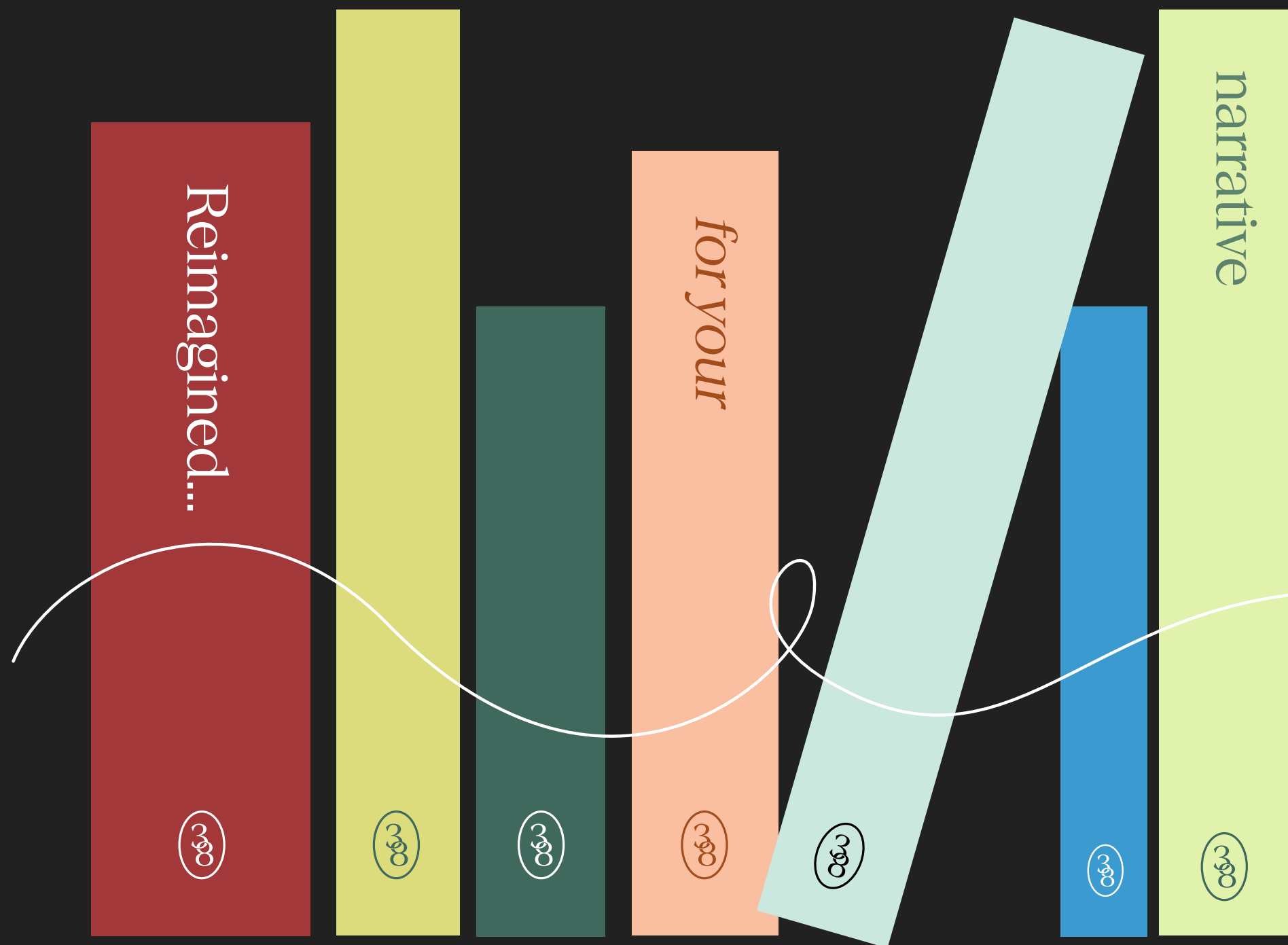


F O L I O

- 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



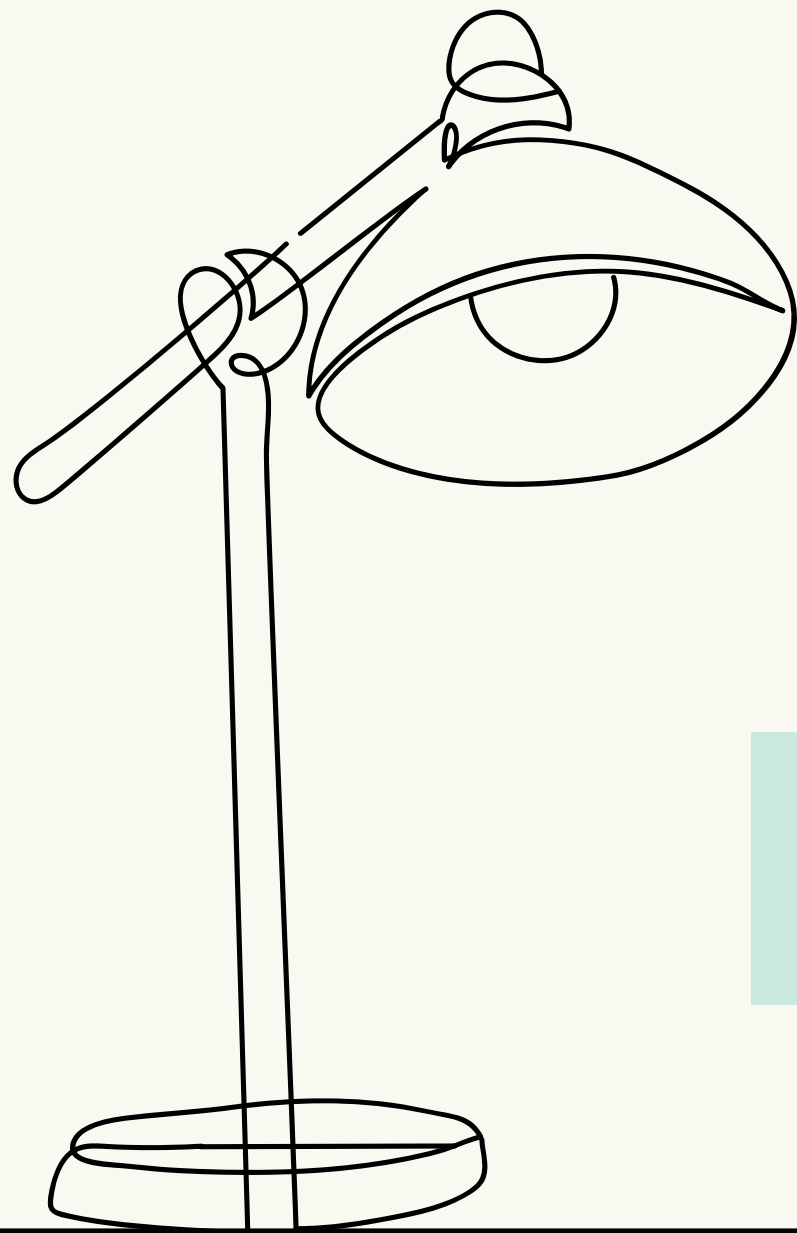
Flexible Column-free Floorplates



