

FOLGATE STREET – SPITALFIELDS, E1

2,344 SQ FT OF FULLY FITTED OFFICE SPACE



45 Folgate Street is an attractive contemporary office building moments from Liverpool Street station and Spitalfields. The building is accessed from Folgate Street through a large reception area.

All occupiers have access to an attractive courtyard at ground floor level, which also provides bike storage facilities. End of trip facilities including showers are located at lower ground level.

The available fifth floor provides 2,344 sq ft of new, fully fitted office space with excellent natural light. The space has 32 open plan desks, 2 meeting rooms, 1 zoom room and a large breakout space.







The Grade A office accommodation benefits from the following specification:

- Exposed concrete ceilings and services
- LED lighting
- Two 11 person passenger lifts
- VRV air conditioning throughout
- Fully accessible metal tile raised flooring (100mm void)
- Fully fitted with 32 desks
- Unisex & disabled WC facilities on each floor
- Communal courtyard at ground floor level
- Secure storage for 22 bicycles in the courtyard
- 4 showers and 32 lockers at lower ground level
- AirScore Gold rating

Prominently located where the City meets Shoreditch and Spitalfields.

The property is situated on an attractive cobbled street between two of the City of London's North-South thoroughfares, with Commercial Street to the East and Bishopsgate to the West.

The property is well located for transport, with Liverpool Street station only a four-minute walk to the south, offering Underground, Overground, National Rail and Elizabeth line services, providing excellent connectivity across Central London and surrounding areas.

Shoreditch High Street
3mins walk / 300m

Liverpool Street
4mins walk / 450m

Aldgate East
10mins walk / 800m

Aldgate
12mins walk / 900m

Walking times
from the building.

