020 7029 3610
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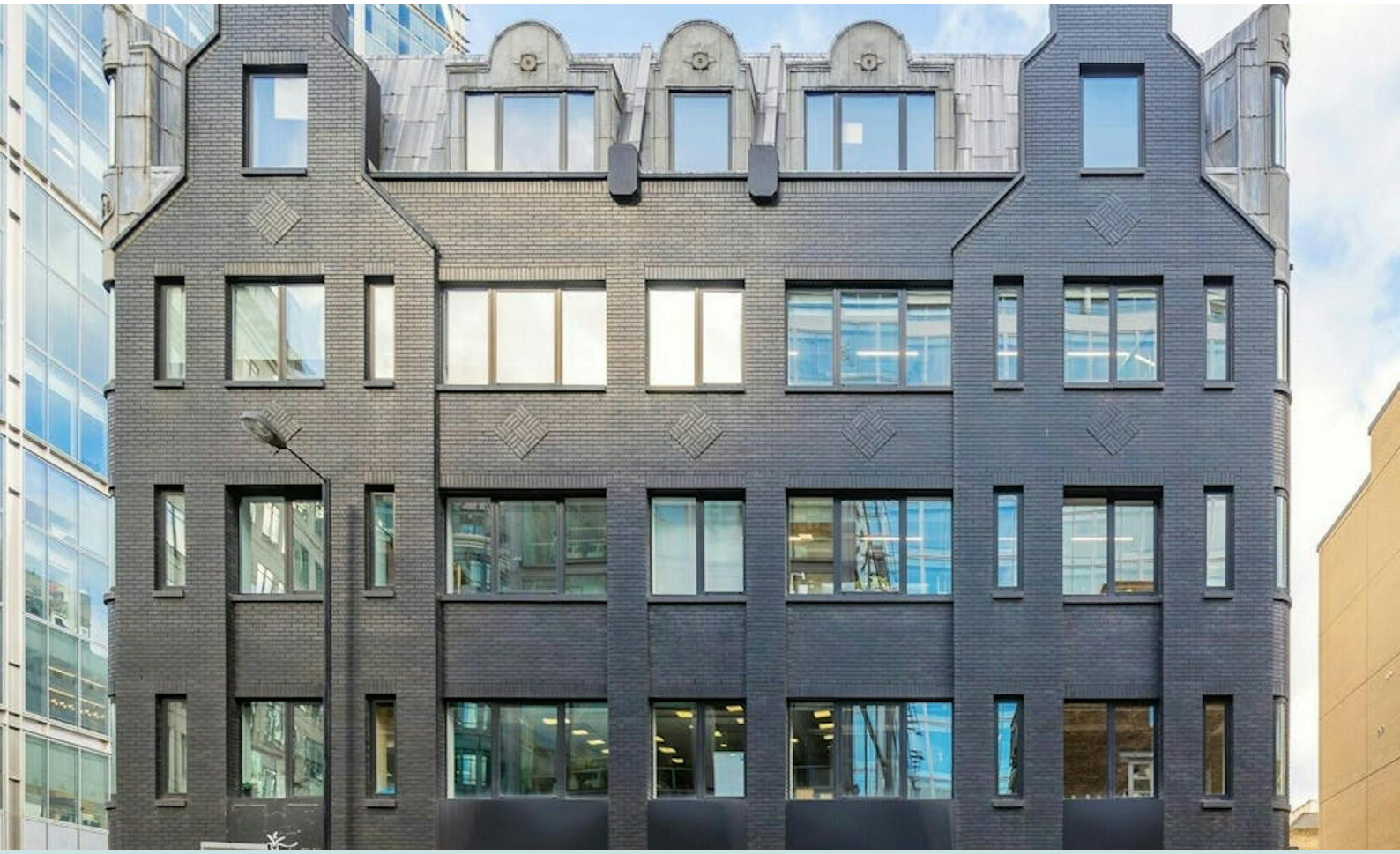


Fully fitted office near Liverpool Street

1 Norton Folgate

E1 6DB

Office

TO LET

1,750 to 4,957 sq ft

(162.58 to 460.52 sq m)

- Excellent location
- Manned reception
- High quality end of trip facilities
- Meeting room
- Fitted
- Exposed brickwork
- Impressive floor to ceiling height

Summary

Available Size	1,750 to 4,957 sq ft
Rent	£52.50 - £56.50 per sq ft pax
Rates Payable	£27.35 per sq ft estimated pa (26/27)
Service Charge	£17.43 per sq ft est pa
EPC Rating	C (67)

Description

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

2nd Floor (3,207 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.

