



16 Blossom Street

NORTON FOLGATE

Space to bloom

16 BLOSSOM STREET accelerates growth. All-electric and with a mix of open plan and warehouse-style areas, its 15,600 sq ft of office space confidently mixes modern touches with period features. It carries the charm of bygone eras lightly, seamlessly connecting the Edwardian public house façade to the clean lines and statuesque tree in the public courtyard outside its door. Part of the new Norton Folgate Quarter, this is where you can do business flexibly, productively – brilliantly. And The City financial district and Old Street tech community are just seconds away.



Yesterday's charm, today's *buzz*

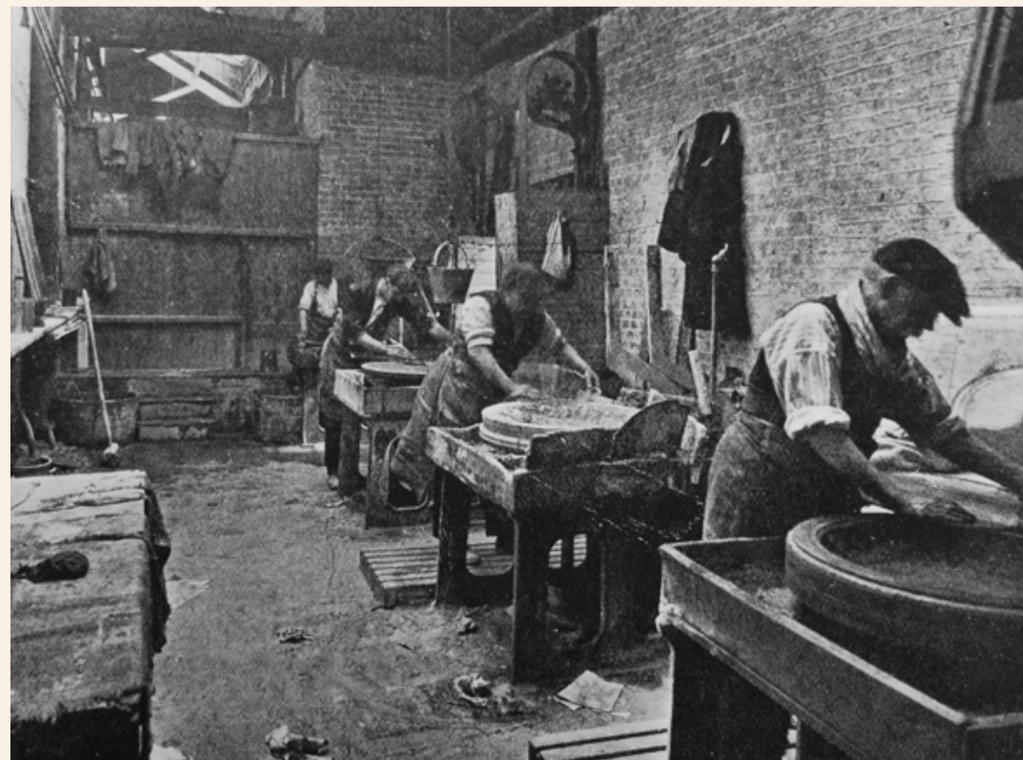
BLOSSOM STREET is steeped in history. In 1703, No.14 was home to The Norton Folgate Girls' Charity School. And No.16's Edwardian features are in the Arts and Crafts style, similar to Philip Webb's famous Worship Street workshops.

Both sit proudly among Norton Folgate's redeveloped Georgian and Victorian architecture. Initially the site of a Roman burial ground, the area was once known as St Mary Spital – after the 12th Century hospital that gave the wider Spitalfields district its name.

Becoming notable once again as a centre for Georgian Huguenot silk-weaving, and a prospering cluster of Victorian industry – it's most recent incarnation is a neighbourhood full of ambitious businesses and families.

