

Your needs considered

FOLGATE
BUILDING

SPITALFIELDS

Folgate Building is a contemporary warehouse-style workspace centred on design and quality, located where creativity meets the City.

A statement and timeless design with respect for the history of its surroundings, Folgate Building responds to the context of its surrounding.

Folgate Building is built and designed to last, offering the highest specification with EPC A and Wired Score Platinum achieved and targeting BREEAM Outstanding.

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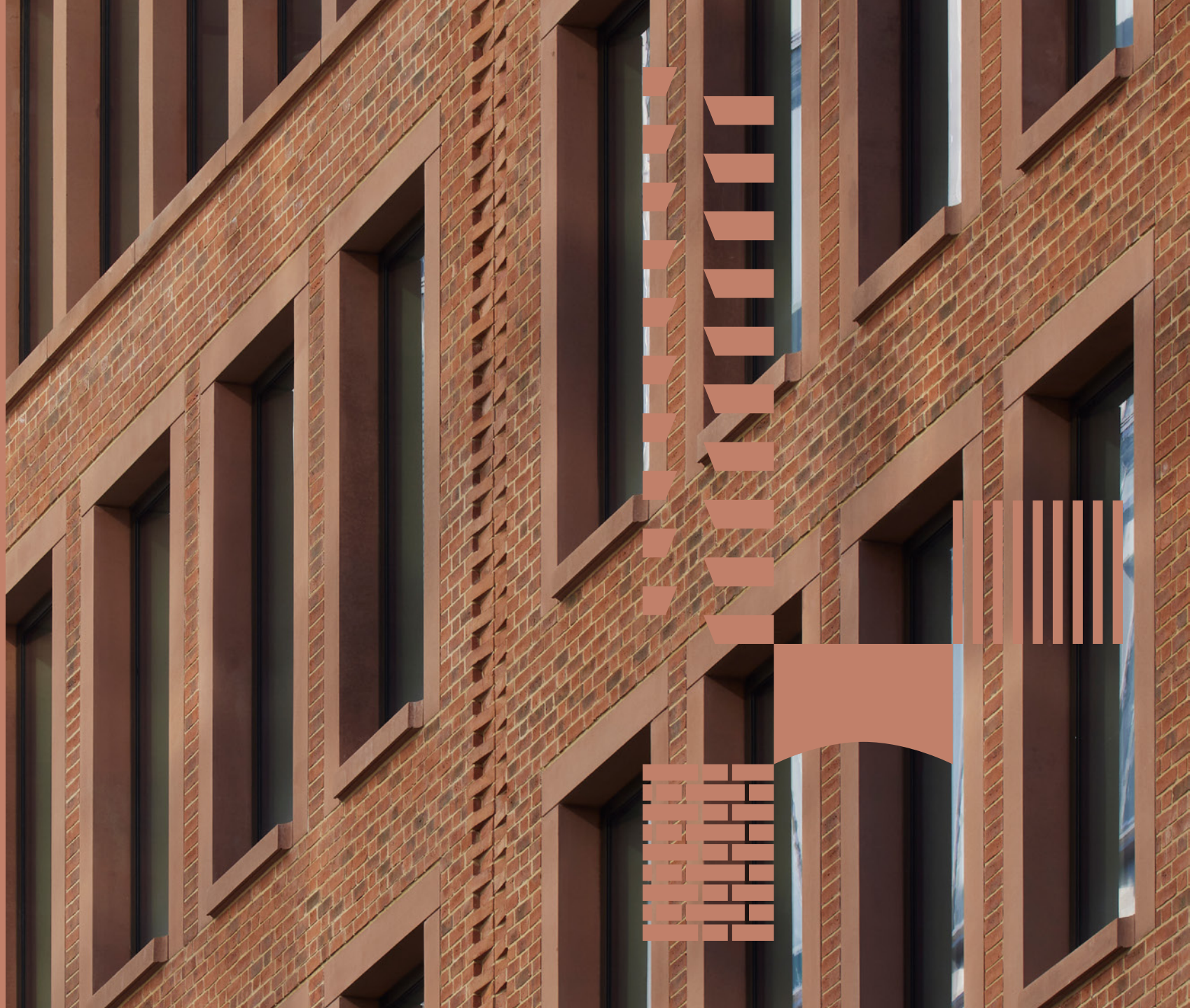
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Design



We wanted to create a building with purpose that responds to the context of its surroundings.