Club Room with Communal Rooftop Terrace



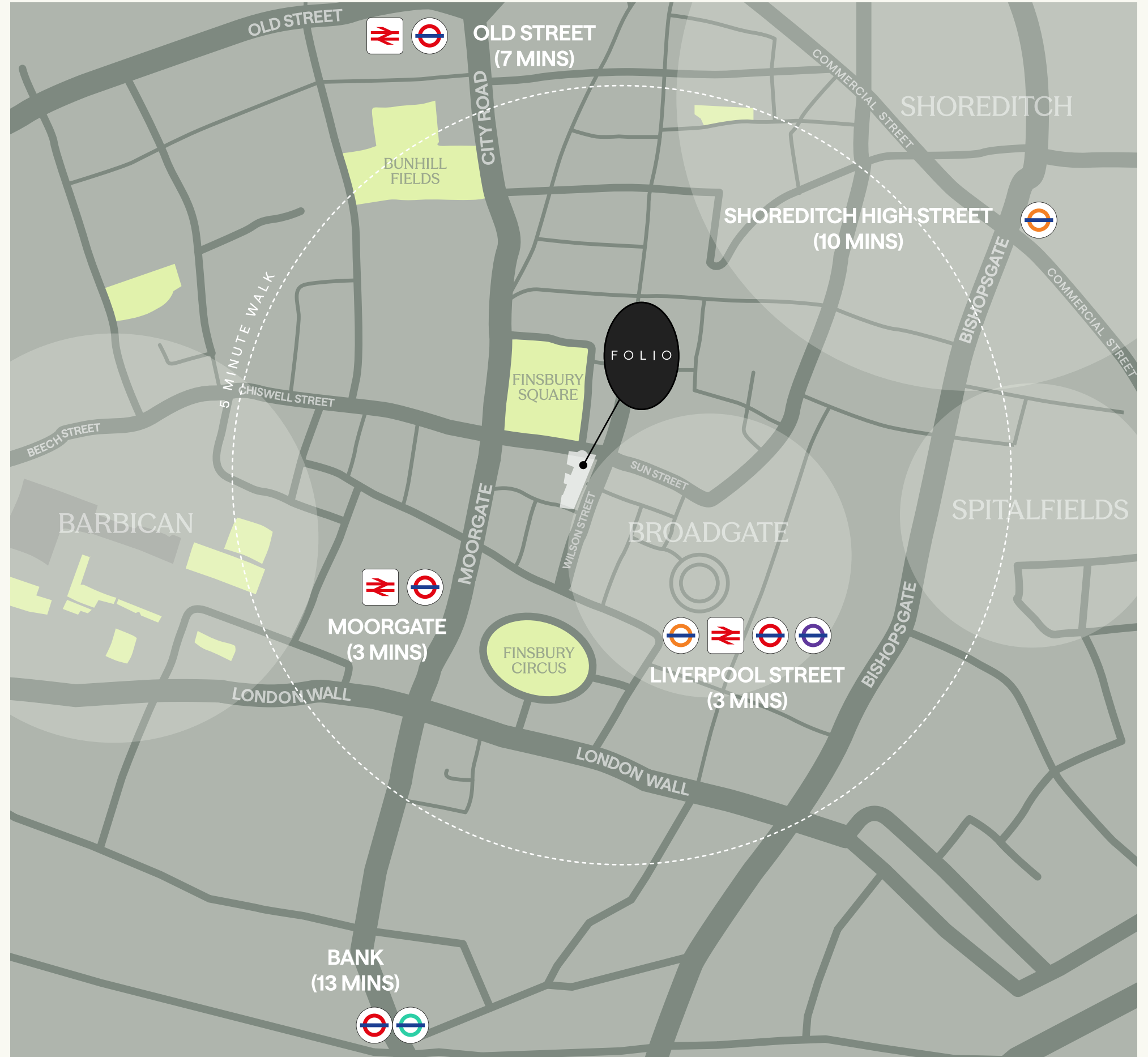
Outstanding End-of-Journey Facilities



Bookended by Shoreditch and The City

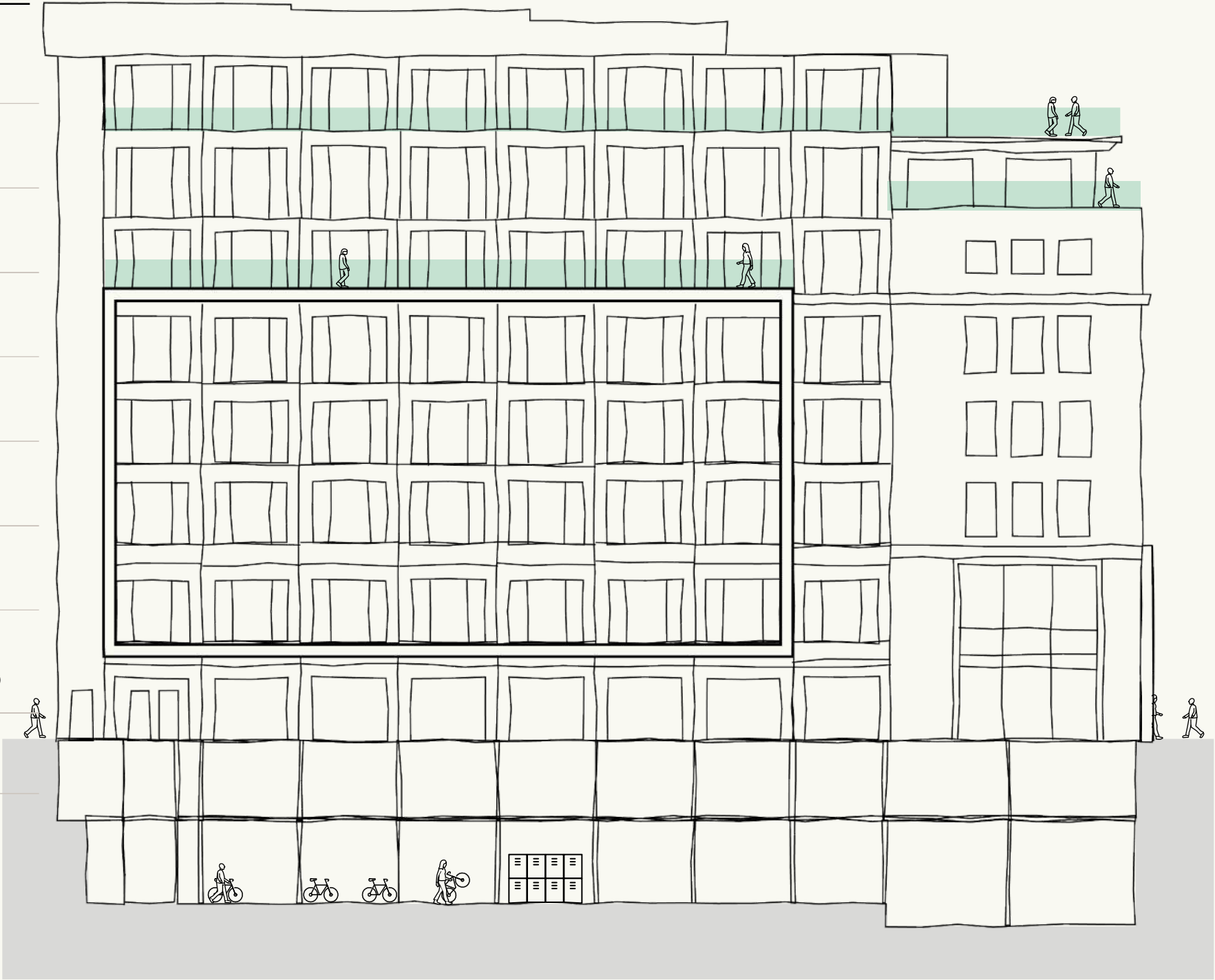
A location that offers the best of both worlds — The City to one side and Shoreditch on the other and just a three-minute walk from Liverpool Street Station, one of London's major rail hubs.

