

FOLGATE STREET – SPITALFIELDS, E1

3,396 SQ FT OF FULLY FITTED OFFICE SPACE

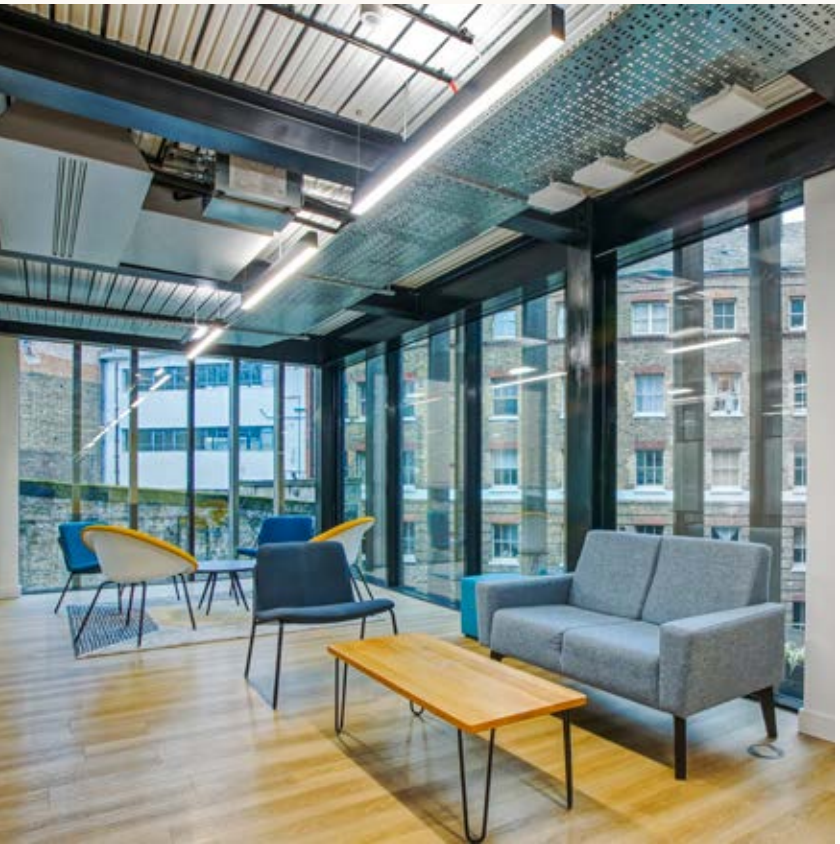


45 Folgate Street is an attractive contemporary office building moments from Liverpool Street station and Spitalfields. The building is accessed from Folgate Street through a large reception area.

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 second floor provides 3,396 sq ft of new, fully fitted office space with excellent natural light. The space has 30 open plan desks, 3 meeting rooms, 2 zoom rooms 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 30 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

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 four minutes' walk to the South offering Underground, Overground and National Rail services providing connectivity across Central London and surrounding areas. This is set to be enhanced in 2022 when Crossrail opens.

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.



