

86-90 PAUL STREET, EC2

1,948 SQ FT
SECOND FLOOR OFFICE IN THE HEART OF OLD
STREET WITH BALCONIES
SHOREDITCH, EC2





DESCRIPTION

Comprising the second floor of a smart office building located at the apex of Old Street, Great Eastern Street and Paul Street offering excellent positioning. The space is open plan with 2 private offices and a meeting room, open kitchen and will be delivered newly redecorated with new flooring. A unique feature of the office are several glass balustraded balconies front and rear offering excellent natural light with sliding glazed doors.

AMENITIES



AIR
CONDITIONING



EXCELLENT
NATURAL LIGHT



LIFT



OPEN PLAN



PRIME
LOCATION



PRIVATE
TERRACE



EXCELLENT
TRANSPORT LINKS



SHOWERS



DDA
COMPLIANT

OPEN PLAN OFFICE WITH MEETING ROOMS AND BALCONIES





TRANSPORT

Old Street - 5 mins



Shoreditch High Street – 10 mins



Liverpool Street – 8 mins

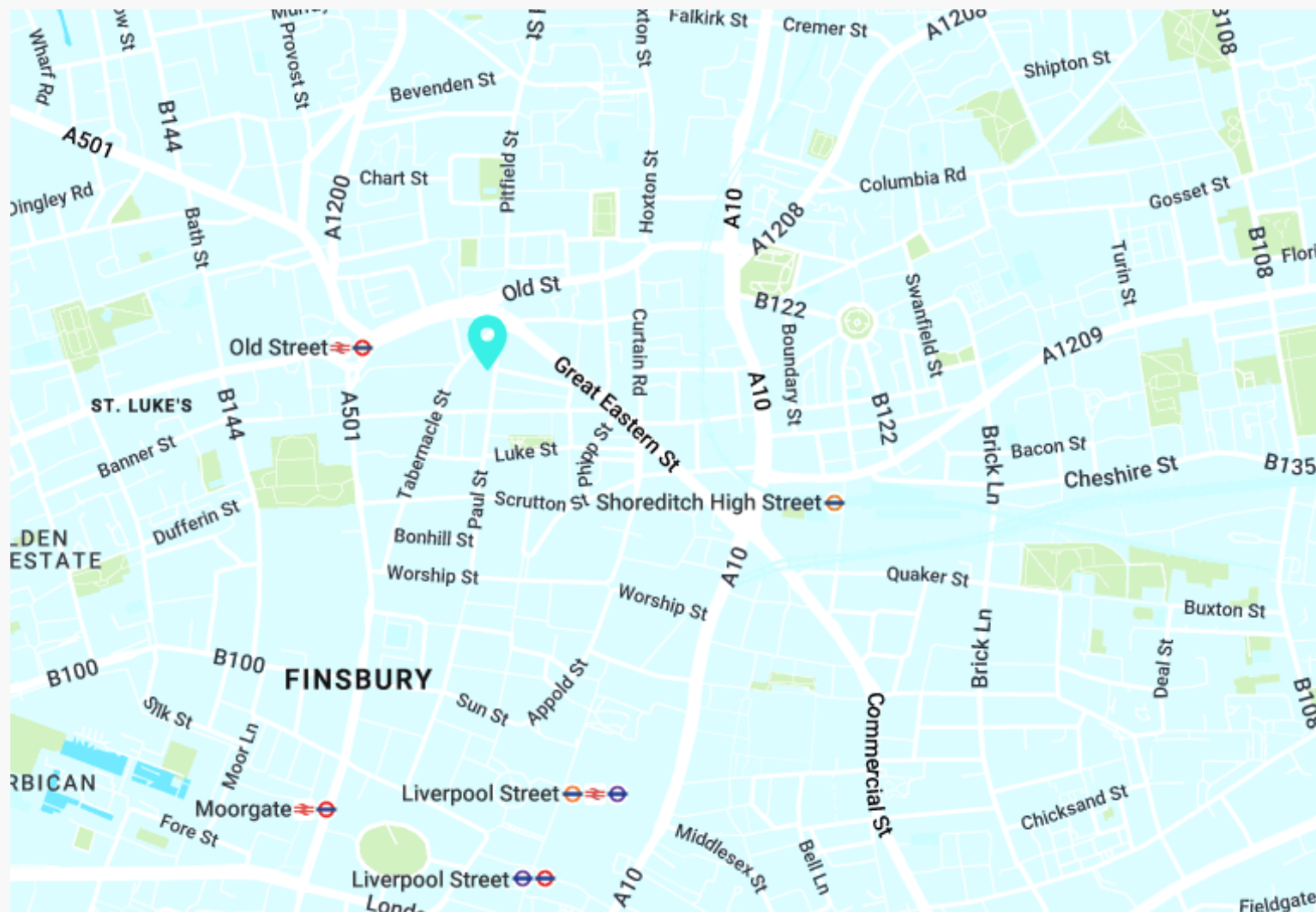


AREA

Located on Paul Street, the offices are situated in the heart of Shoreditch. You are spoiled for choice when it comes to bars, restaurants, independent coffee house, hotel, and leisure facilities.

With Old Street on the doorstep and both Shoreditch High Street Overground Station and Liverpool St Stations within 10 minutes walking distance the building has excellent transport links to travel across London and further afield.

LOCATION



AVAILABILITY

LEASE	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
2nd Floor	1,948	Available	£39.50	£17.74	£7.00	£10,428

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable

MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

VIEWINGS VIA SOLE AGENTS

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TEAM



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