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.



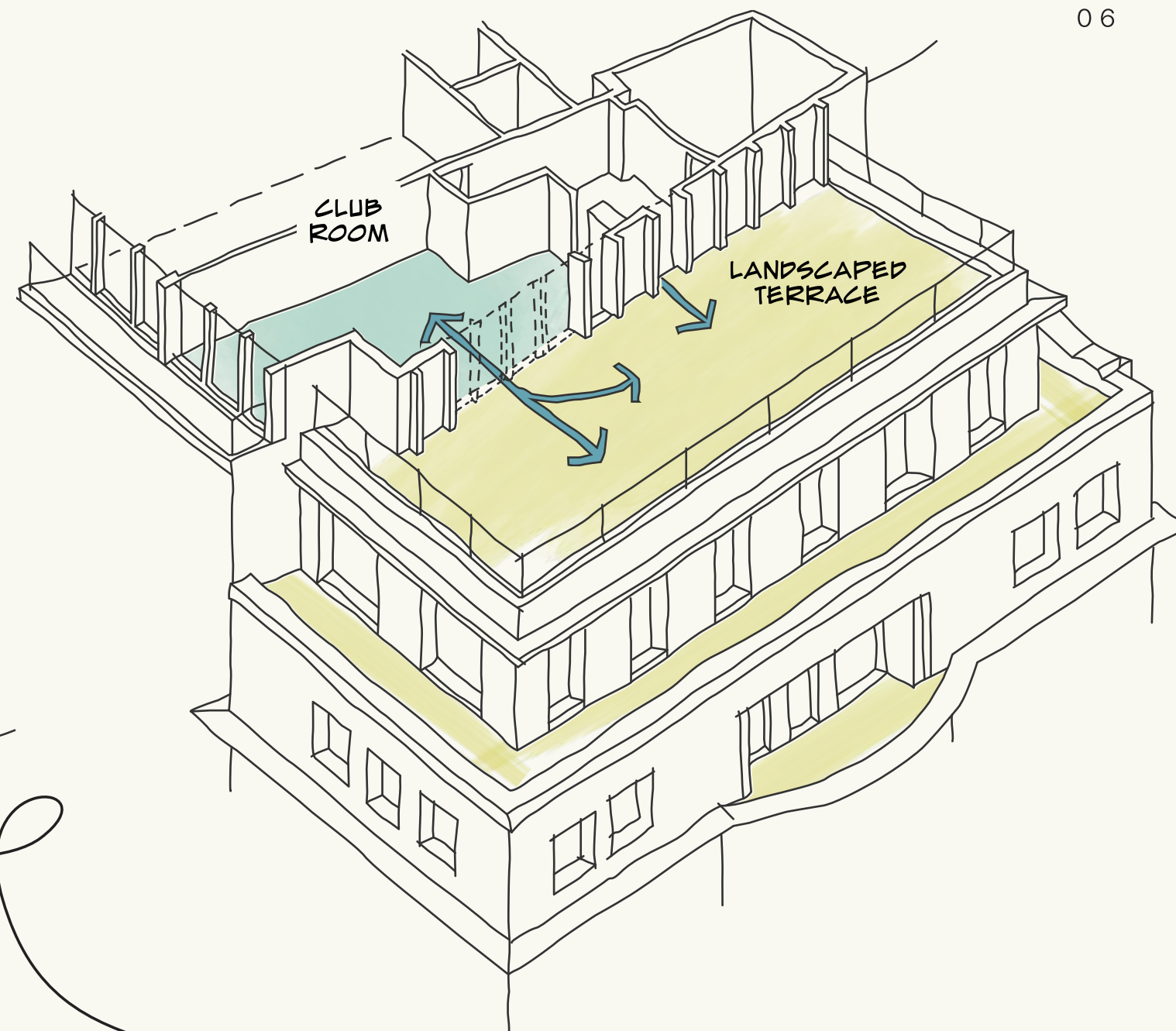