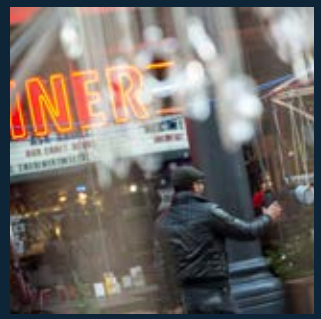




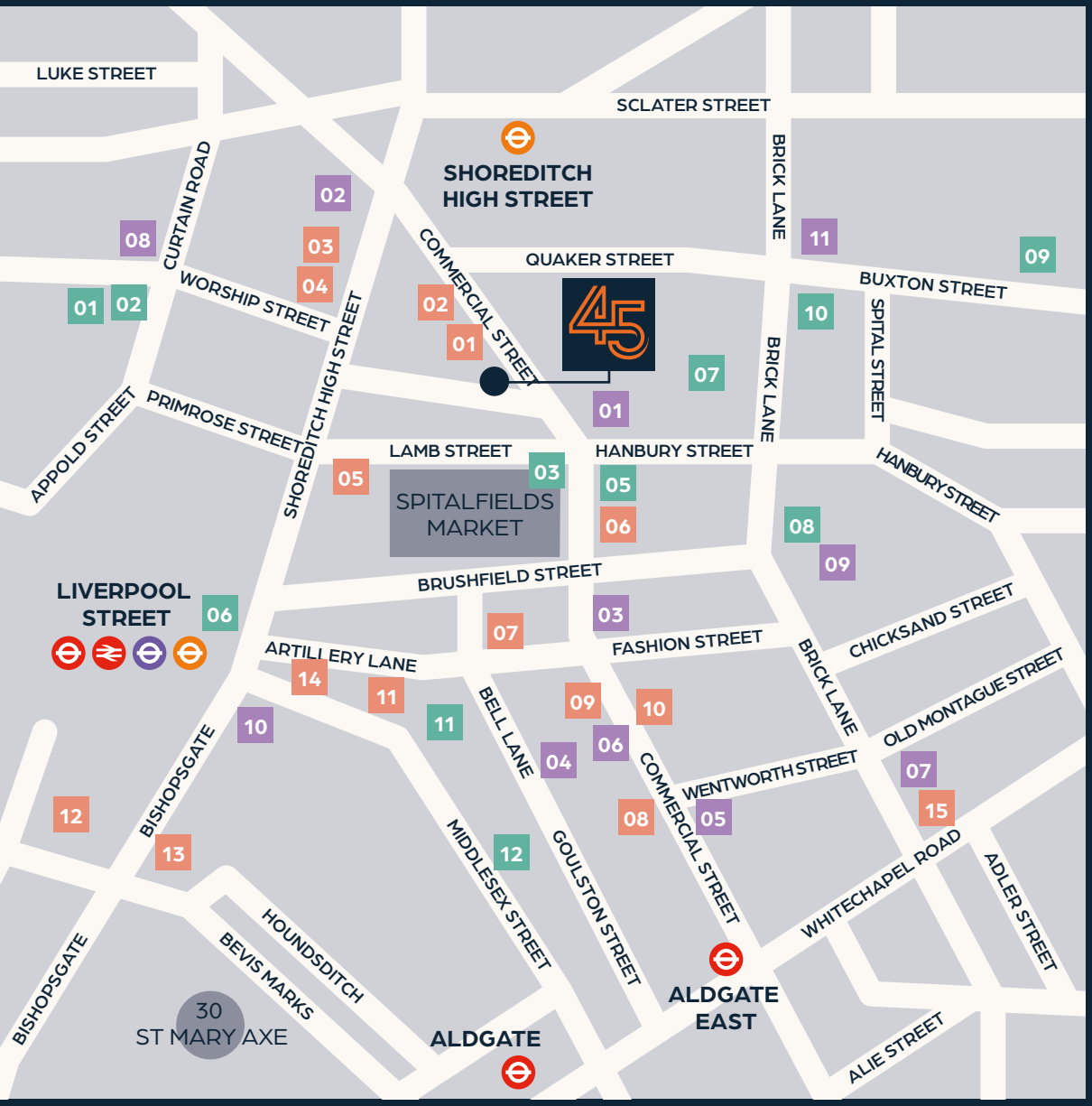












The surrounding area is home to popular visitor attractions making this area one of the most vibrant and dynamic districts in the capital.

