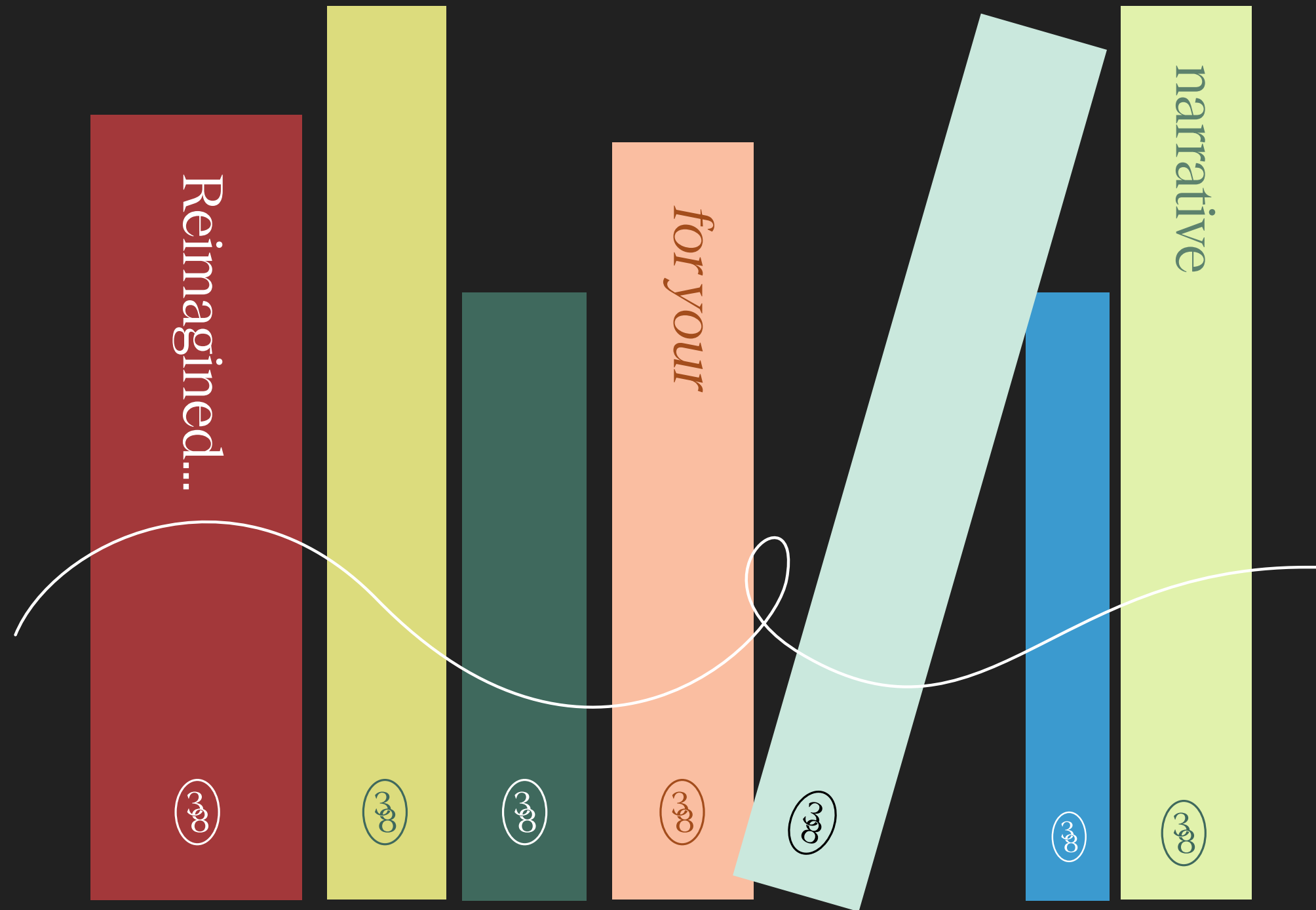


F O L I O

- 38 Finsbury Square -

52,500 sq ft HQ workspace
Delivering summer 2027



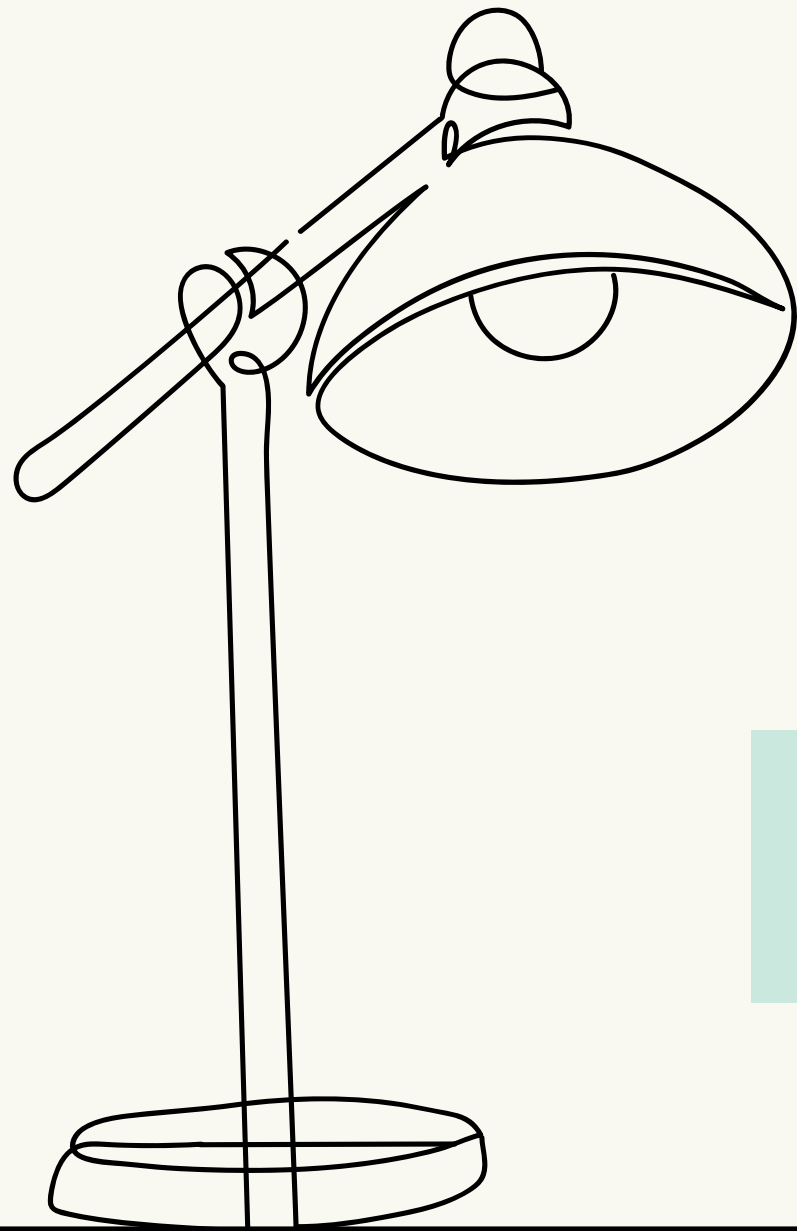
An abbreviated introduction to Folio

Built on the historic site of the Temple of Muses, once London's largest 18th-century bookshop, Folio is a modern workplace designed for forward-thinking businesses.

Thoughtfully revitalised by architect practice TateHindle, the building combines sustainable design, smart technology, and lifestyle amenities to support wellbeing and inspire productivity.