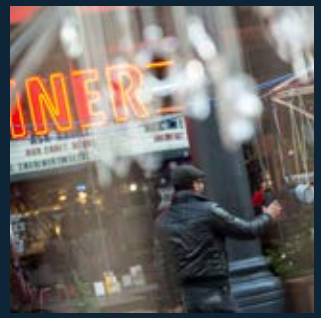






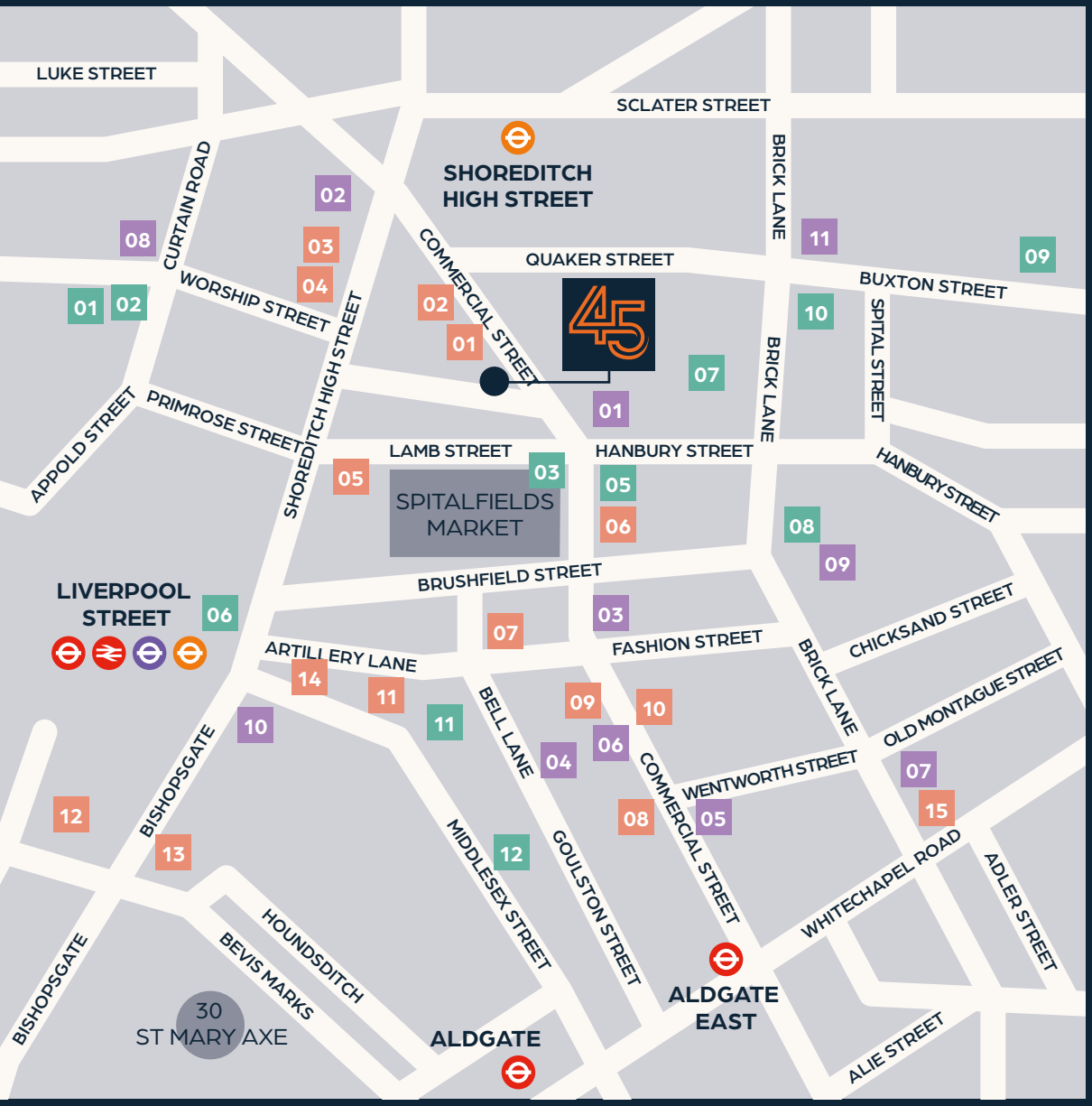












The surrounding area is home to popular visitor attractions making this area one of the most vibrant and dynamic districts in the capital.

Drink

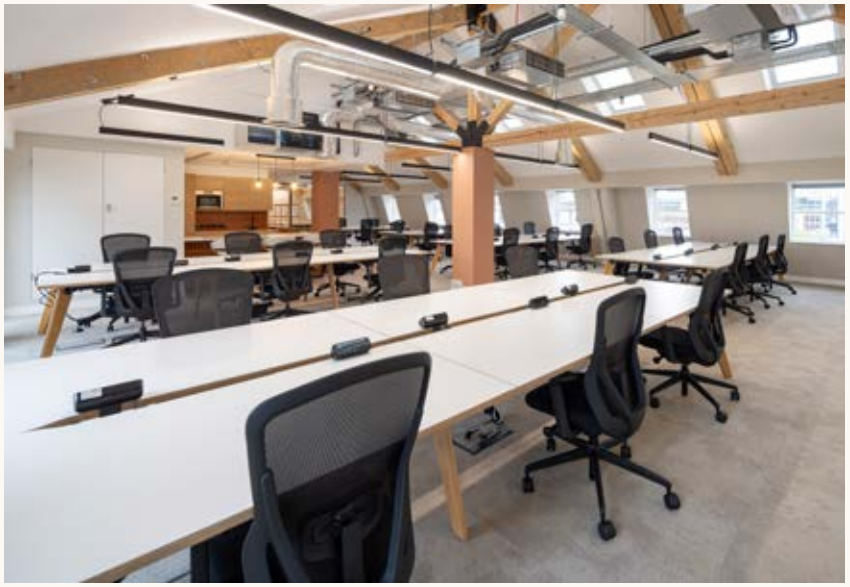
01 Big Chill
02 Goose Island Brewpub
03 Milroys of Spitalfields
04 Discount Suit Company
05 The Culpeper
06 Trade
07 Apples & Pears
08 Queen of Hoxton
09 The Pride Of Spitalfields
10 Polo 24 Hour Bar
11 The City Summer House

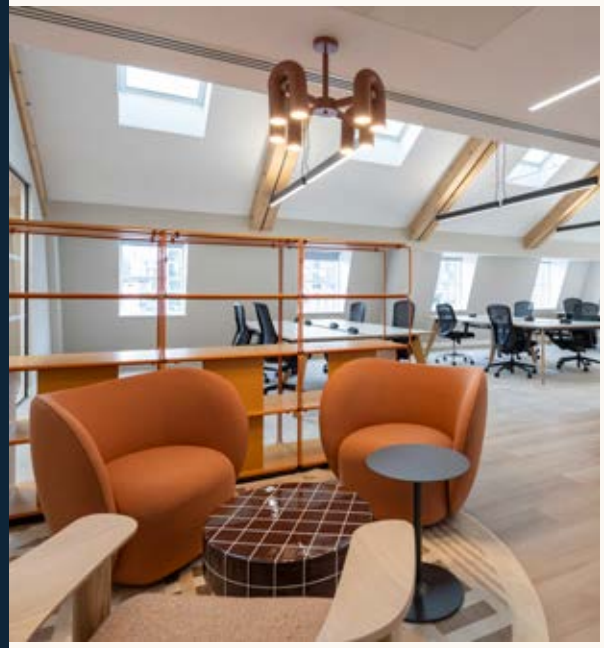
Eat

01 Delamina EAST
02 Hawksmoor Spitalfields
03 The Light Bar And Dining
04 Vagabond Shoreditch
05 Galvin La Chapelle
06 Flat Iron
07 Crispin
08 Unity Diner
09 Bubala
10 Andina
11 Ottolenghi Spitalfields
12 The Ivy City Garden
13 Duck & Waffle
14 Breakfast Club
15 Grounded

