Office Space
1,786 sq. ft. / 166 sq. m.
Newly refurbished 'Plug & Play' office ready for immediate occupation

TO LET

5th Floor, 44 Paul Street, Shoreditch, London EC2A 4LB



LOCATION

44 Paul Street is ideally located between Liverpool Street station and Old Street roundabout, where The City meets Shoreditch. With both stations and their local amenities accessible in around 5-8 minutes' walk, you have the best of both worlds on your doorstep and are spoilt for choice when it comes to coffee shops, bars, restaurants, hotels and green spaces.

TRANSPORT

Old Street – Northern line and National Rail

Liverpool Street – Elizabeth, Central, Circle, Hammersmith & City and Metropolitan lines, London Overground and National Rail Services.

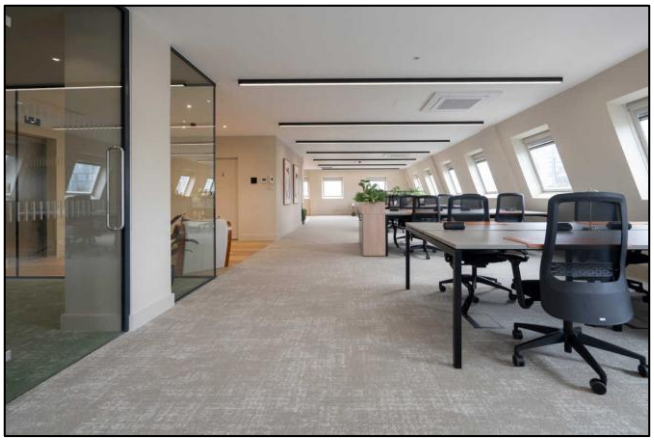
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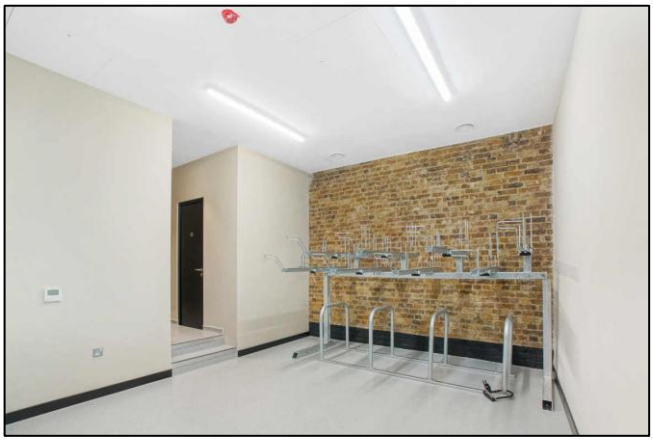





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DESCRIPTION

44 Paul Street has a large reception area with a commissionaire and a passenger lift.

The fifth floor offers refurbished 'Plug & Play' space that is ready for immediate occupation.

The space has been designed with a generous open office layout providing 16 + desks, two meeting rooms and generous break out area.

The breakout area has a fitted kitchen with further seating at the collaboration tables.

AMENTIES

- Commissionaire
- Fully furnished 'Plug & Play' space
- 16 workstations with scope to increase
- 2x meeting rooms
- Generous kitchen & breakout area
- Fibre connectivity
- Passenger lift
- Air-conditioning
- Excellent natural daylight
- Fob & intercom access
- Modern LED light fittings
- Shower & bike storage facility

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fifth	1,786	166

LEASE

New lease available for a term by arrangement

EPC

C-70.

RENT

Per Annum	Per sq. ft.
£104,481	£58.50

RATES

Rates payable for 2026/27 are approximately:

Per Annum	Per sq. ft.
£36,000	£20.15

Interested parties must contact The London Borough of Hackney to satisfy themselves to the accuracy of these figures.

SERVICE CHARGE

Per Annum	Per sq. ft.
£19,413.82	£10.87

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Month
£159,882.72	£13,323.56

VAT

The property is elected for VAT.

PLEASE CONTACT

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