Features



A 52,500 Sq Ft Headquarters Building



Finsbury Square Views from All Floors



Spacious Reception & Library Lounge



Flexible Column-free Floorplates



Club Room with Communal Rooftop Terrace



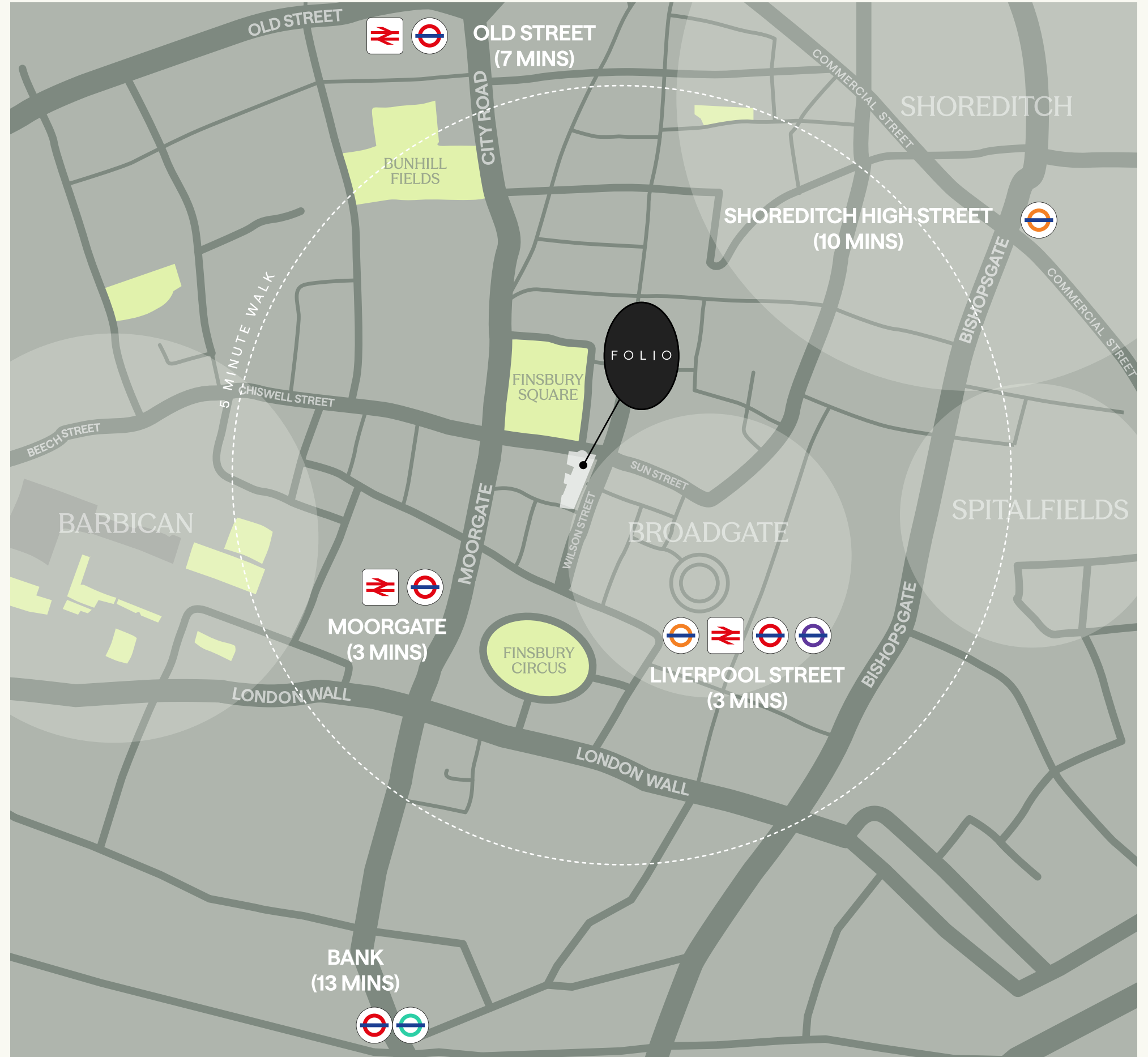
Outstanding End-of-Journey Facilities