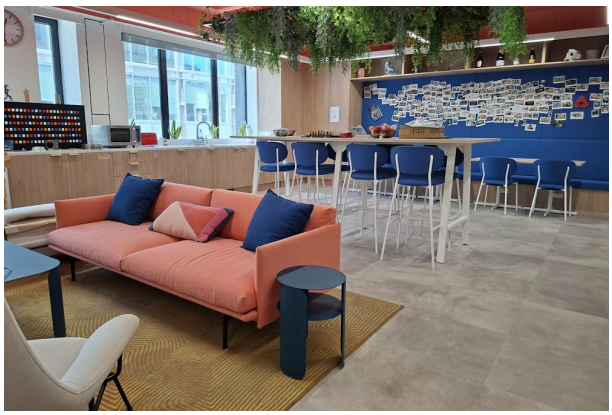
Location

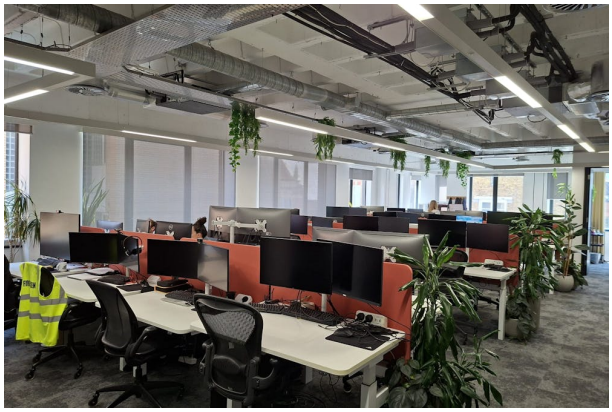
Norton Folgate is home to a mix of residential buildings, shops, restaurants, and businesses. Liverpool Street Station is a five minute walk and provides access to National Rail services, including trains to destinations across England, as well as the London Underground's Elizabeth, Central, Circle,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

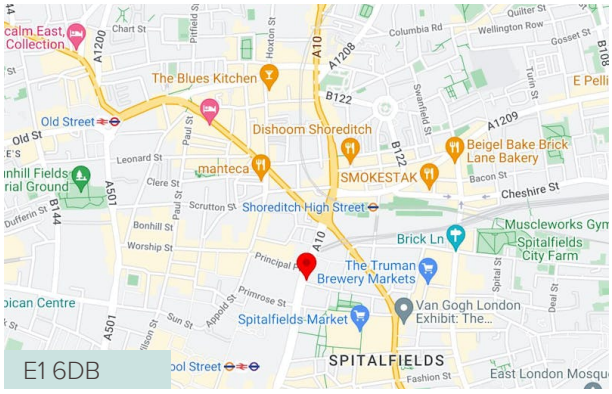
Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
2nd	3,207	£56.50	£27.35	£17.43	Available
1st - West	1,750	£52.50	£27.35	£17.43	Available
Total	**4,957**	**£54.50**	**£27.35**	**£17.43**	