Drink

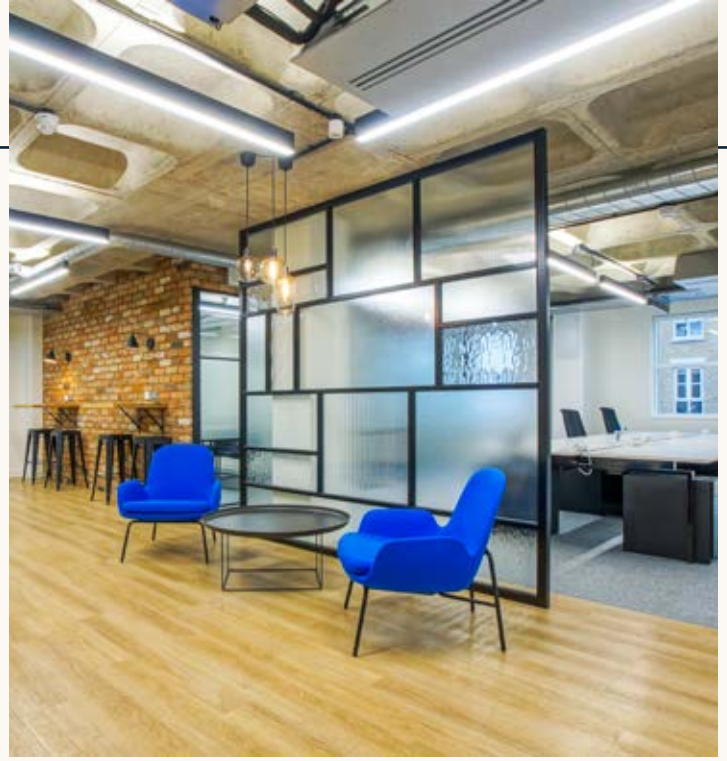
01 Big Chill
02 Goose Island Brewpub
03 Milroys of Spitalfields
04 Discount Suit Company
05 The Culpeper
06 Trade
07 Apples & Pears
08 Queen of Hoxton
09 The Pride Of Spitalfields
10 Polo 24 Hour Bar
11 The City Summer House