Bookended by Shoreditch and The City

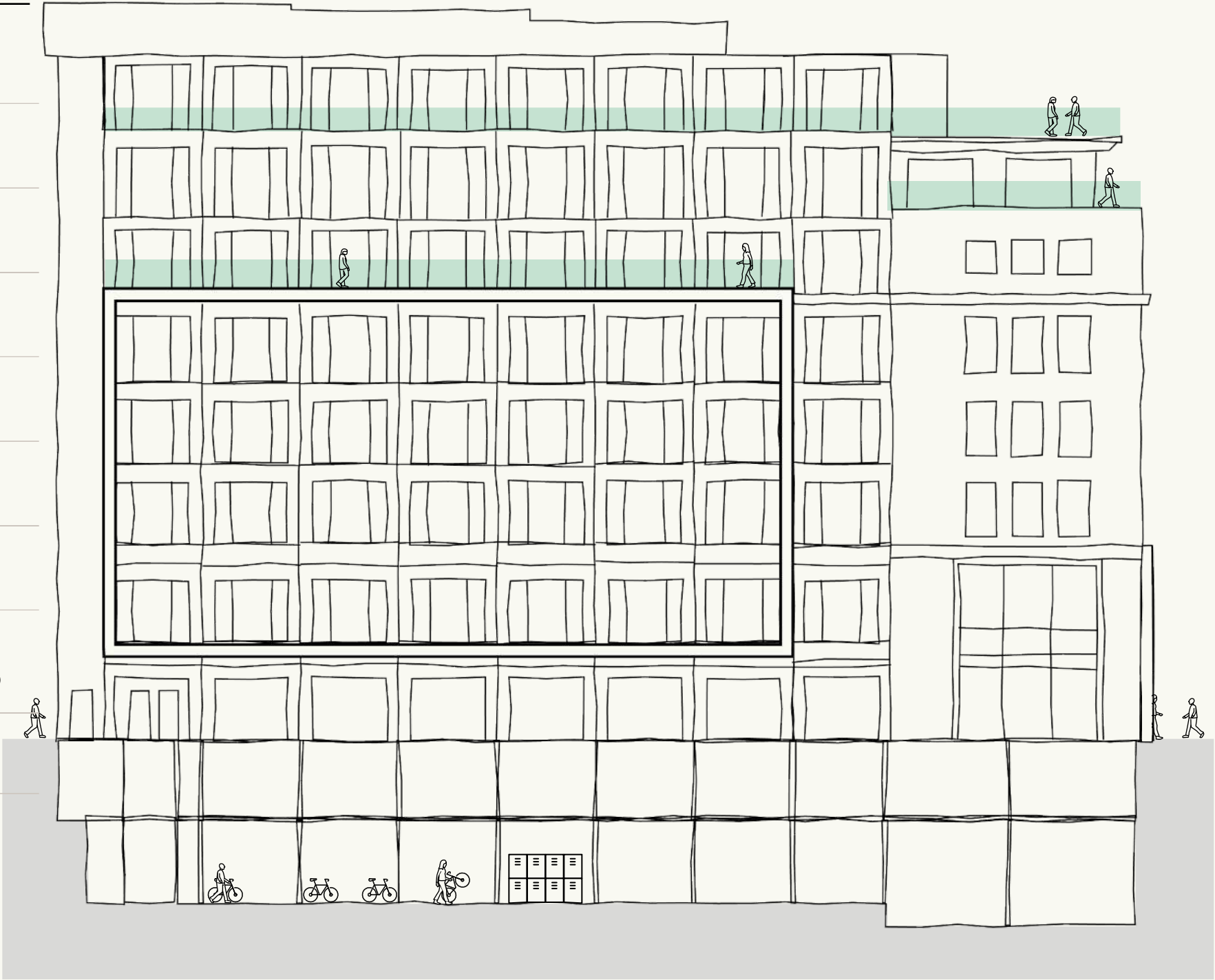
A location that offers the best of both worlds — The City to one side and Shoreditch on the other and just a three-minute walk from Liverpool Street Station, one of London's major rail hubs.

