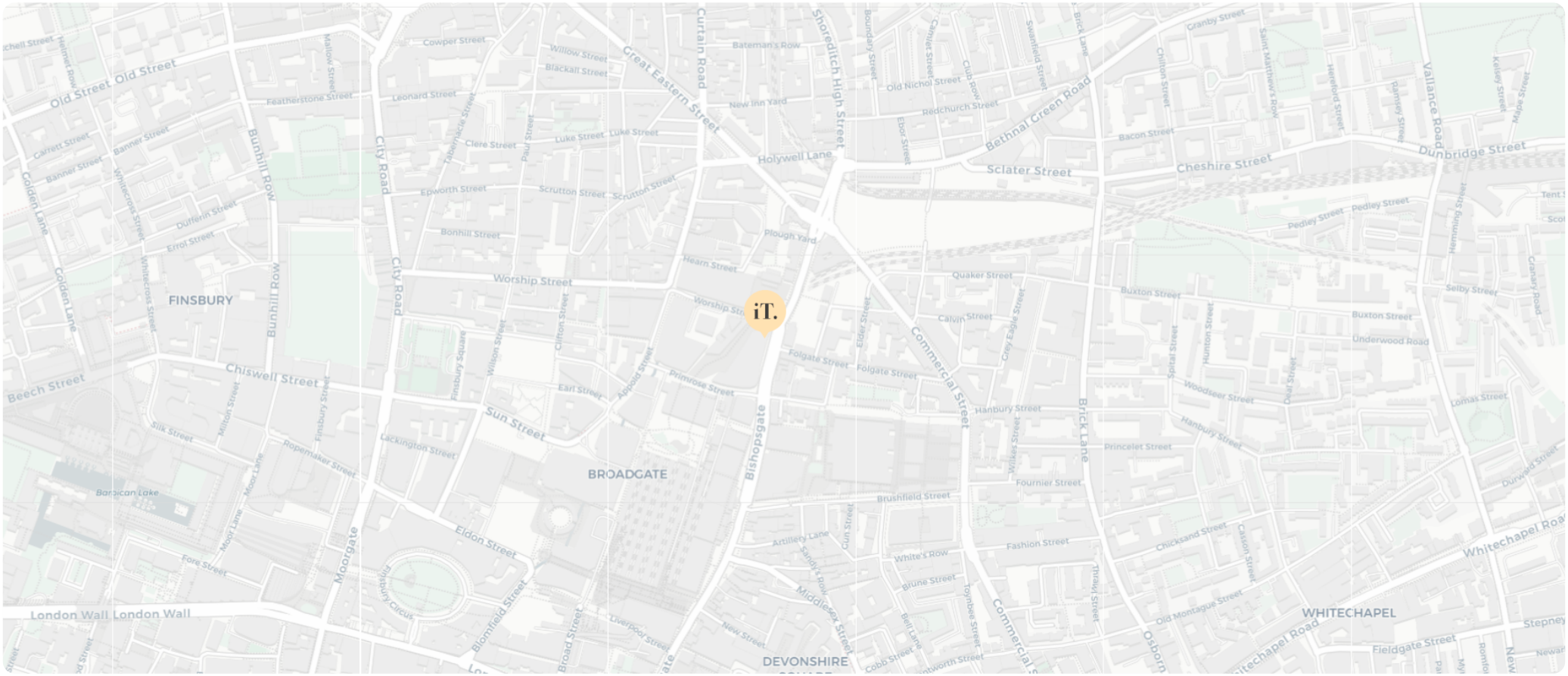
Floor: 1st West

Size: 1,750 sq ft

Desks: 24

Meeting rooms: 2

Location


iT.
FINSBURY
BROADGATE
WHITECHAPEL
DEVONSHIRE
Old Street
Bunhill Row
City Road
Great Eastern Street
Curtain Road
Shoreditch High Street
Bethnal Green Road
Cheshire Street
Sclater Street
Holywell Lane
Worship Street
Chiswell Street
Sun Street
Beech Street
Bishopsgate
Commercial Street
Brick Lane
Whitechapel Road
Moorgate
London Wall
Eldon Street
Folgate Street
Hanbury Street
Princelet Street
Fournier Street
Brushfield Street
Fashion Street
Quaker Street
Buxton Street
Underwood Road
Dunbridge Street
Vallance Road
Pedley Street
Fieldgate Street
Old Montague Street
Redchurch Street
Old Nichol Street
Bateman's Row
New Inn Yard
Cowper Street
Leonard Street
Featherstone Street
Epworth Street
Scrutton Street
Bonhill Street
Hearn Street
Plough Yard
Primrose Street
Earl Street
Lackington Street
Ropemaker Street
Eldon Street
Blomfield Street
Broad Street
Liverpool Street
New Street
Middlesex Street
Artillery Lane
White's Row
Brune Street
Calvin Street
Cranby Street
Bacon Street
Pedley Street
Selby Street
Woodseer Street
Chicksand Street
Old Montague Street
Stepney
Barbican Lake
Fore Street
Moor Lane
Silk Street
Milton Street
Finsbury Square
Wilson Street
Clifton Street
Appold Street
Tabernacle Street
Paul Street
Luke Street
Clere Street
Willow Street
Blackall Street
Banner Street
Carrett Street
Golden Lane
Whitecross Street
Dufferin Street
Errol Street
Mallow Street
Helmet Row
Chiswell Street
Boundary Street
Chart Street
Club Row
Ebor Street
Swanfield Street
Brick Lane
Chilton Street
Saint Matthew's Row
Hereford Street
Gurney Street
Kirkley Street
Maple Street
Hemming Street
Cranwood Street
Spital Street
Hunton Street
Elder Street
Grey Eagle Street
Wilkes Street
Princelet Street
Durward Street
Lomas Street
Tent
Scot

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Request a viewing

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