



## **British Land signs On, Kolamba and Xi Home at Norton Folgate**

*Recently completed mixed use London regeneration scheme is now nearly 50% let*

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British Land has signed its second office customer and first two restaurants at its recently completed Norton Folgate, a 335,000 sq ft office-led regeneration scheme which sits at the meeting point of Spitalfields, Shoreditch and the City.

On, the Swiss high performance sportswear brand, has signed for 20,000 sq ft of office space in Loom Court. They join international law firm Reed Smith, which is taking 115,000 sq ft at Blossom Yard & Studios and will be moving into their new headquarters this summer.

The founders of Kolamba will open their second restaurant Kolamba East in the Spring, taking 2,700 sq ft on the ground floor of 16 Blossom Street offering an authentic range of Sinhalese, Tamil, Moor, Dutch and Malay dishes. Xi Home is taking 1,650 sq ft on Blossom Street, offering authentic, artisanal and delicious northern Chinese dumplings, and will open in early Summer.

Norton Folgate is an office led mixed use scheme made up of six buildings which includes a mix of shops, bars and restaurants alongside offices set around historic cobbled courtyards and quiet streets. Located only a short walk from Liverpool Street and Shoreditch High Street stations, the scheme will be accessible seven days a week, enhancing the existing retail and leisure offering nearby by virtue of new walkways that allow for easy access into Shoreditch.

Its Georgian and Victorian buildings and heritage warehouses have been redeveloped and carefully restored, with each building designed to celebrate its local history, bringing vacant and under-used buildings back into use while delivering new high quality, sustainable workspace. All the buildings in the scheme are rated EPC A or B and BREEAM Excellent or Very Good. Four architects worked on the project: Stirling Prize winners AHMM and Stanton Williams, Morris + Company and DSDHA

**David Lockyer, Head of Development at British Land, said:** *“Norton Folgate sets new standards for retrofit, refurbishment and redevelopment in Central London. At a time when businesses want to focus on their brand and culture, Norton Folgate supports everything a modern business wants with a combination of buildings with historic character, impressive sustainability credentials and a vibrant environment. This creates an unparalleled platform for modern businesses to thrive and gives businesses a very special identity.*

*“These new lettings reflect Norton Folgate’s appeal as a well-located, high quality destination for dining, work and leisure.”*

The main contractor for Norton Folgate was Skanska, who worked alongside landscape architects East, structural and civil engineers AKTII, mechanical and electrical engineers Arup, project managers M3 Consulting and cost consultants Turner & Townsend and Alinea.

Savills acted for British Land on the restaurant lettings, and JLL and Allsop advised British Land on the office lettings.

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## About British Land

Our portfolio of high quality UK commercial property is focused on London Campuses and Retail & London Urban Logistics assets throughout the UK. We own or manage a portfolio valued at £12.7bn (British Land share: £8.7bn) as at 30 September 2023 making us one of Europe's largest listed real estate investment companies.

We create Places People Prefer, delivering the best, most sustainable places for our customers and communities. Our strategy is to leverage our best in class platform and proven expertise in development, repositioning and active management, investing behind two key themes: Campuses and Retail & London Urban Logistics.

Our three campuses at Broadgate, Paddington Central and Regent's Place are dynamic neighbourhoods, attracting growth customers and sectors, and offering some of the best connected, highest quality and most sustainable space in London. We are delivering our fourth Campus at Canada Water, where we have planning consent to deliver 5m sq ft of residential, commercial, retail and community space over 53 acres. Our Campuses account for 62% of our portfolio.

Retail & London Urban Logistics accounts for 38% of the portfolio and is focused on retail parks which are aligned to the growth of convenience, online and last mile fulfilment. We are complementing this with urban logistics primarily in London, focused on development led opportunities.

Sustainability is embedded throughout our business. Our approach is focused on three key pillars where British Land can create the most benefit: Greener Spaces, making our whole portfolio net zero carbon by 2030, Thriving Places, partnering to grow social value and wellbeing in the communities where we operate and Responsible Choices, advocating responsible business practices across British Land and throughout our supply chain, and maintaining robust governance structures. Further details can be found on the British Land website at [www.britishland.com](http://www.britishland.com).

## About Norton Folgate

Norton Folgate is a special place. The mix of Georgian and Victorian buildings, set around historic cobbled courtyards and quiet streets, feels a world away from the City yet it's only a short walk from Liverpool Street and Shoreditch High Street stations.

The 335,000 sq ft mixed use scheme is made up of six buildings ranging in size from 15,000 to 130,000 sq ft. Four architects have worked together on the project: AHMM, Stanton Williams, Morris + Company and DSDHA, with the aim of making sure the character and variety of the place is captured in the architecture of the new buildings. Our approach is to carefully restore the existing Victorian warehouses, showcasing and preserving the industrial features while also delivering new buildings that are sympathetic to their environment and add to the texture of this part of London.

Sustainability is at the core of our decision making - the offices at Norton Folgate will be all electric and the scheme will be net zero at completion.

As well as 300,000 sq ft of office space, the scheme will also deliver a brand new retail and dining destination with a mix to include new flagship retail and all-day dining offers.

Further details can be found on the Norton Folgate website at [www.norton-folgate.co.uk](http://www.norton-folgate.co.uk).