Folio sits adjacent to Broadgate, the largest pedestrianised neighbourhood in central London — a vibrant social focal point and a hub for world-leading financial, legal, technology, and media companies.



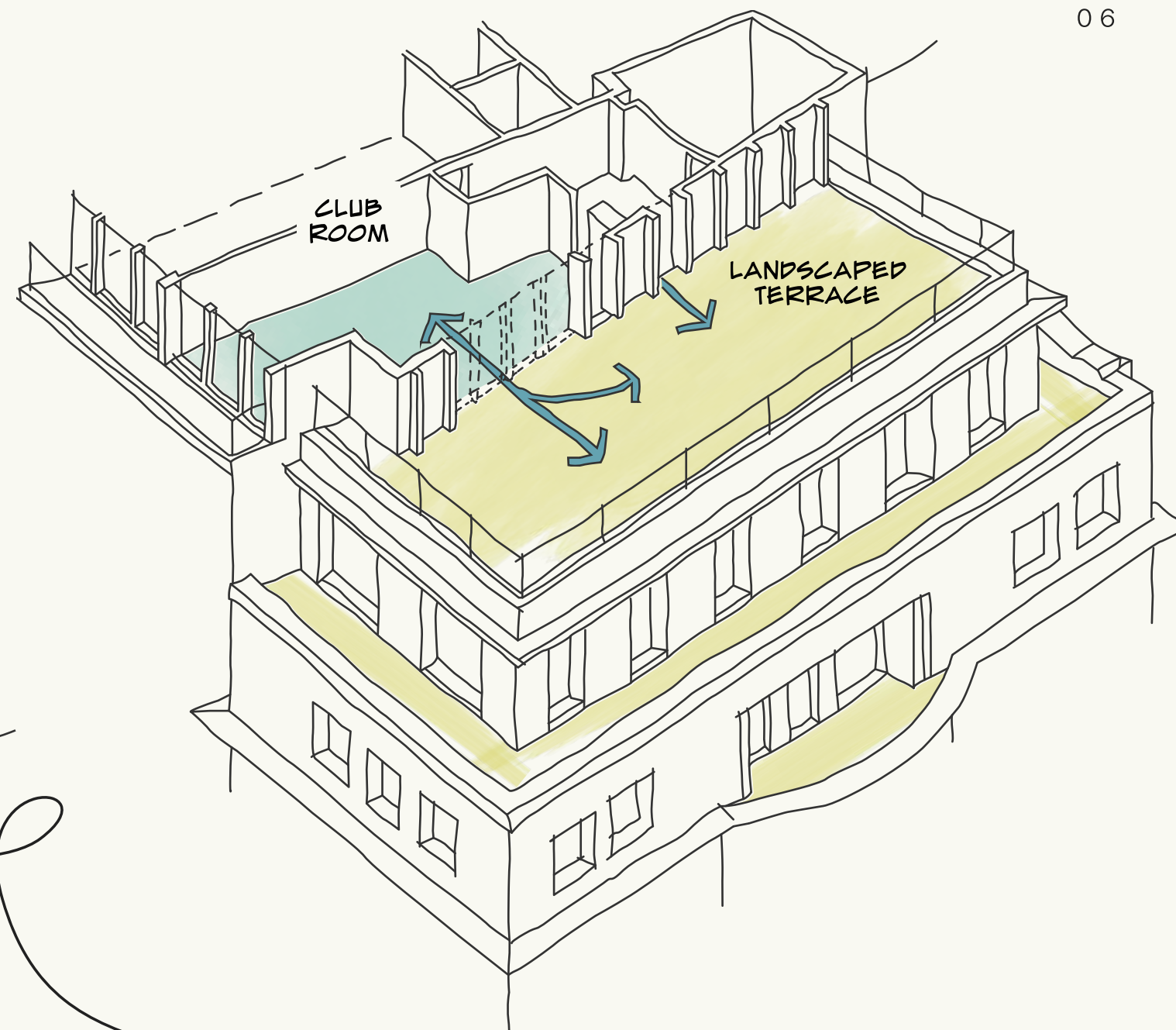
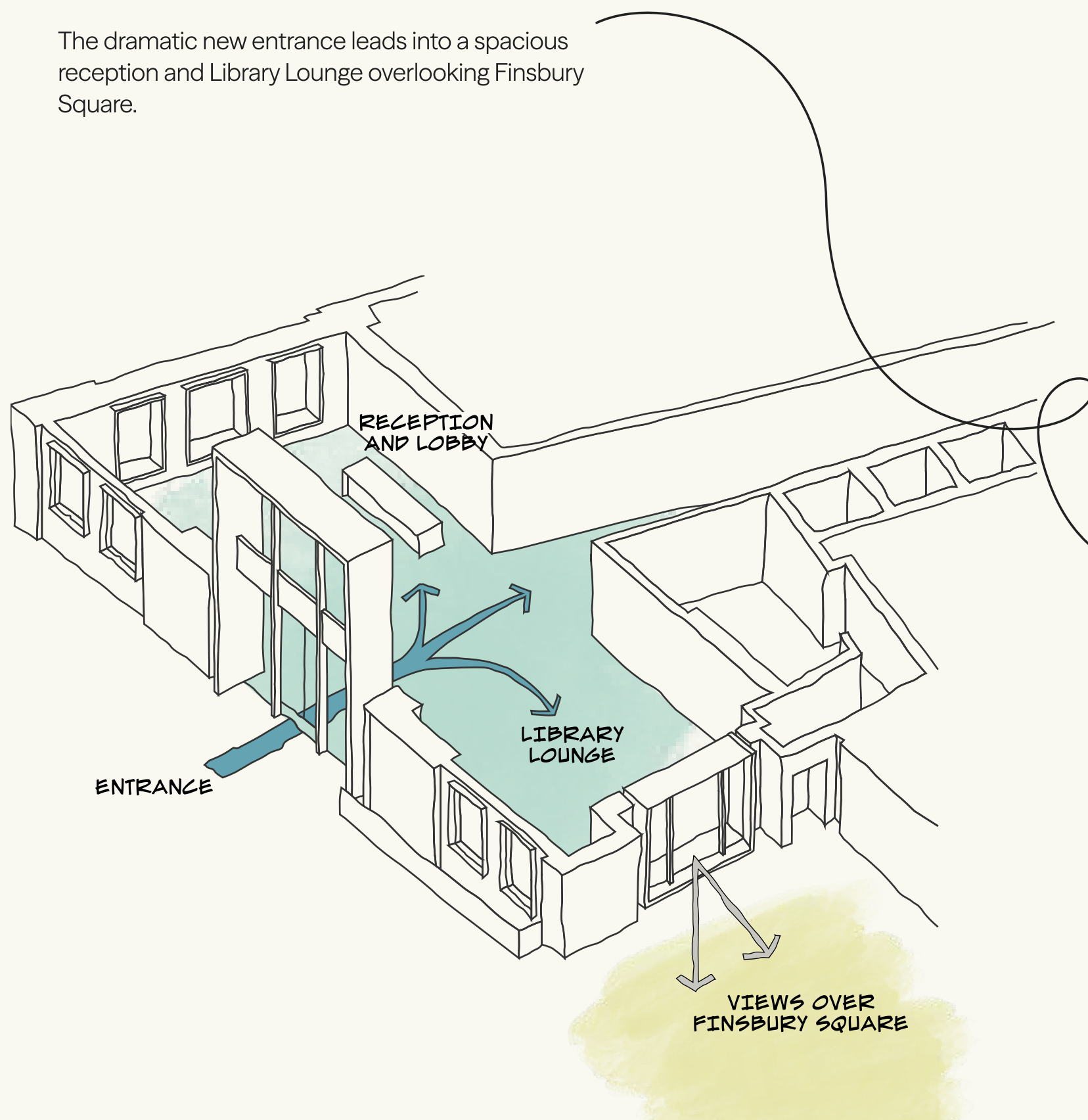
A remarkable HQ opportunity