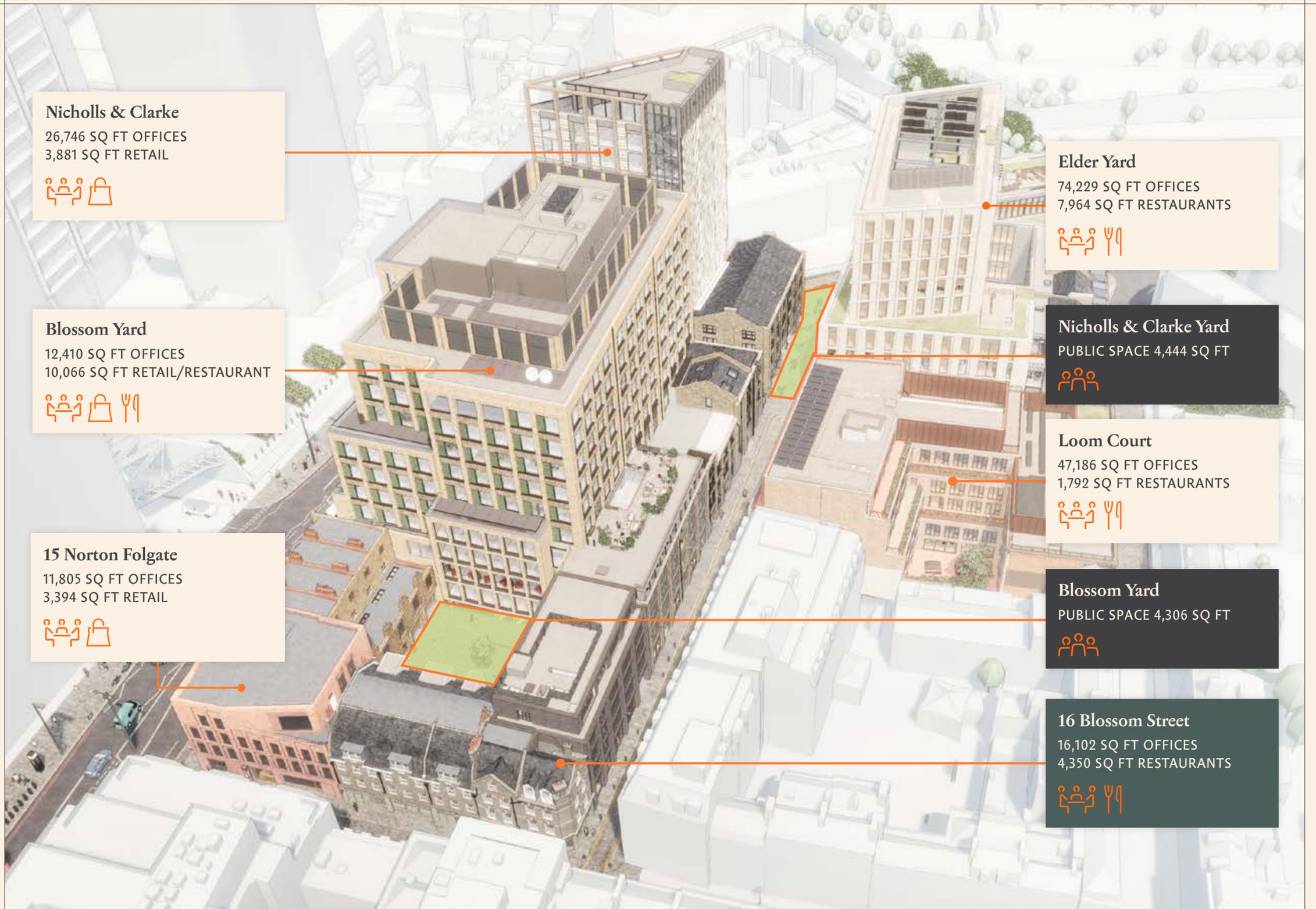
With so many new retailers and restaurants around Norton Folgate, you won't have to walk far to shop or eat. From Spitalfields Market's eclectic vendors to culinary classics at Hawksmoor, inventive entrées from Ottolenghi or a proper pint in an east end pub.

It's not just businesses that spark into life here. Food, fashion and lifestyle trends trace their lineage to these streets. It's an amazing place. Not just to work – but to be.



A quarter with *influence*

ARCHITECTS DSDHA have collaborated with Stanton Williams, Allford Hall Monaghan Morris, and Morris + Company to create Norton Folgate. Spread across six buildings, it offers 330,000 sq ft of mixed use space. Offices with historic character, impressive sustainability credentials and a vibrant lifestyle.