Viewing / further information

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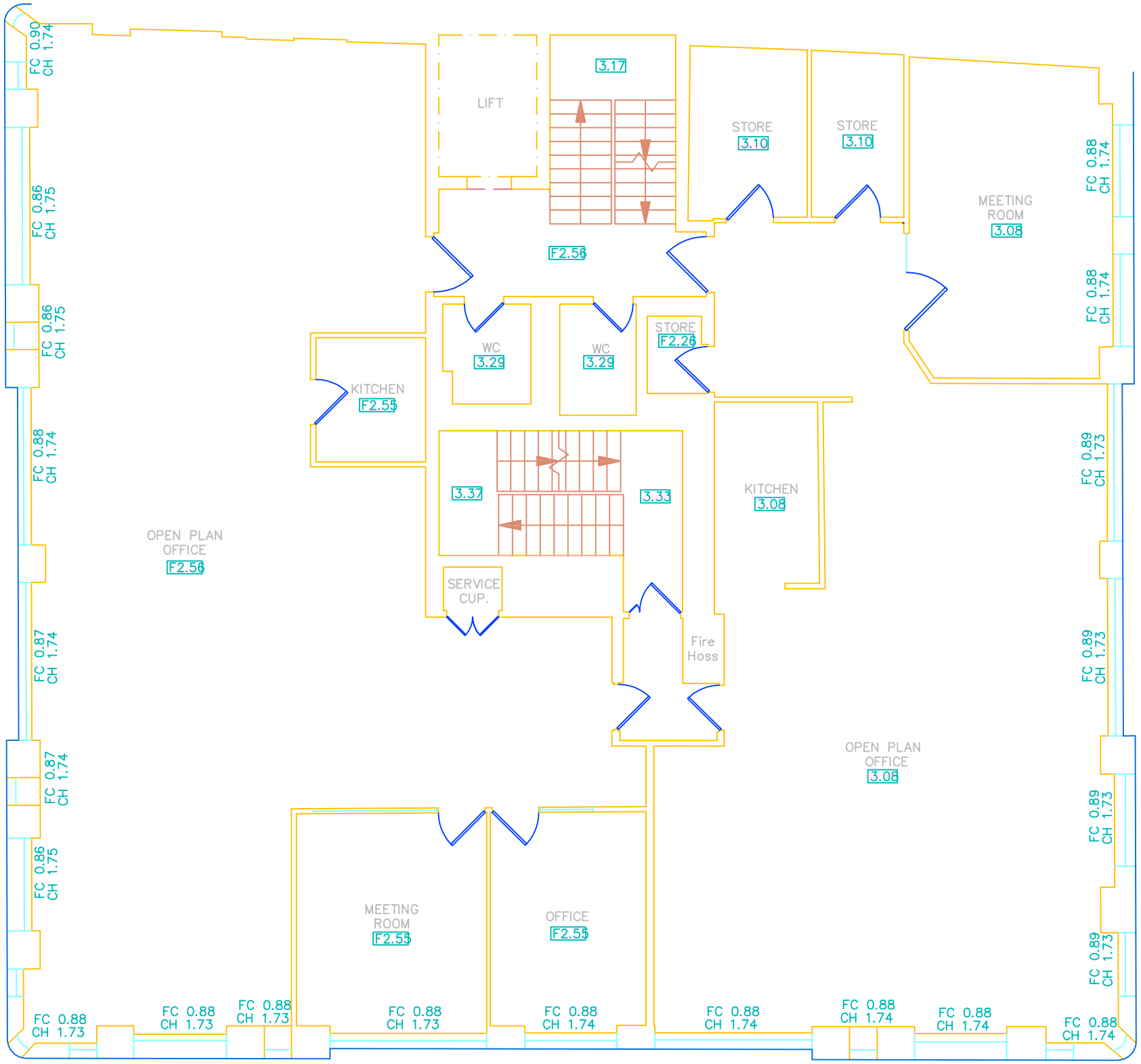
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LIFT
3.17
STORE 3.10
STORE 3.10
MEETING ROOM 3.08
F2.56
WC 3.29
WC 3.29
STORE F2.26
KITCHEN F2.55
3.37
3.33
KITCHEN 3.08
OPEN PLAN OFFICE F2.56
SERVICE CUP.
Fire Hoss
OPEN PLAN OFFICE 3.08
MEETING ROOM F2.55
OFFICE F2.55

FIRST FLOOR