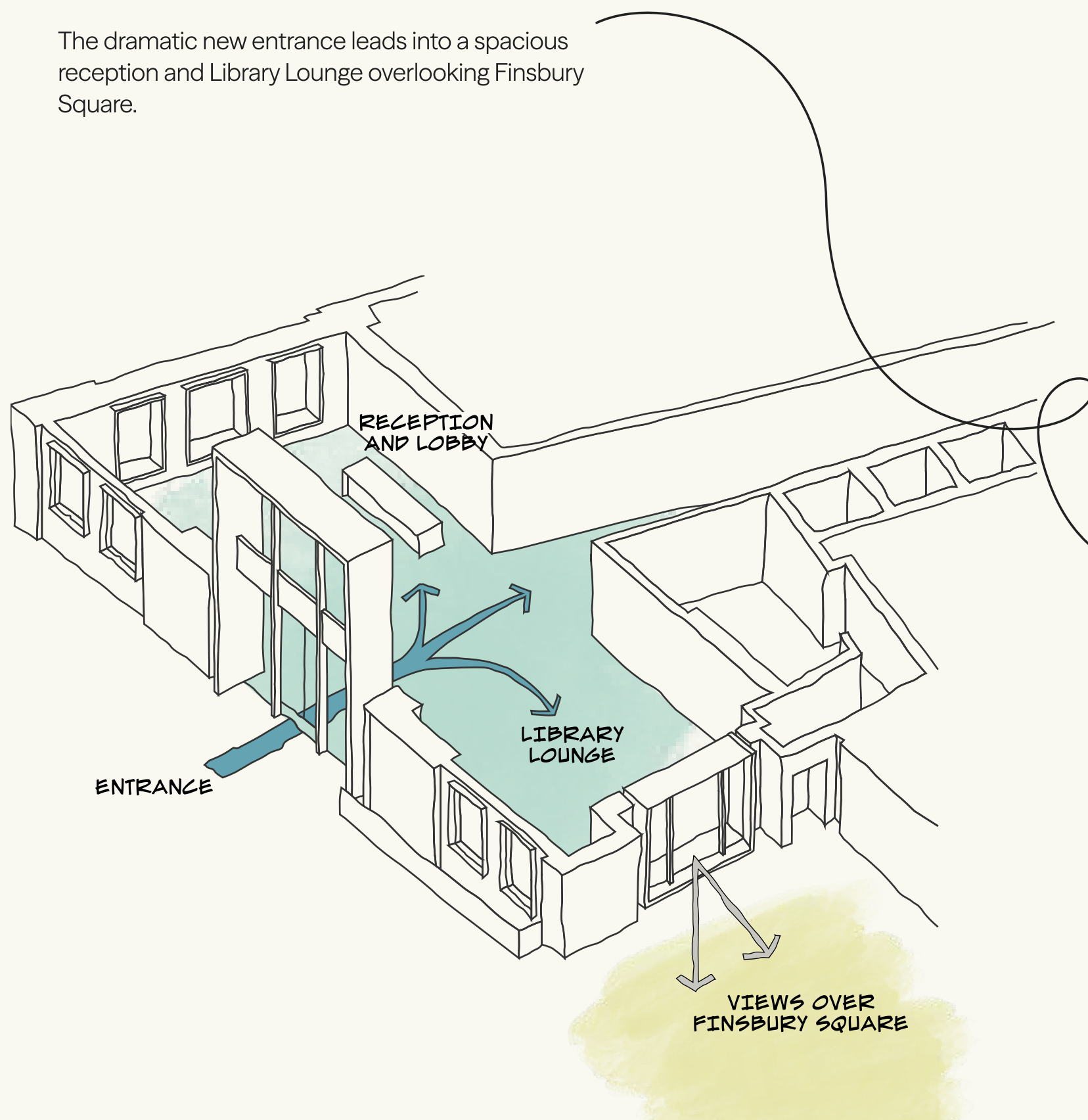
A remarkable HQ opportunity