Nicholls & Clarke
26,746 SQ FT OFFICES
3,881 SQ FT RETAIL



Elder Yard
74,229 SQ FT OFFICES
7,964 SQ FT RESTAURANTS



Blossom Yard
12,410 SQ FT OFFICES
10,066 SQ FT RETAIL/RESTAURANT



Nicholls & Clarke Yard
PUBLIC SPACE 4,444 SQ FT



Loom Court
47,186 SQ FT OFFICES
1,792 SQ FT RESTAURANTS



15 Norton Folgate
11,805 SQ FT OFFICES
3,394 SQ FT RETAIL

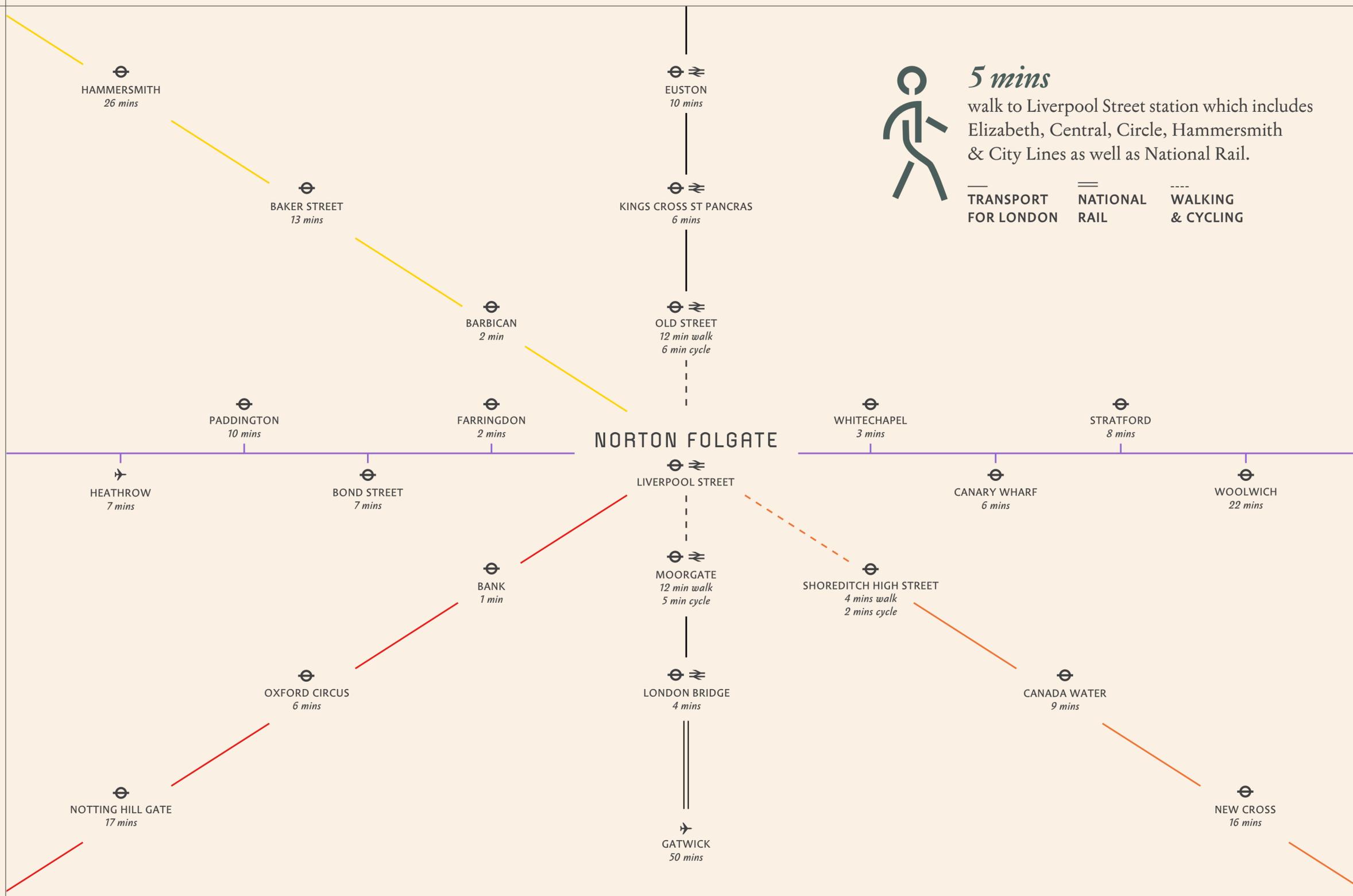


Blossom Yard
PUBLIC SPACE 4,306 SQ FT



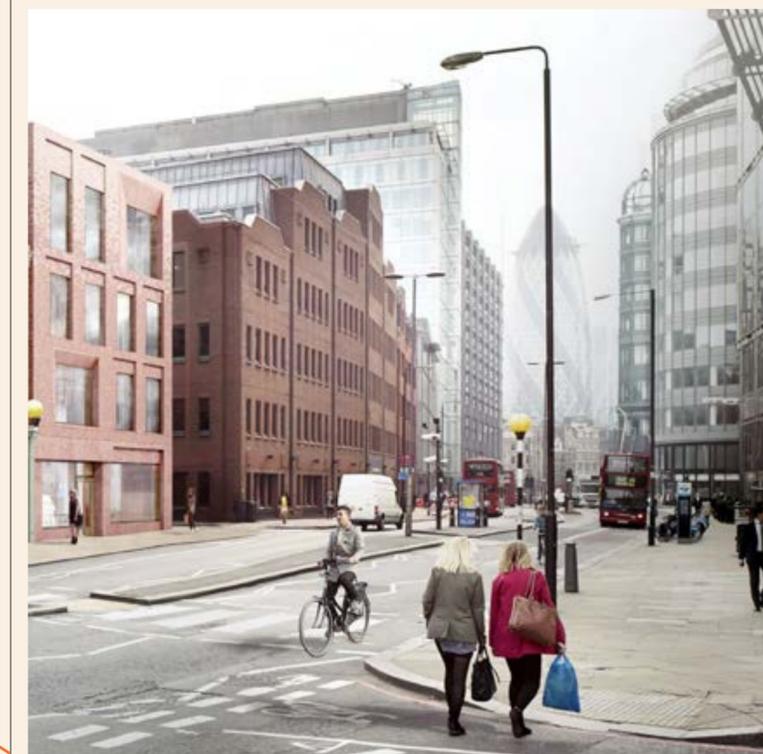
16 Blossom Street
16,102 SQ FT OFFICES
4,350 SQ FT RESTAURANTS





Ready-made connections

OLD STREET'S tech and Square Mile's financial districts are on 16 Blossom Street's doorstep. Connections from Liverpool and Shoreditch High Street stations make it easy to travel across London, to Heathrow and Gatwick airports, and around the South East.



Pollinating old with *new*