Lifschutz Davidson Sandilands





City hero

The striking façade of Folgate Building establishes it as a bold new icon in London's cityscape.



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In numbers

66,800 sq ft

of offices

4

minutes walk to London
Liverpool Street station

2,260 sq ft

communal roof garden
with city views

Over

8,000 sq ft

sq ft of outdoor amenity

3,200 sq ft

reception with dual access from
Spital Square and Norton Folgate

4,004 sq ft

private, landscaped courtyard

3.0m

Typical floor to ceiling heights

4

Private terraces



Genuine strength

66,800 sq ft of high quality workspace arranged over lower ground, ground and seven upper floors.



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Material world

Utilising 88% of the existing structure with embodied carbon targets 45% lower than the RIBA 2030 targets.



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Sustainability credentials

The Folgate Building is targeting an embodied carbon of

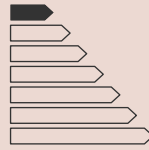
270 kg CO₂/m²

↓ **60%**

below the RIBA 2025 target (650 kgCO₂/m²)

↓ **46%**

lower than the RIBA 2030 target (500 kgCO₂/m²)



EPC A

BREEAM[®]

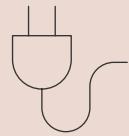
BREEAM Outstanding (targeting)

 **WiredScore**

Wired Score Platinum



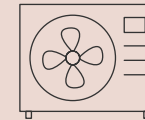
Well Enabled



Fully electric building



All power sourced from REGO-certified providers



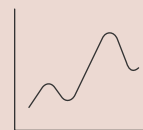
Air source heat pump technology



Low energy LED lighting throughout



CO₂ sensors to interface with the Variable Fresh Air Volume



Live data on energy and water consumption usage



Reusing "embodied or existing carbon" within the building rather than demolition and rebuild – this saves thousands of tonnes of CO₂



Planting throughout the scheme which will absorb CO₂ and increase biodiversity



Honest beauty

Dual access reception.



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Warm reception

3,200 sq ft statement reception with tenant café fronting the landscaped courtyard.



Tranquillity base

Private landscaped courtyard providing over 4,000 sq ft of outdoor amenity.



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Light filled

A design approach to include light and outside spaces where possible.



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Statement workspace

Flexible floorplates to cater to corporate or creative tenants.



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Breathing space

2,260 sq ft communal roof garden.



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City respite

Private outdoor space provided on lower ground, fourth, fifth and seventh floors.



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Retained structure

Enhanced with new roof top floors and outdoor spaces.



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Open floors

Clean concrete soffit with exposed brick and impressive full height windows across three sides.



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Working experience

Design density 1:8 throughout.



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Collaboration space

Design led layout to enhance the creativity and collaboration to suit all occupiers.



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Detail



It all started with elevation studies of Folgate Street, it was important not to forget the heritage of the area.