Floor	Office sq ft	Terraces sq ft	Amenity sq ft
7th	3,482	1,410	483 (Club room)
6th	5,499	531	
5th	6,169	447	
4th	6,753		
3rd	6,753		
2nd	6,753		
1st	6,605	265	
Ground	3,815		1,542 (Reception and Library lounge)
LG	6,417		
Total	52,246	2,653	
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.



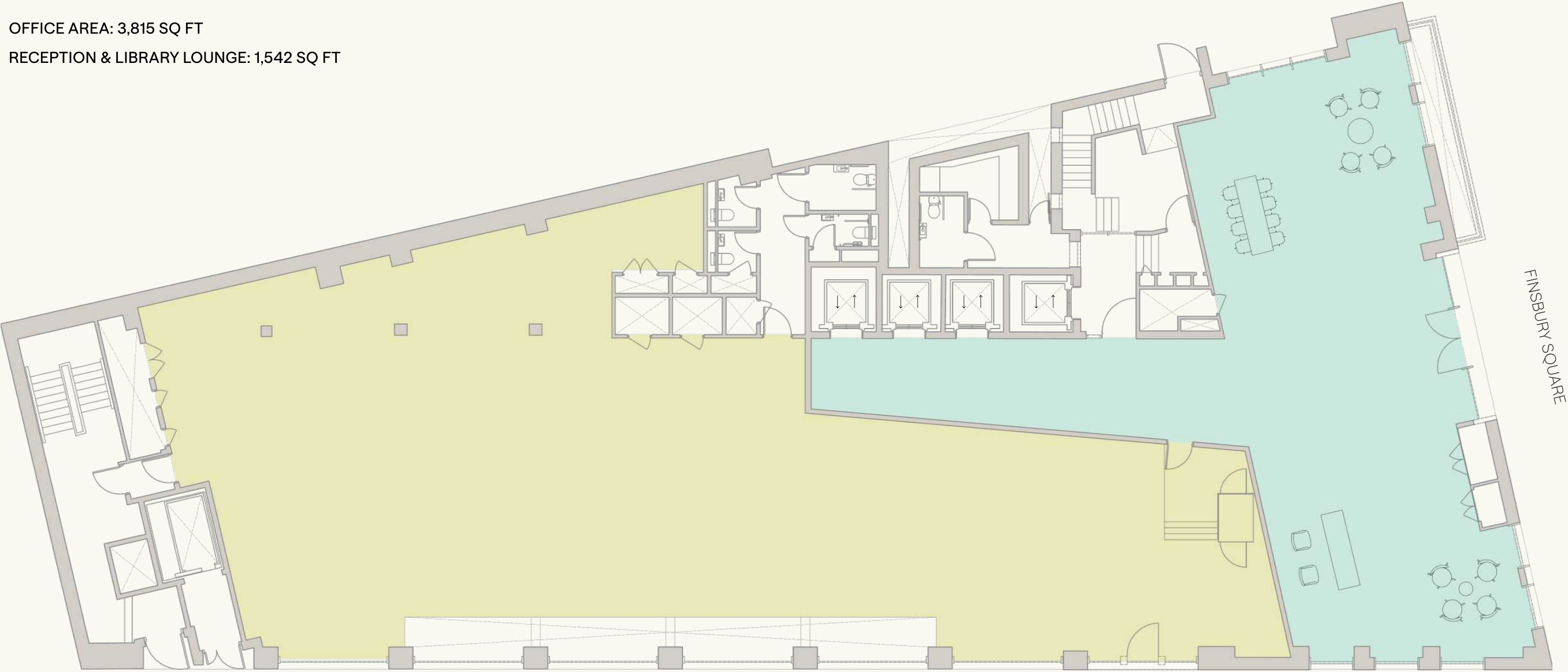
Rooftop terrace & Club room

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

Ground floor



- OFFICE AREA: 3,815 SQ FT
- RECEPTION & LIBRARY LOUNGE: 1,542 SQ FT



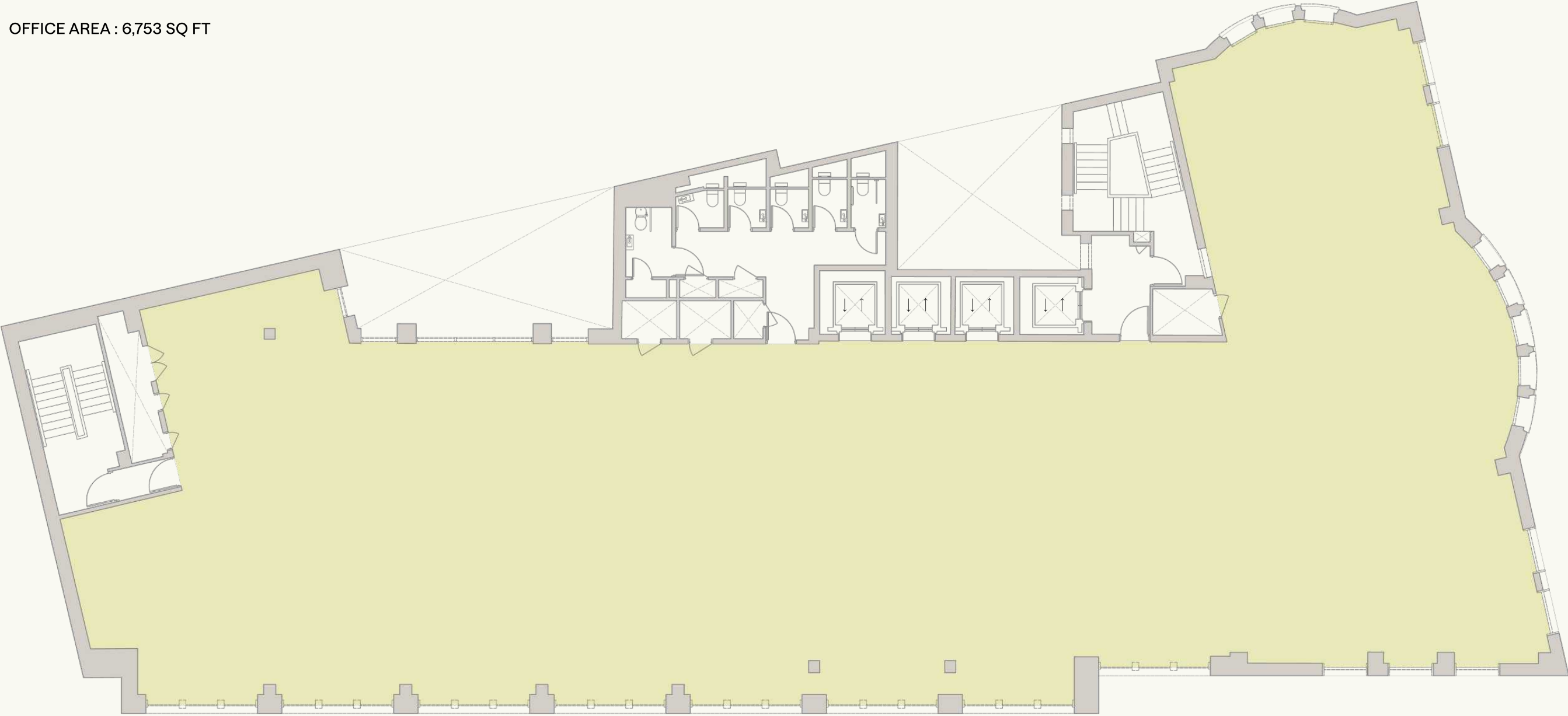
WILSON STREET

FINSBURY SQUARE