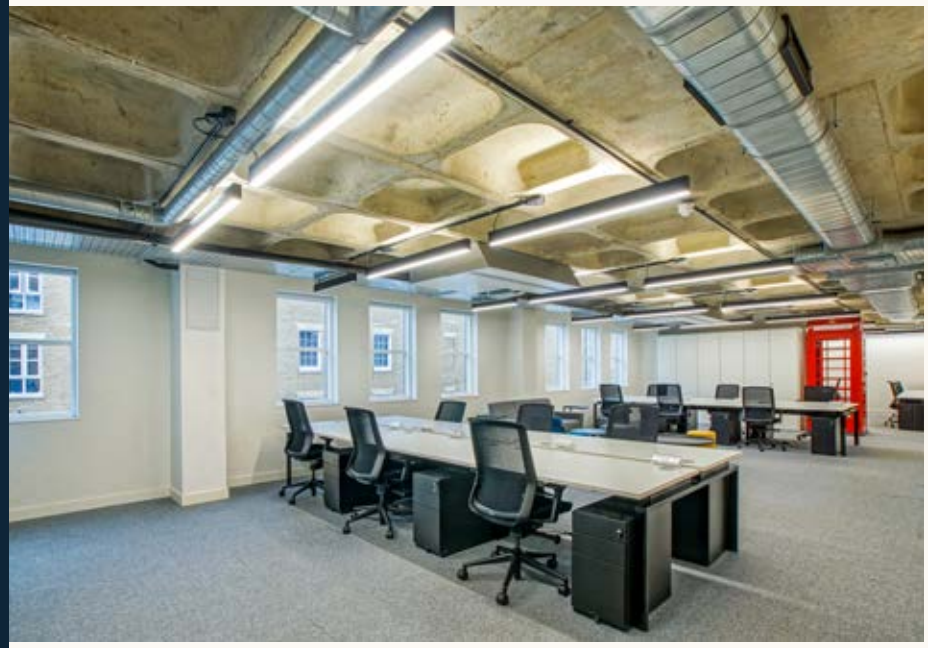
Eat

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

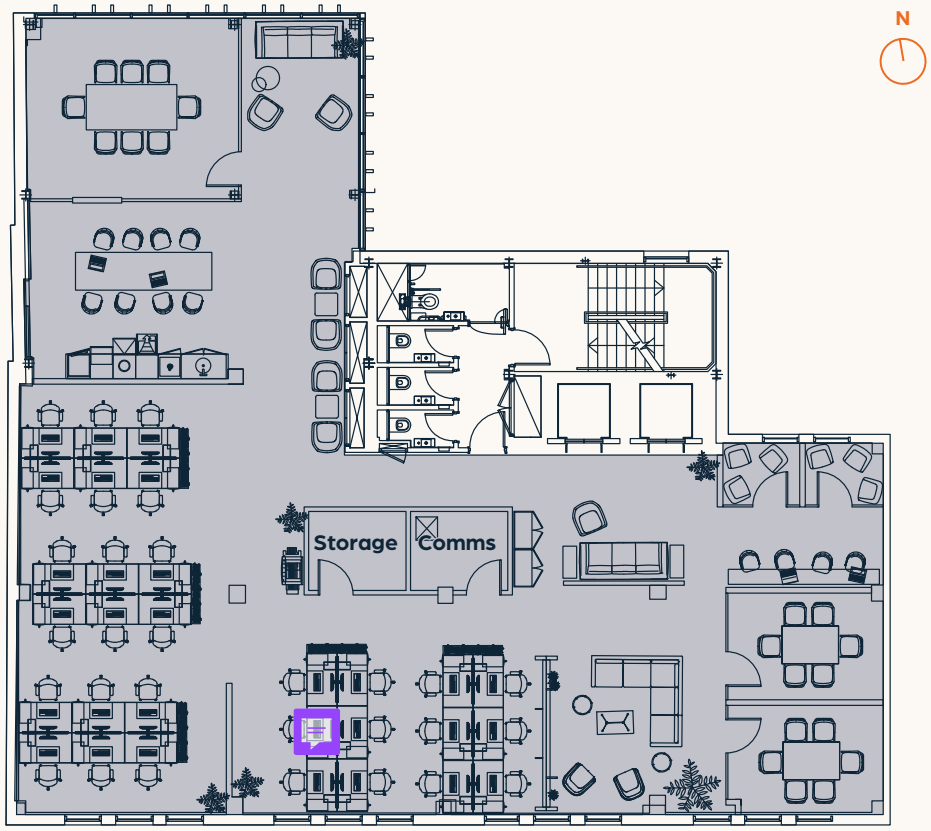
Lifestyle

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





SECOND FLOOR SPACE PLAN
3,396 SQ FT / 315.5 SQ M



FOLGATE STREET

Open Plan Desks x 30
6 Person Meeting Rooms x 2
8 Person Meeting Room x 1
Kitchen & Breakout Area x 1
Zoom rooms x 2

Plans not to scale. For indicative purposes only.