Floor	Office sq ft	Terraces sq ft	Amenity sq ft
7th	3,513	1,457	457 (Club room)
6th	5,533	527	
5th	6,236	509	
4th	6,787		
3rd	6,787		
2nd	6,787		
1st	6,611	270	
Ground	3,883		1,537 (Reception and Library lounge)
LG	6,403		
Total	52,540	2,763	
End of Trip	x96 cycle spaces	x140 lockers	x12 showers



An impressive arrival experience

The dramatic new entrance leads into a spacious reception and Library Lounge overlooking Finsbury Square.



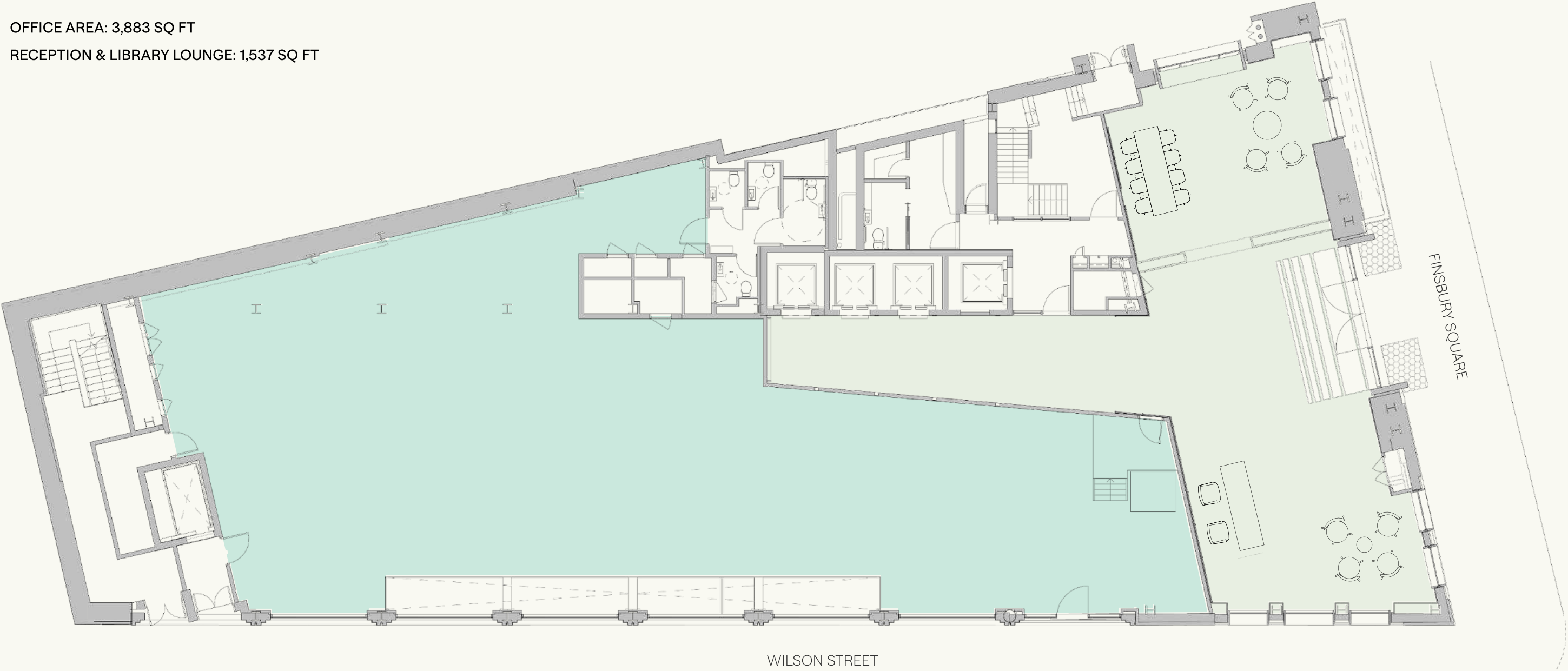
Rooftop terrace & Club room

The seventh-floor Club room and landscaped terrace offers views over Finsbury Square.

Ground floor



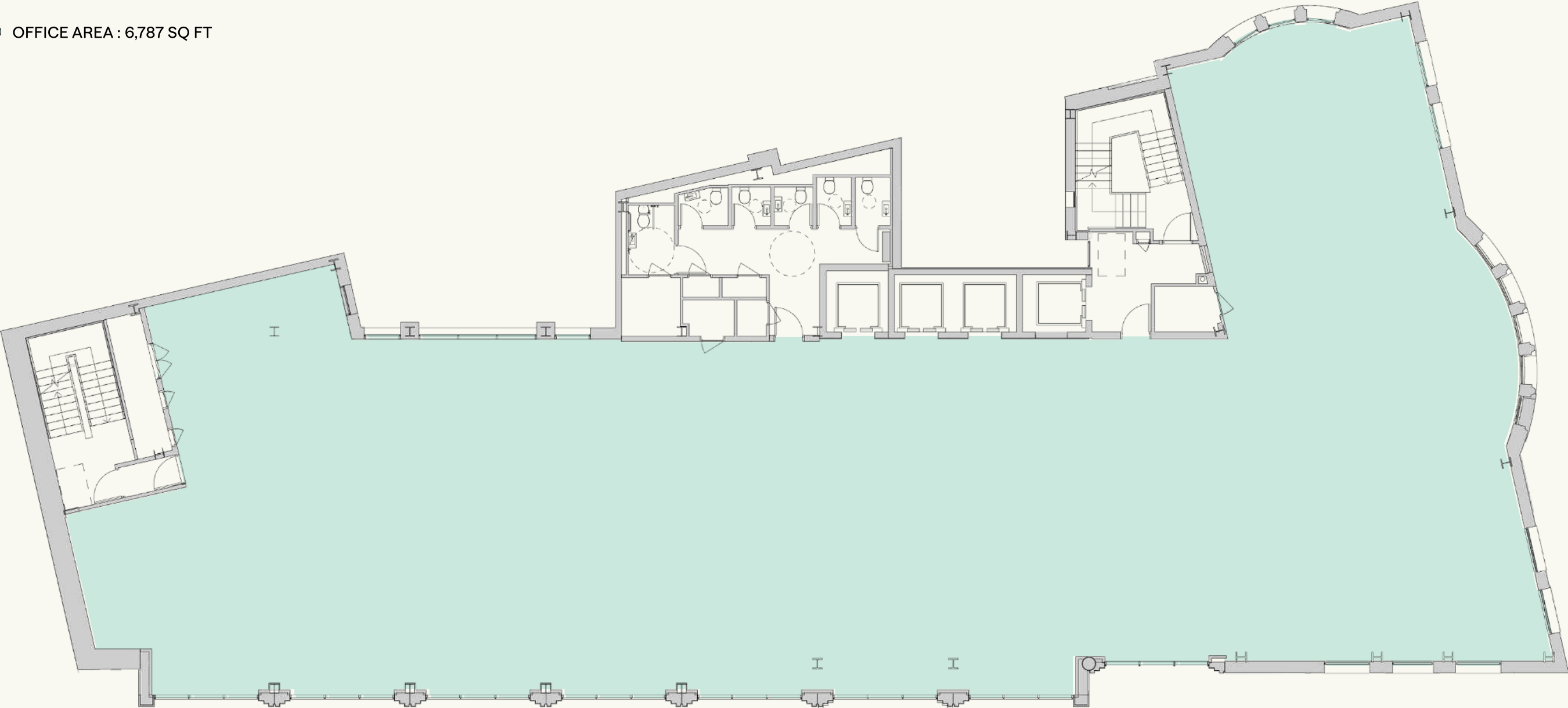
- OFFICE AREA: 3,883 SQ FT
- RECEPTION & LIBRARY LOUNGE: 1,537 SQ FT