Lifestyle

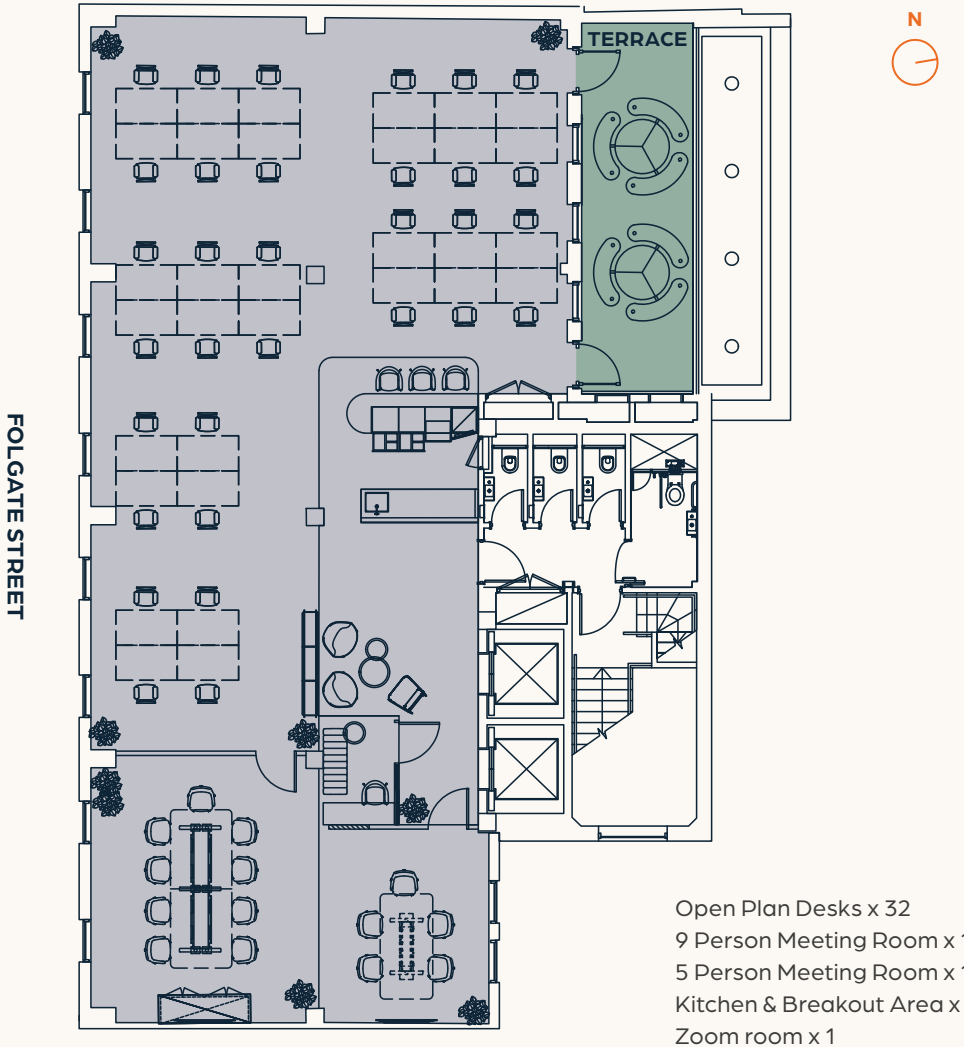
01 Junkyard Golf Club
02 Hijingo Bingo
03 Spitalfields Market
04 Upmarket
05 Van Gogh: The Immersive Experience
06 Eataly London
07 The Truman Brewery Markets
08 Brick Lane Market
09 Spitalfields City Farm
10 Adidas Fitness & Lifestyle Studio
11 Fitness First
12 Evolve Fitness







FIFTH FLOOR SPACE PLAN
2,344 SQ FT / 217.8 SQ M



Open Plan Desks x 32
9 Person Meeting Room x 1
5 Person Meeting Room x 1
Kitchen & Breakout Area x 1
Zoom room x 1
Terrace

Plans not to scale. For indicative purposes only.

CAPSULE MANAGED

Do you want all the benefits of occupying your own dedicated workspace without the hassle of day-to-day management? Welcome to Capsule Managed where we will take care of everything for one monthly all-inclusive price.

We believe leasing and occupying best in class office space should be straightforward, transparent and easy meaning that you can focus on growing your core business.



- Rent
- Business Rates
- Service Charge
- Utilities
- Cleaning
- IT
- Furniture
- Plants and ongoing maintenance
- Ongoing space planning support and regular reviews with property management team
- Maintenance – mechanical & electrical and building fabric
- Stamp Duty Land Tax
- Dilapidations
- Tea/Coffee

SUSTAINABLE SPACES

Take your next step into Capsule Managed.

Building owned and managed by L&G



Internal Environmental Quality Sensors (IEQ's) are installed in all Capsule Managed suites as a commitment to providing the highest quality environments to our occupiers.

As part of this a 'Day 1' Air Rated certification will be carried out followed by monthly Air Scores so you can track the environmental quality throughout your occupation.

Our Capsule Managed spaces are carefully curated to include biophilia which is proven to increase air quality alongside the highest quality, and where possible remanufactured furniture to decrease the release of embodied Carbon.

FURTHER INFORMATION

TERMS

On application

VIEWINGS THROUGH SOLE LETTING AGENTS:

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