WITH 20 RIBA awards to their name, DSDHA has revitalised 16 Blossom Street's period features with engaging new architecture. Office spaces are a world of contrasts. Heritage fireplaces add character to Grade A specifications. Original chimneypots frame views of the glass and concrete-clad skyline.

It's an approach that segues seamlessly into the entirely new areas. From the living-room ambience of the reception to the informal kitchen and breakout space – it's eclectic, atmospheric and comfortable. A workspace that feels like a home.

**ALLFORD
HALL
MONAGHAN
MORRIS**

MORRIS & Co

DSDHA

STANTON
WILLIAMS



Schedule *of areas*

Floor	16 Blossom St. (sq ft)	Terraces (sq ft)
4	1,435	375
3	4,393	
2	4,895	—
1	4,879	—
G	—	—
Total	15,602	375



WORK READY
 CORE - OFFICE
 RETAIL
 BASEMENT

Ground Floor



RECEPTION
 CORE
 RETAIL
 COURTYARD

First Floor *Work Ready*

TOTAL INTERNAL AREA
4,879 Sq ft



WORK STATIONS
 MEETING ROOMS
 BREAKOUT/KITCHEN
 PHONEBOOTH
 RECEPTION
 CORE

- Private reception area
- 40 workstations
- 6-person meeting room
- 8-person meeting room
- 10-person meeting room
- 2 kitchen/breakout areas