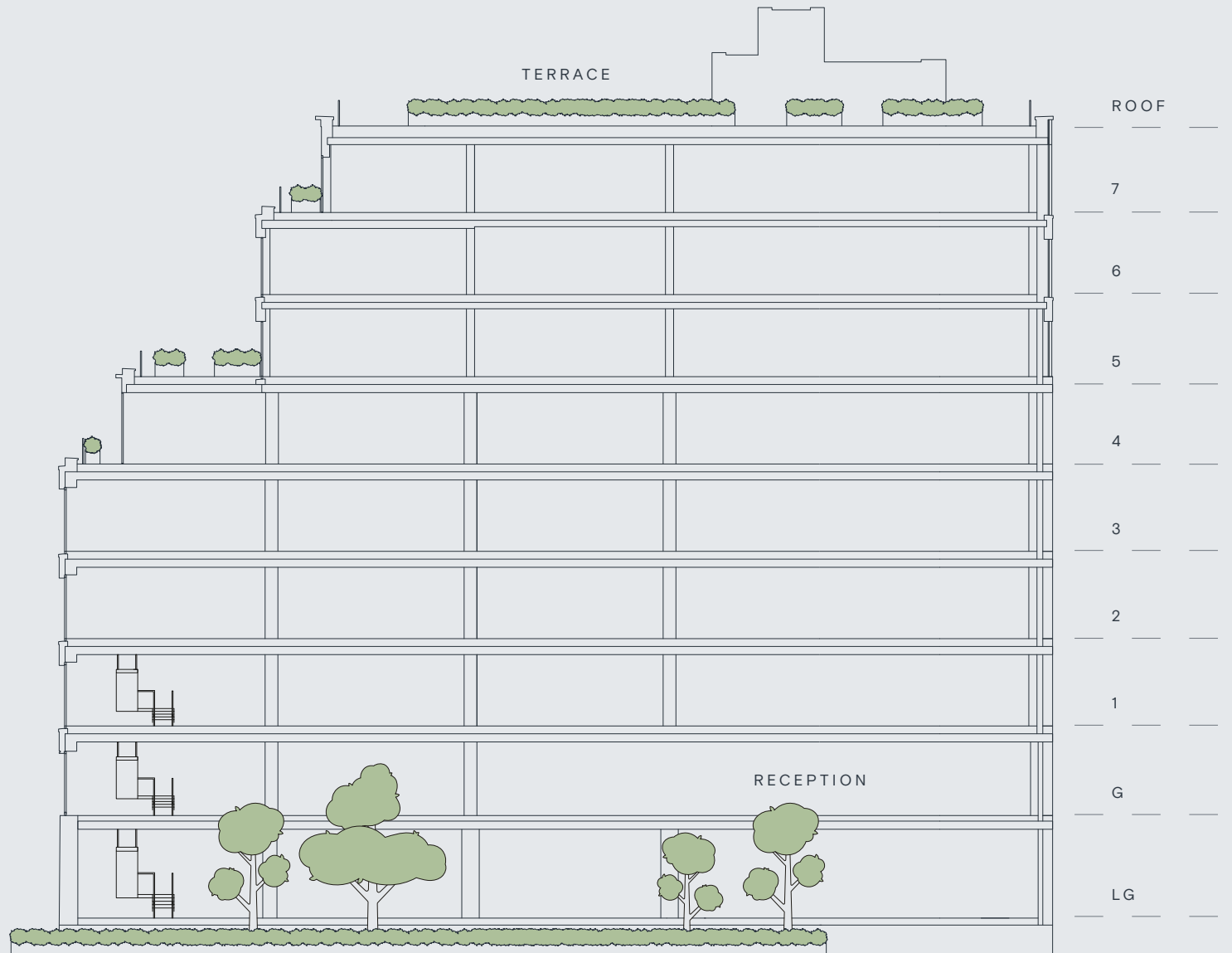
Lifschutz Davidson Sandilands



Schedule of areas

Floor	Sq ft	Sq ft	Floor to ceiling height (m)
	Office	Outdoor amenity	
Roof	—	2,260	—
7	6,200	312	2.9
6	6,878	—	2.9
5	6,857	768	2.9
4		LET	
3		LET	
2		LET	
1		UNDER OFFER	
G	5,274	4,004	3.2
LG*	3,283	388	3.8
Total	28,492	11,366	