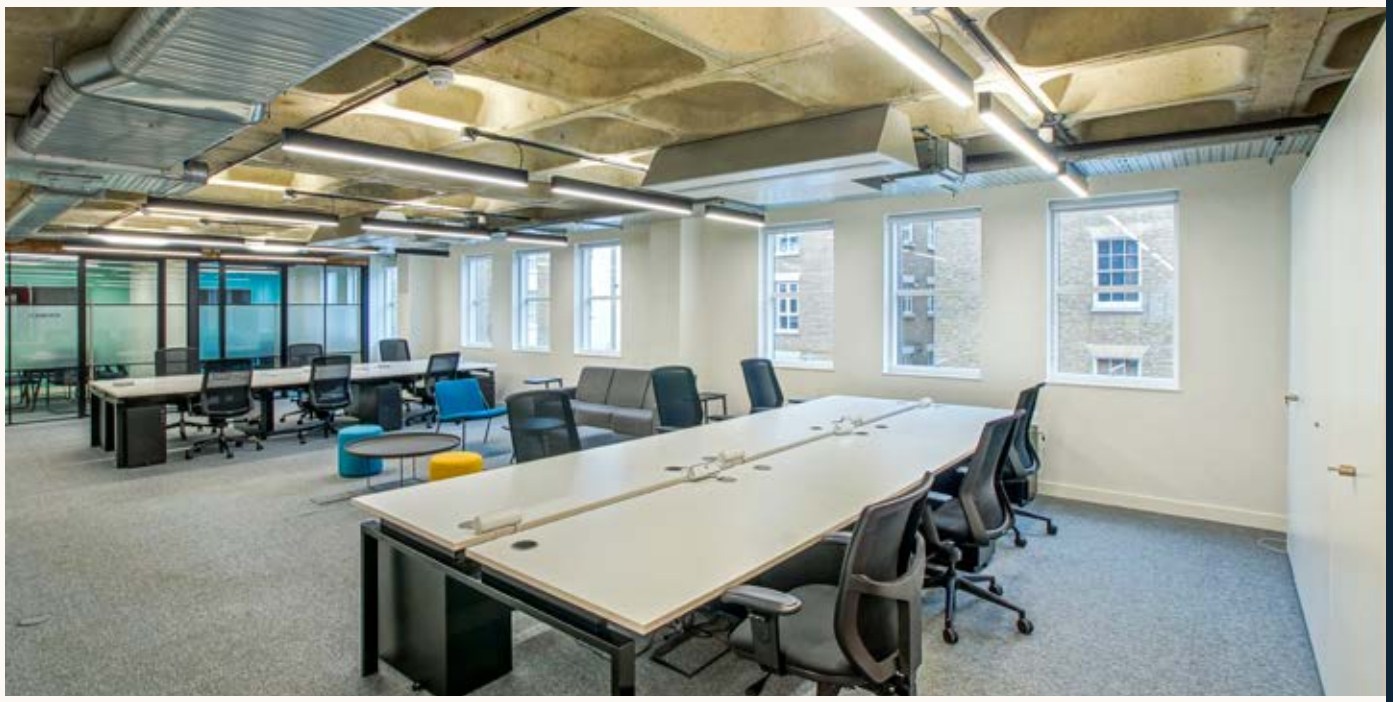


CAPSULE

Premium plug & play work space available now on the second floor. Furnished and work ready, for fast and easy leasing.

Capsule offices are intelligently curated and leased to suit individual business needs. The quality spaces are set in buildings developed, owned and managed by the experienced and trusted landlord, Legal & General.





ADDITIONAL MANAGED SOLUTION

Optional professional managed services to complement your L&G workplace.

Our professional Managed Services package is available as an optional extra to L&G customers who wish to outsource the hassle of running their own office.

The core offer includes a range of operational and technical services, and health and safety initiatives, with the opportunity to bolt on bespoke services where available.

Health & safety compliance

Option for additional bespoke services

Wifi connection provided

Technical maintenance

Daily operational management taken care of

Cleaning services and waste management



WELLBEING

We are able to offer tailored solutions to help you create dynamic and healthy workplaces. Some of these include:

- Regular reviews with your property management team on optimisation of your space
- Live screens showing performance of the space versus best practice
- Remanufactured net zero carbon furniture demonstrating ourcommitment to sustainability

FURTHER INFORMATION

RENT

On application.

RATES

£20.09 per sq ft.

SERVICE CHARGE

£13.62 per sq ft.

VIEWINGS THROUGH JOINT LETTING AGENTS:

James Gillett
jgillett@savills.com
07972 000250

savills

Oliver Hawking
oliver@rubix.london
07714 145970

RUBIX

Savills and Rubix for themselves and for the vendors or lessors of this property for the property whose agents they are given notice that: – 1) The particulars are set out as general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract: 2) All description, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3) No person in the employment of Savills and Rubix has any authority to make or give any representation or warranty whatsoever in relation to this property. April 2022

Map data ©2022 Google Maps. Design by darwooddesign.com