Second Floor

TOTAL INTERNAL AREA
14,008 Sq ft



WORKSPACE CORE

Third Floor

TOTAL INTERNAL AREA
13,968 Sq ft

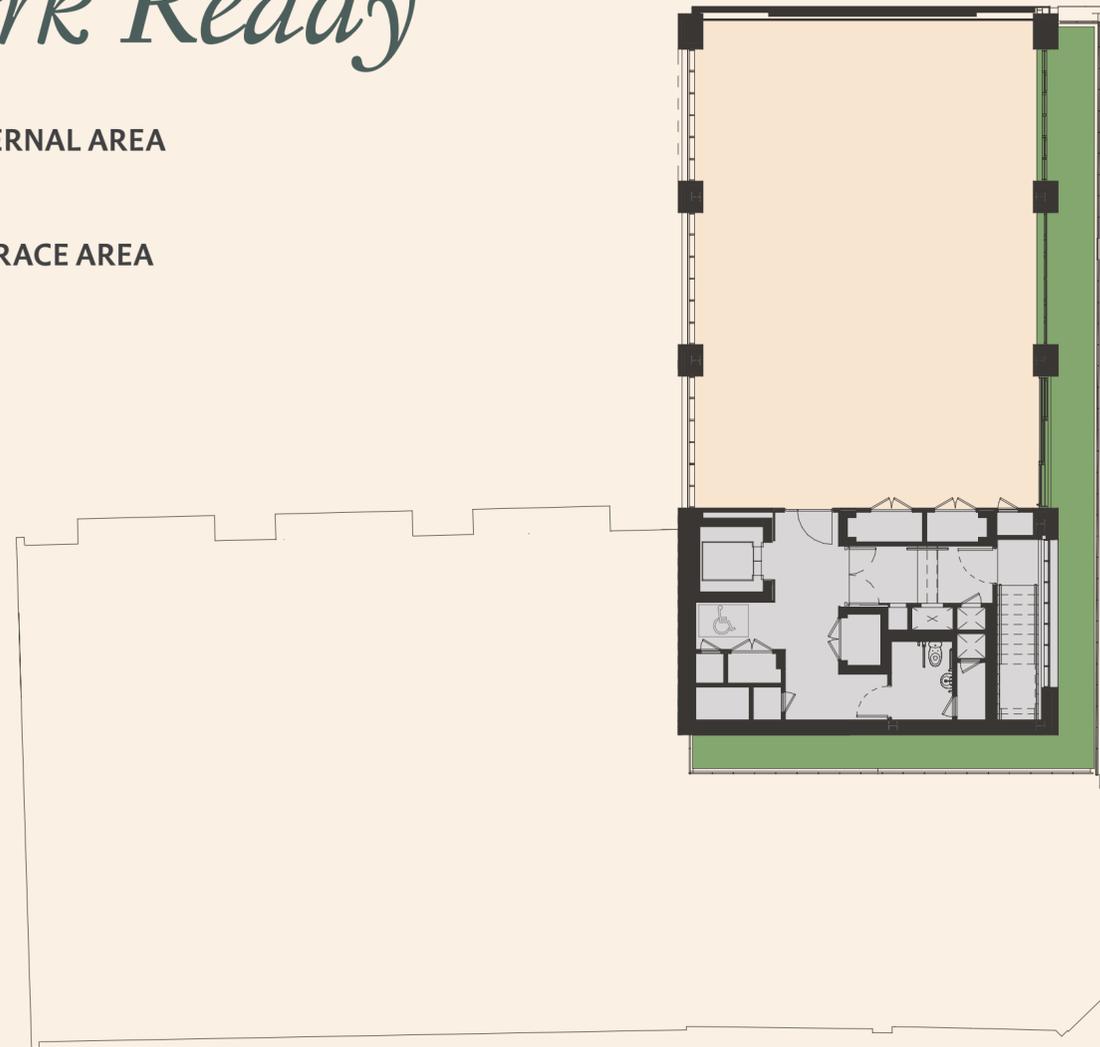


WORKSPACE CORE

Fourth Floor *Work Ready*

TOTAL INTERNAL AREA
1,435 Sq ft

TOTAL TERRACE AREA
366 Sq ft



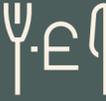
WORKSPACE CORE TERRACE



Green by design

 **15,600**
sq ft office space

 **'Excellent'**
New Workspaces
'Very Good' Refurbished Workspaces

 **4,540**
sq ft retail space

 **WiredScore**
PLATINUM

 **366**
sq ft level 4 terrace

 **Net Zero**
construction at completion

 **Changing facilities**
shared changing facilities with
5 showers, 52 bike racks and 52 lockers

 **2.44 - 3.7m**
floor to ceiling height

 **630kg**
passenger lift

 **Zero waste**
to landfill targeted

 **All Electric**
building operation

 **Q3 2023**
practical completion



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