*1,851 sq ft of affordable workspace

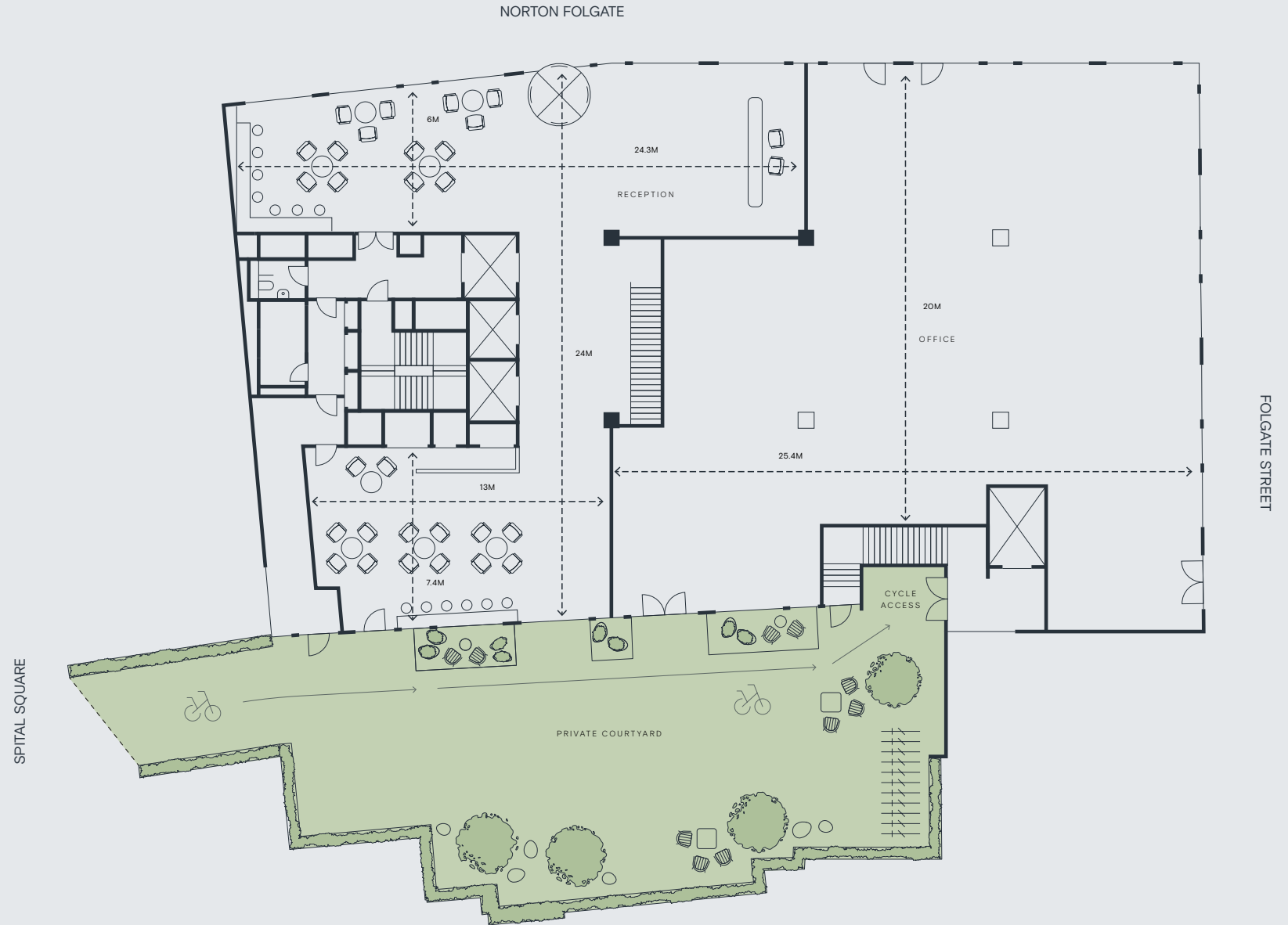
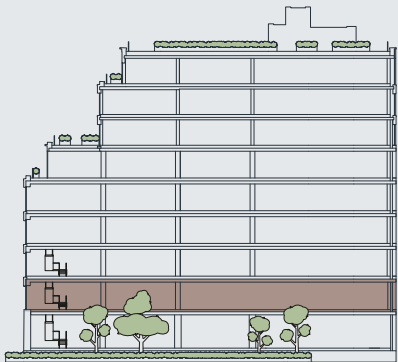


