

British Land secures first pre-let at Norton Folgate

3 years ago



[British Land](#) has secured its first letting at Norton Folgate to international law firm Reed Smith, which has signed up to 126,800 sq ft at Blossom Yard & Studios, a third of the overall space a year ahead of completion.

Located next to Spitalfields, Norton Folgate is a 335,000 sq ft mixed use scheme made up of eight buildings and will include a mix of shops, bars and restaurants alongside offices. Through a combination of redevelopment and careful restoration of heritage warehouses, each building has been designed with the area's history in mind, while delivering high quality, sustainable workspace.

Norton Folgate will be a net zero carbon development, with embodied carbon expected to be 434 kg CO₂e per sqm at the time of completion, below British Land's 2030 target of 500kg CO₂e per sqm. The offices will be all-electric, with smart technology built in to optimise energy use. The scheme has been designed with health and wellbeing in mind and will feature over 3,000 sq ft of green terraces and a courtyard with planting and outdoor seating.

Andrew Jenkinson, London office managing partner, Reed Smith, said: "While literally just across the street from our current office, Blossom Yard feels a world away from the City. The events of the last two years have led to fundamental changes in the way we work together. This led us to rethink the space we need for the future and how we can use that creatively. Our people have more choice and flexibility in how and where they work than ever before and our new offices will be an attractive, vibrant and dynamic destination."

Tamara Box, EME managing partner, Reed Smith, added: "We know our distinct culture is something that

helps us stand out from our peers and this truly unique proposition embodies that difference. Blossom Yard reflects who we are – a progressive law firm with a prestigious history and a collegiate and innovative approach.”

Mike Wiseman, Head of Office Leasing at British Land, added: “Businesses are sharply focused on the role of their workspace in promoting their brand and culture, attracting and retaining talent, and supporting their sustainability objectives. As a result, we continue to see excellent demand for best in class, well located and highly sustainable office space, which we are delivering at Norton Folgate and across our London campuses. Having achieved record office leasing levels last year, this momentum has continued, with a further 494,000 sq ft of office lettings secured in the first half of the year.”

British Land was advised by JLL and Allsop and JLL acted for Reed Smith.