Typical floor

N ➤

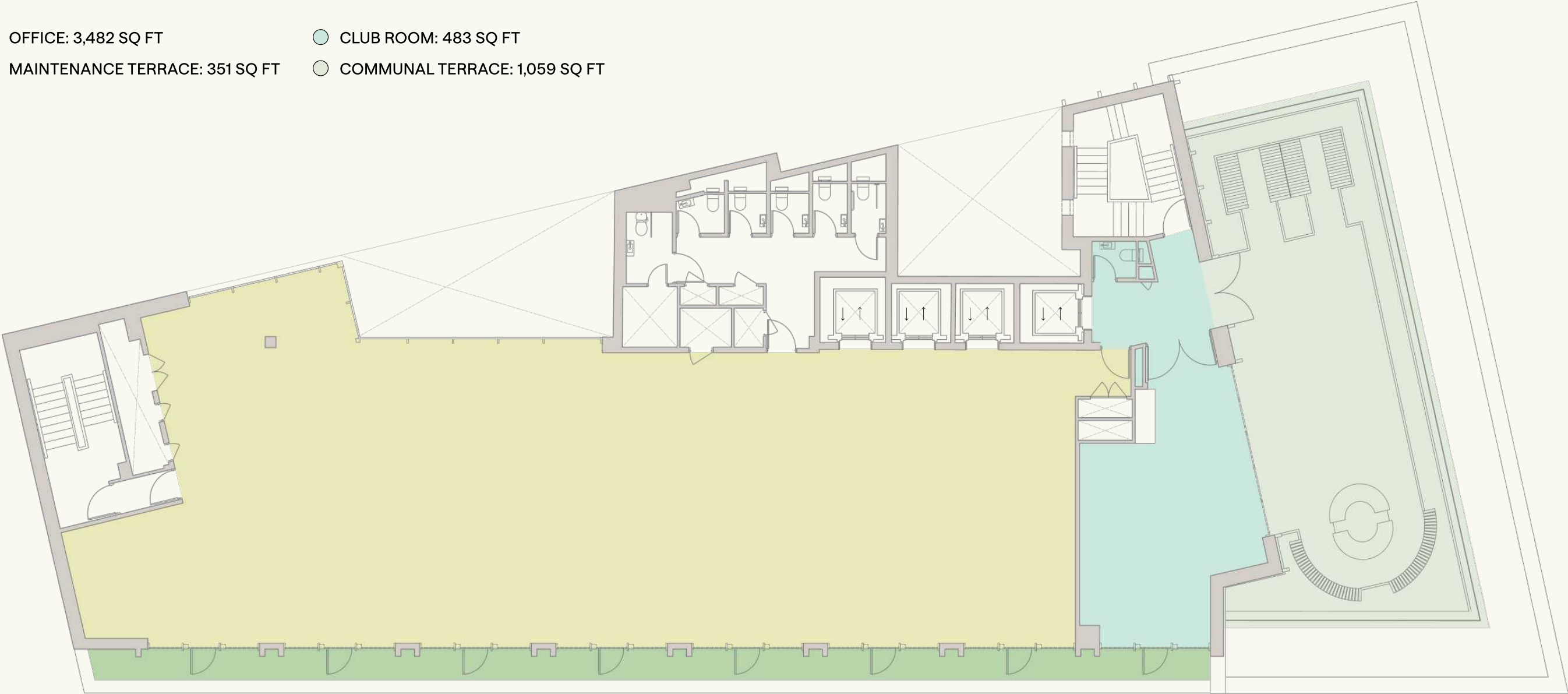
● OFFICE AREA : 6,753 SQ FT



7th floor



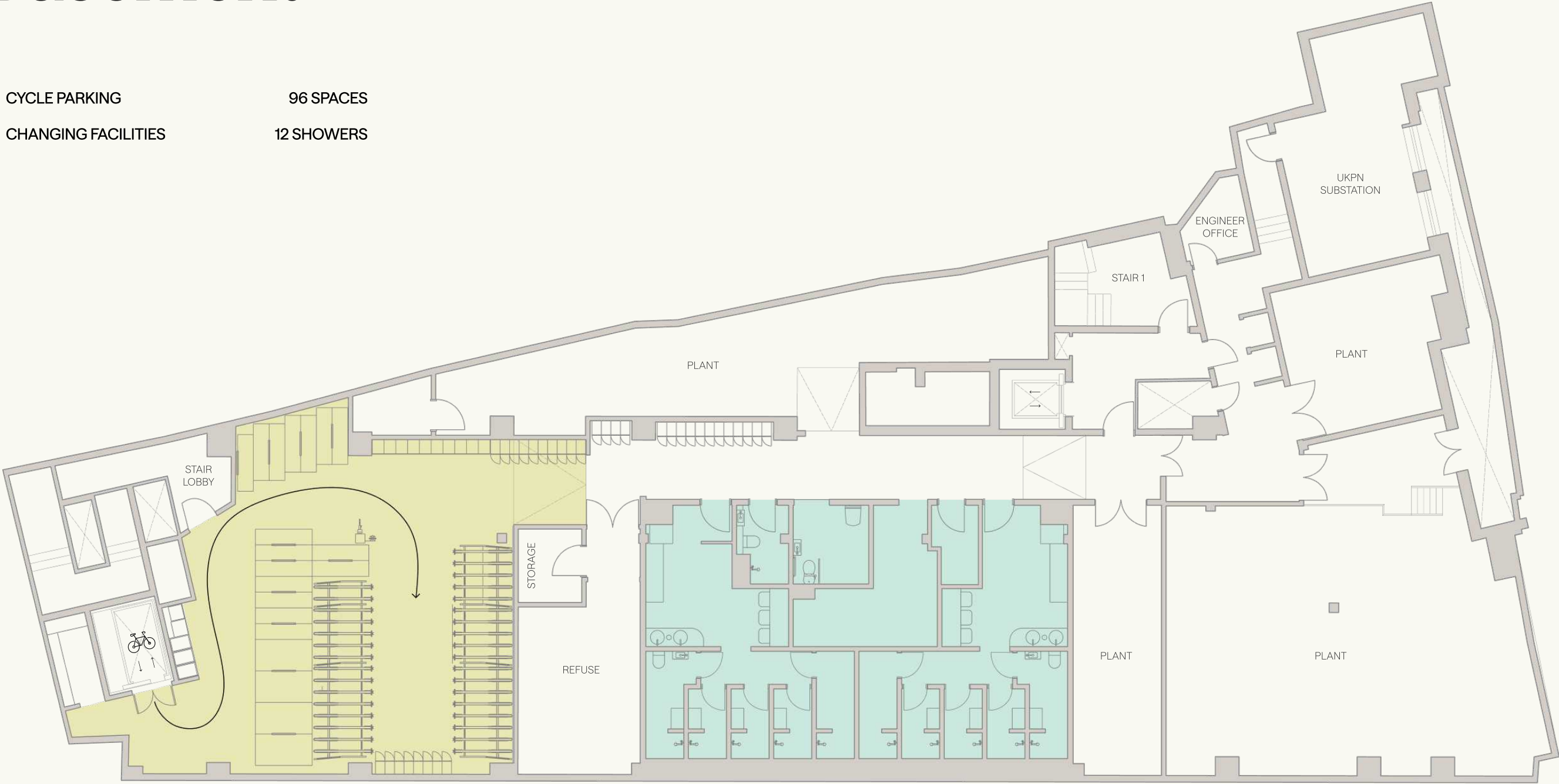
- OFFICE: 3,482 SQ FT
- CLUB ROOM: 483 SQ FT
- MAINTENANCE TERRACE: 351 SQ FT
- COMMUNAL TERRACE: 1,059 SQ FT



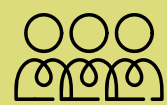
Basement



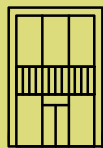
- CYCLE PARKING 96 SPACES
- CHANGING FACILITIES 12 SHOWERS



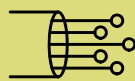
Summary specification



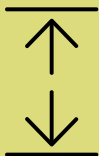
1:8 sq m
occupancy ratio



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)



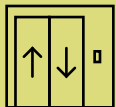
Additional self-contained entrance
into Ground and LG suites



Material Passports
to promote material circularity



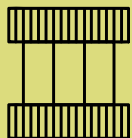
LED Lighting
suspended Linear LED Light (typical floors)



4x lifts
including 1 FF lift



Outstanding
targeting



New facade
with Aluminium Bronze features



96x
secure cycle spaces (and 140x lockers)



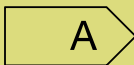
WELL Platinum
enabled



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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