Ground Floor Reception

3,229 sq ft / 300 sq m NIA

External Courtyard

4,004 sq ft / 372 sq m NIA



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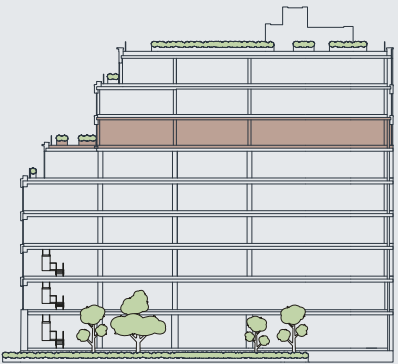
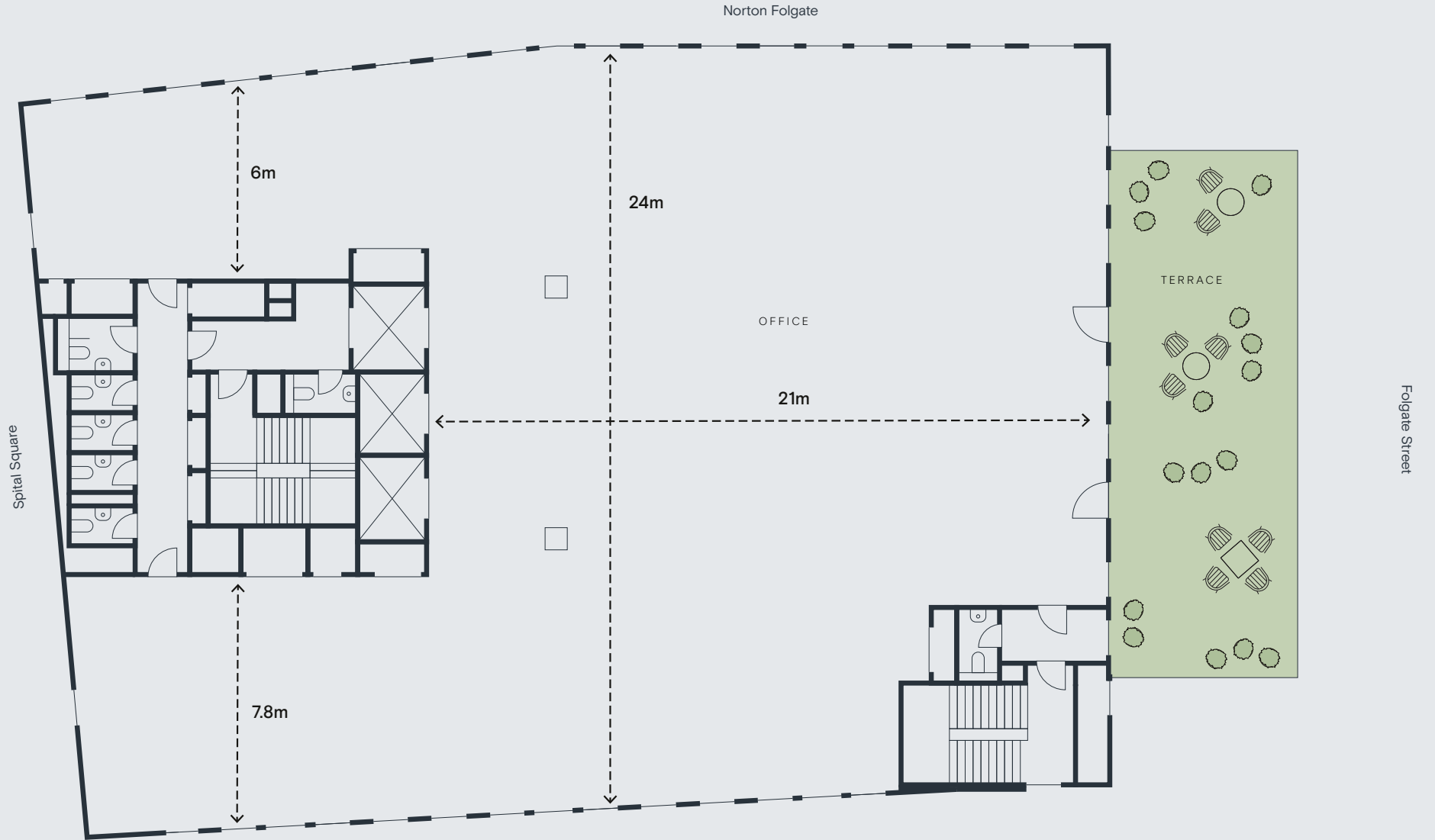
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Fifth Floor Office