Typical floor

N ➤

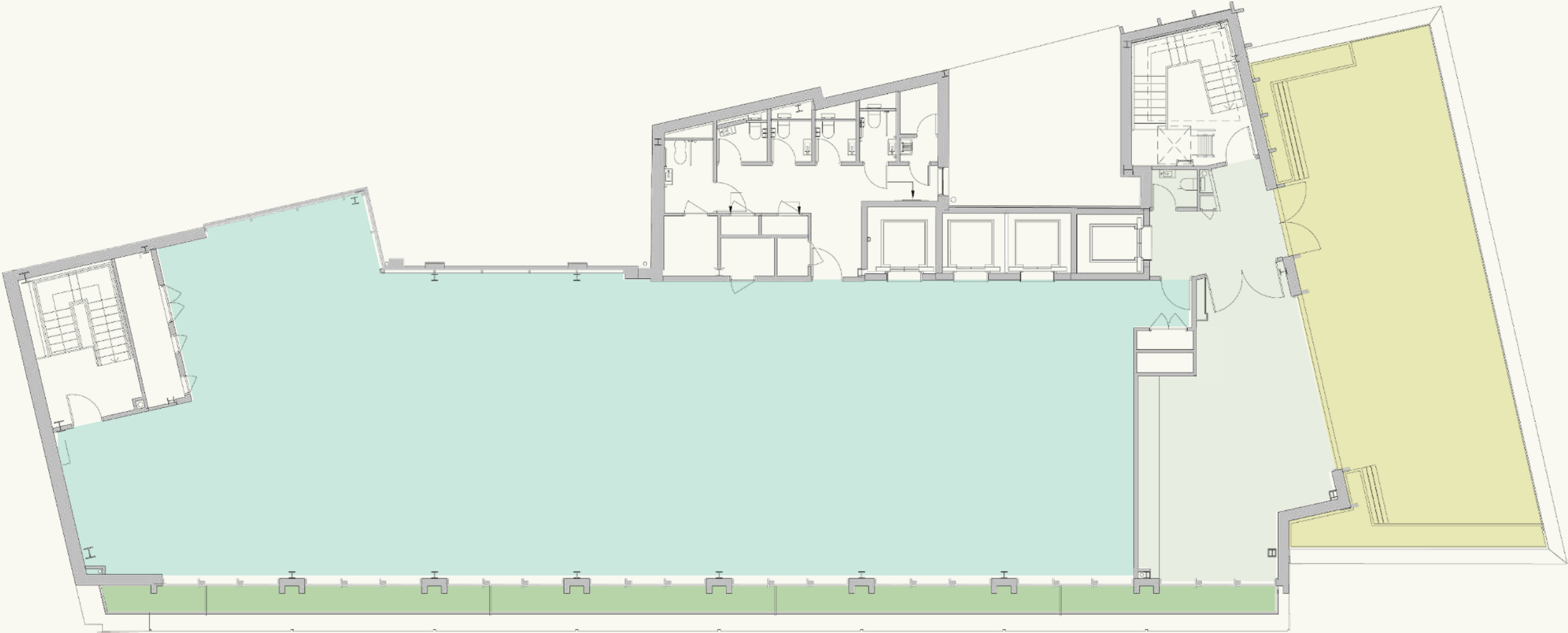
○ OFFICE AREA : 6,787 SQ FT



7th floor

N ➤

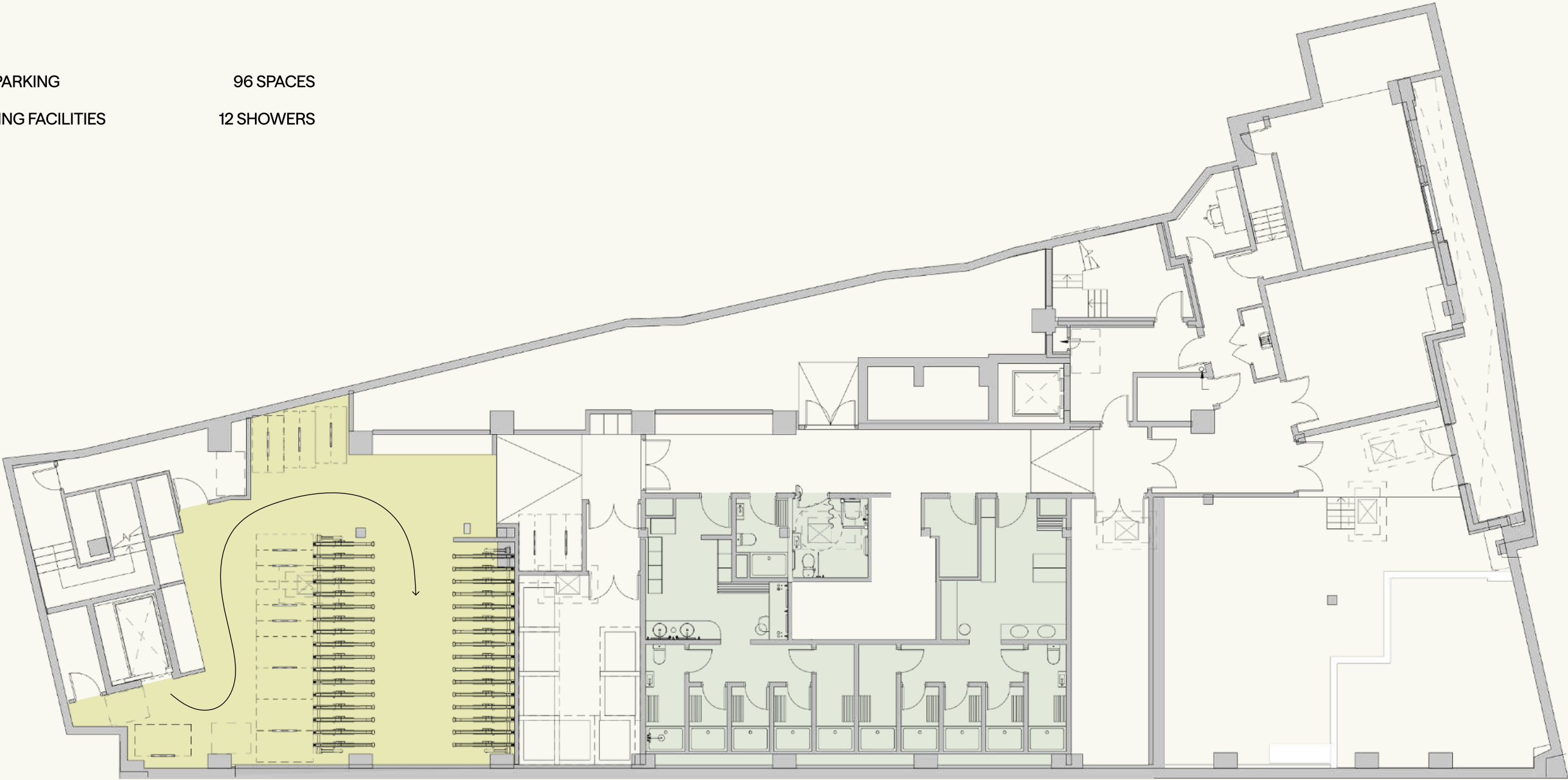
- OFFICE: 3,513 SQ FT
- PRIVATE TERRACE: 394 SQ FT
- CLUB ROOM: 457 SQ FT
- COMMUNAL TERRACE: 1,063 SQ FT



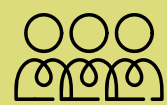
Basement

N ➤

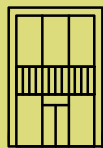
- CYCLE PARKING 96 SPACES
- CHANGING FACILITIES 12 SHOWERS



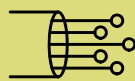
Summary specification



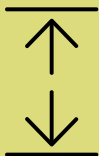
1:8 sq m
occupancy ratio



Impressive arrival
with new feature entrance portal



Full fibre backbone
with two independent carriers



2.7m (Typical) – **3.8m** (Ground)
Office floor to ceiling heights (to underside of beams)



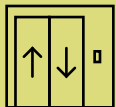
Additional self-contained entrance
into Ground and LG suites



Material Passports
to promote material circularity



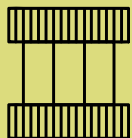
LED Lighting
Suspended Linear LED Light (typical floors)



4x lifts
including 1 FF lift



Outstanding
Targeting



New facade
with Aluminium Bronze features



96x
secure cycle spaces (and 140x lockers)



4.5 star NABERS
Targeting



4x Terraces
Communal terrace on 7th floor
Private terraces on floors 6, 5 and 1



12x
showers (including DDA)



EPC A
Targeting

F O L I O

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