

## Office Space

1,677 sq. ft. / 155.8 sq. m.

**Newly refurbished 'Plug & Play' office ready for immediate occupation**

# TO LET

**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

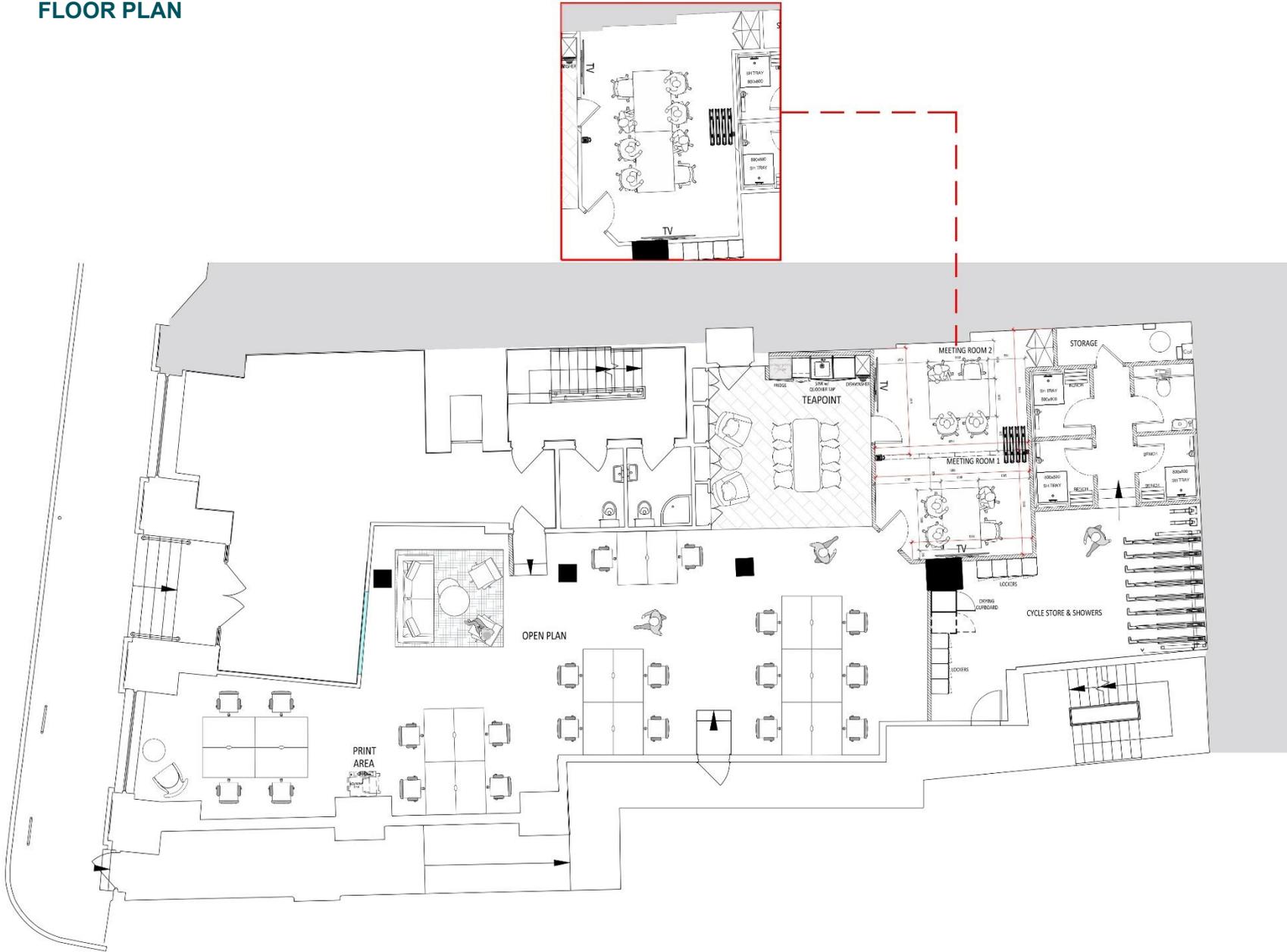
Liverpool Street – Elizabeth Line, Central Line, Circle Line, Hammersmith & City Line, Metropolitan Line, London Overground and National Rail Services.

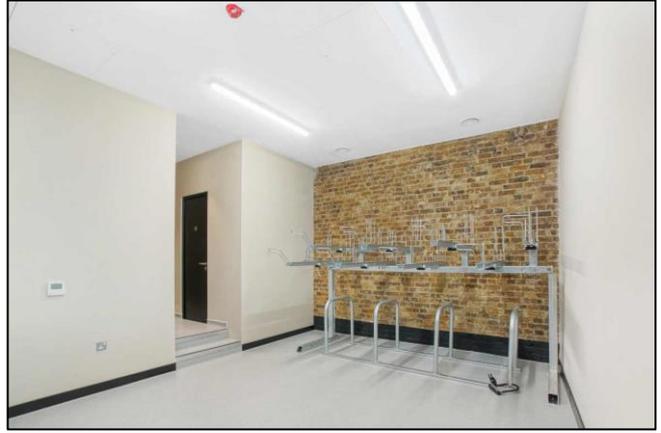
**21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313**

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# FLOOR PLAN





## DESCRIPTION

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

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

The space has been designed with a generous open office layout providing 20+ desks, two meeting rooms / 1 boardroom and generous break out area.

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

## AMENITIES

- Commissionaire
- Fully furnished 'Plug & Play' space
- 20 workstations with scope to increase
- Large meeting room
- 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.
Ground	1,677	155.8

## LEASE

New lease available for a term by arrangement

## EPC

C-70.

## RENT

Floor	Per Annum	Per sq. ft.
Ground	£66,241.50	£39.50

## RATES

Rates payable for 2025/26 are approximately:

Floor	Per Annum	Per sq. ft.
Ground	£34,912.32	20.41

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

## SERVICE CHARGE

Floor	Per Annum	Per sq. ft.
Ground	£18,228.99	£10.87

## TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	Per Month
Ground	£118,698.06	£9,891.51

## VAT

The property is elected for VAT.

## PLEASE CONTACT

ANTON PAGE 020 7336 1313

Finn Ledwidge  
[fledwidge@antonpage.com](mailto:fledwidge@antonpage.com)  
 Harrison Turner  
[hturner@antonpage.com](mailto:hturner@antonpage.com)

COMPTON 020 7101 2020