6,857 sq ft / 637 sq m NIA

Fifth Floor Terrace

768 sq ft / 71 sq m



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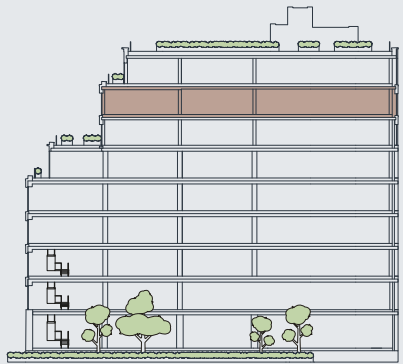
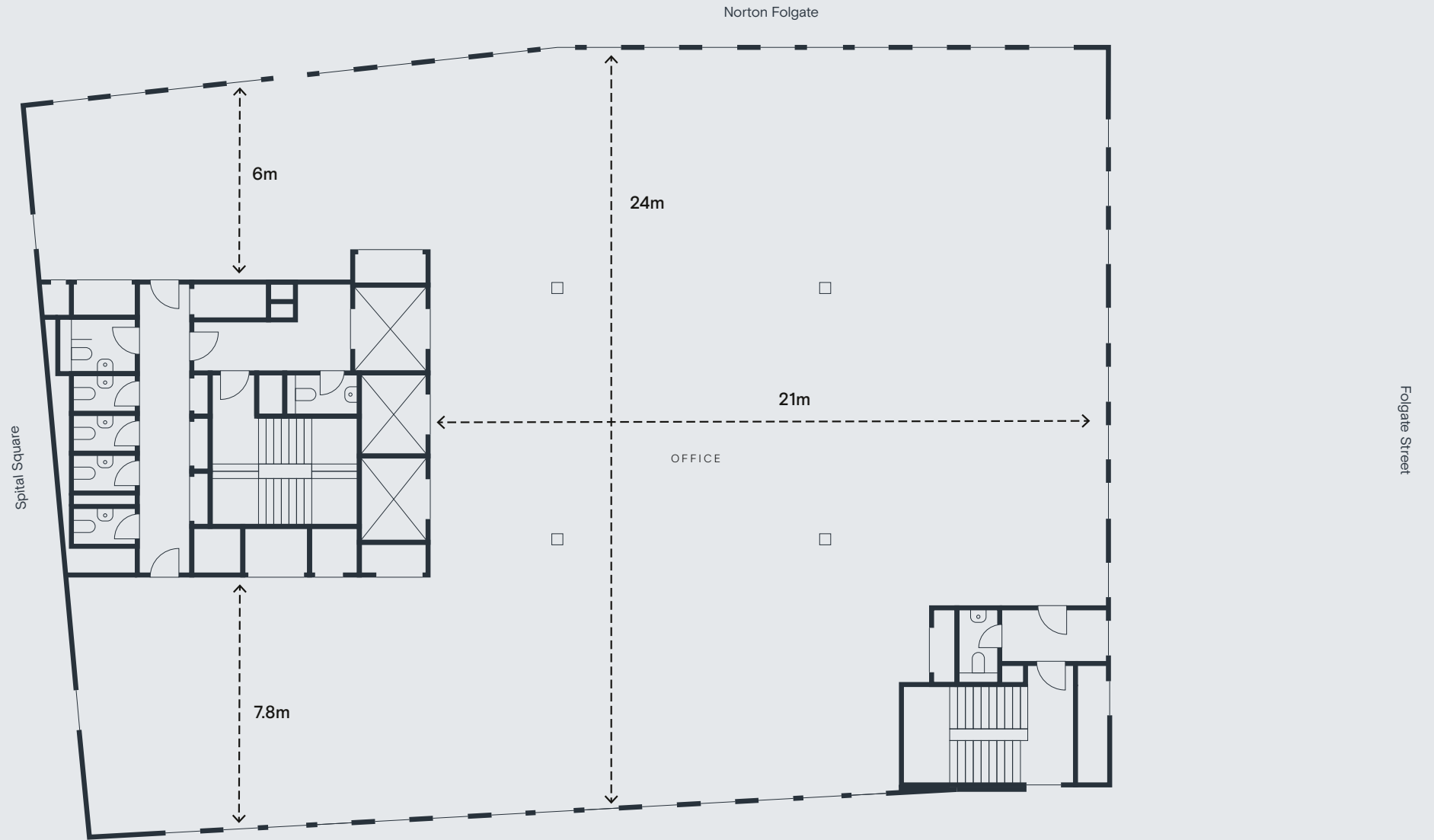
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Sixth Floor Office

6,878 sq ft / 639 sq m NIA



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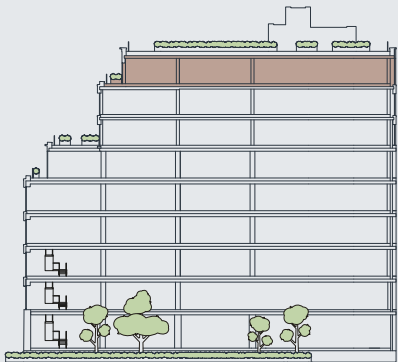
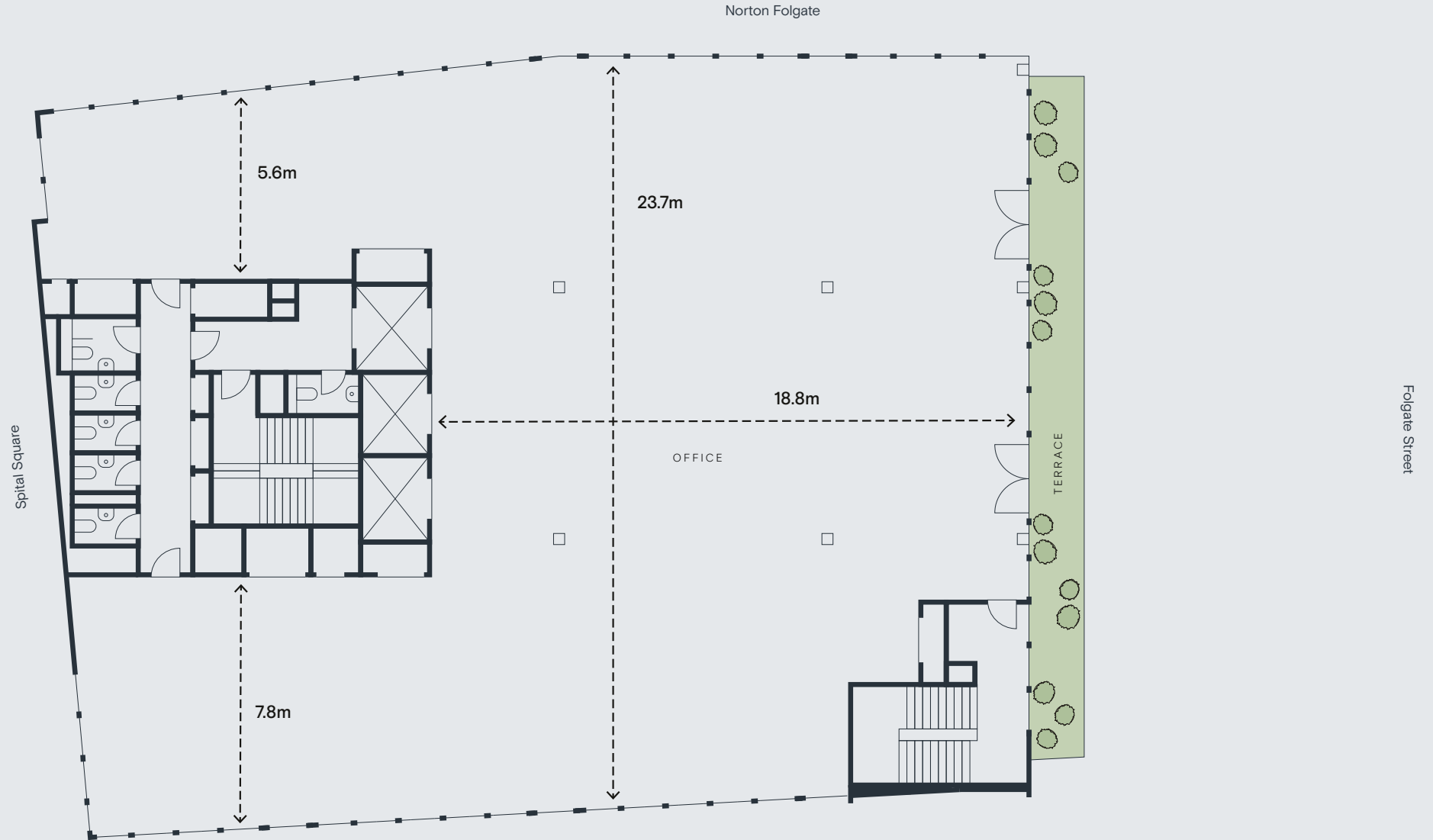
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Seventh Floor Office

6,200 sq ft / 576 sq m NIA

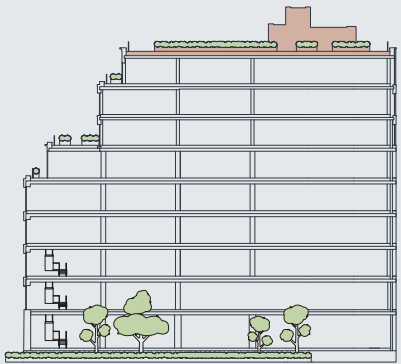
Seventh Floor Terrace

312 sq ft / 29 sq m



8th Floor - Communal Roof Terrace

2,260 sq ft / 210 sq m NIA



Lower Ground Floor Office

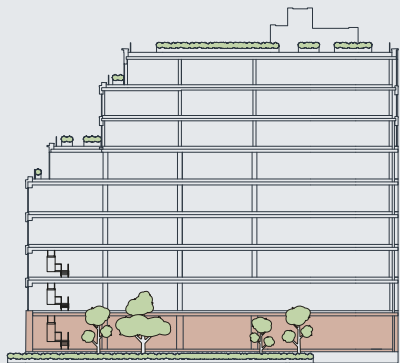
Class E

1,432 sq ft / 133 sq m NIA

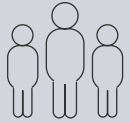
Affordable workspace

1,851 sq ft / 172 sq m NIA

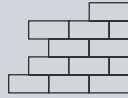
Secure cycle spaces	110
Showers	11
Lockers	64



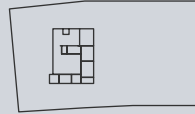
Specification



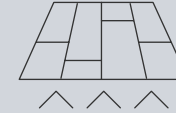
Design density
1:8 per sq m.



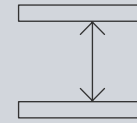
Retained concrete structure
with lower embodied carbon
of 94 kg CO₂/m² (44% lower
than RIBA 2030 target).



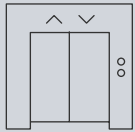
Efficient floor plates with
impressive windows,
exposed concrete and
brick detail.



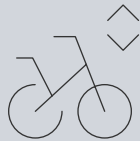
AET Flexible Space
under floor air
conditioning system
for office floors.



3.1m typical floor
to ceiling height.



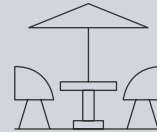
3 x 13 person
passenger lifts.



110 secure
cycle spaces
with lift access.



11 showers
and 64
lockers.



Outdoor space on
lower ground, 4th,
5th and 7th floors.



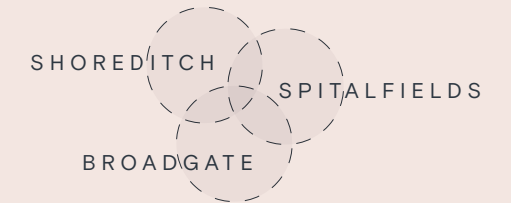
2,260 sq ft
communal
roof garden.



4,004 sq ft private,
landscaped
courtyard.



Strategic position



Local occupiers

1. Sapient
2. The Future Laboratory
3. Liquidnet
4. Blockchain
5. Allen & Overy
6. Improbable Worlds
7. Bacardi
8. Nex
9. Wieden & Kennedy
10. McCann
11. UBS
12. Mimecast
13. Amazon
14. Urban Outfitters UK
15. Digitas LBI



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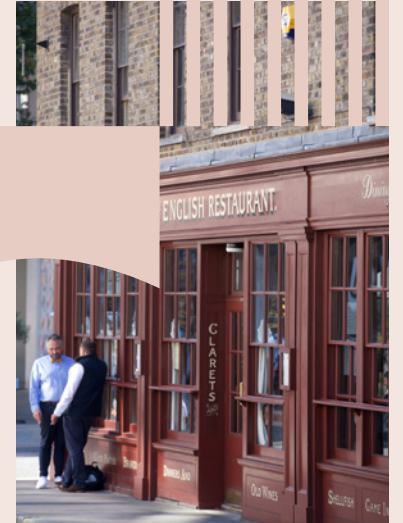
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The neighbourhood



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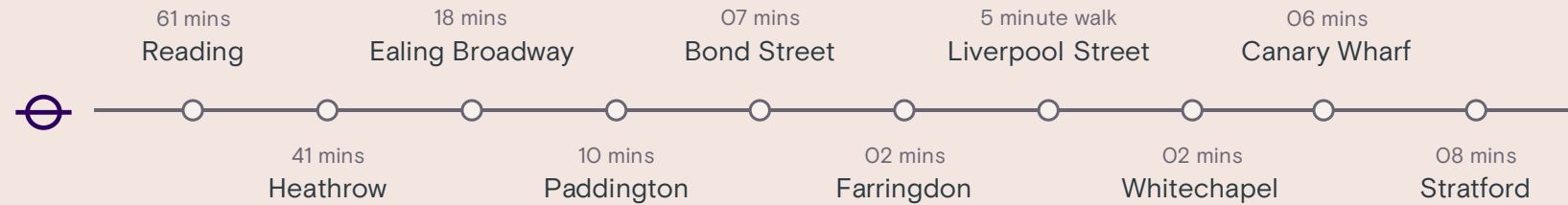
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Connections

Walking Times



Elizabeth Line



Contact us

CL I

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