

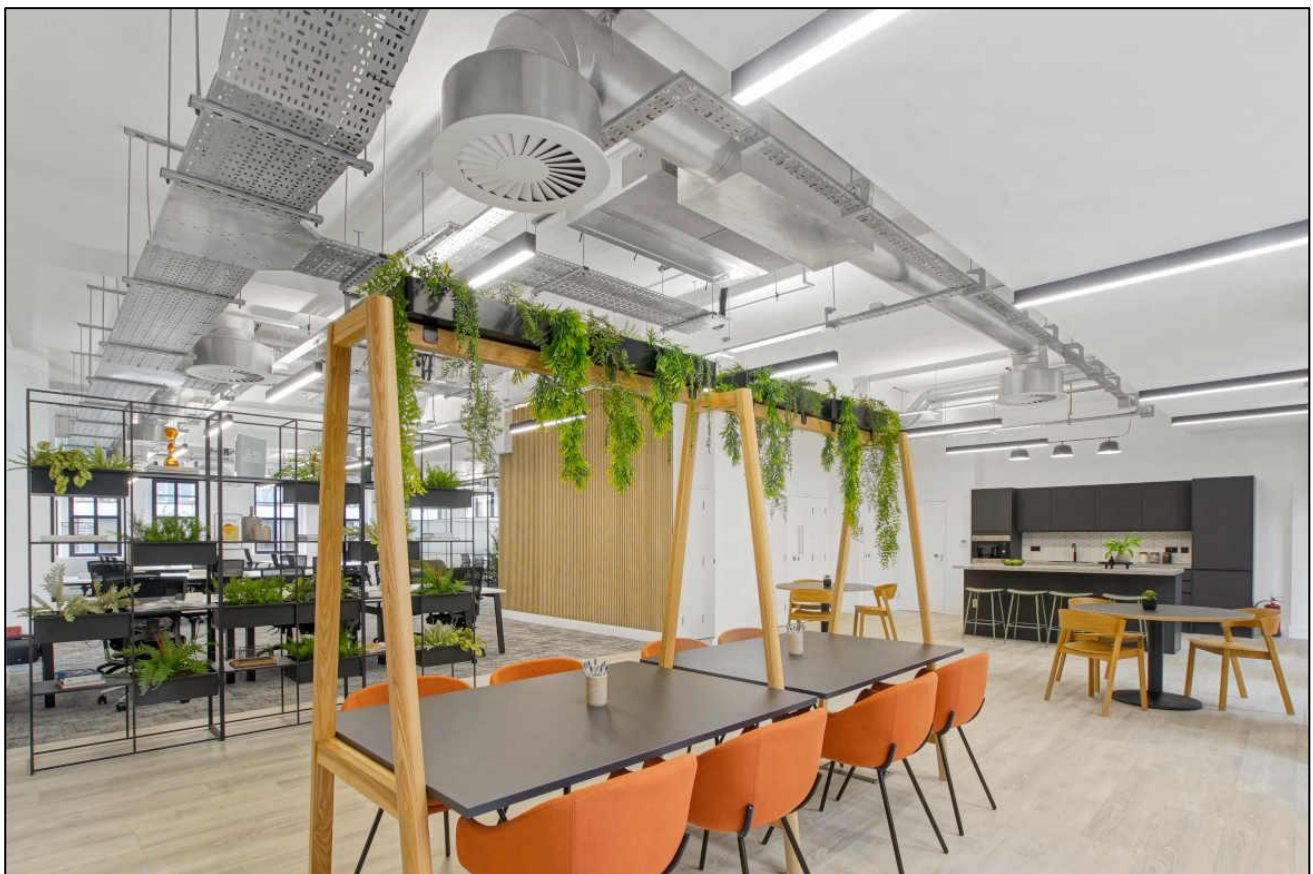
Office Space

2,260 sq. ft. / 210 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.

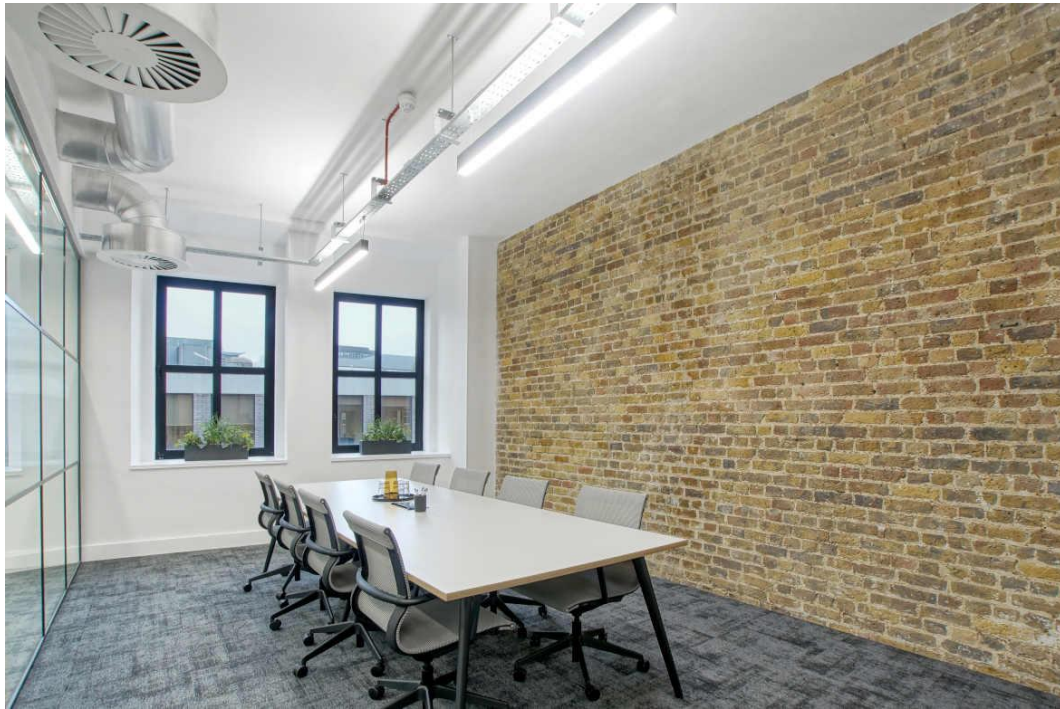
TRANSPORT

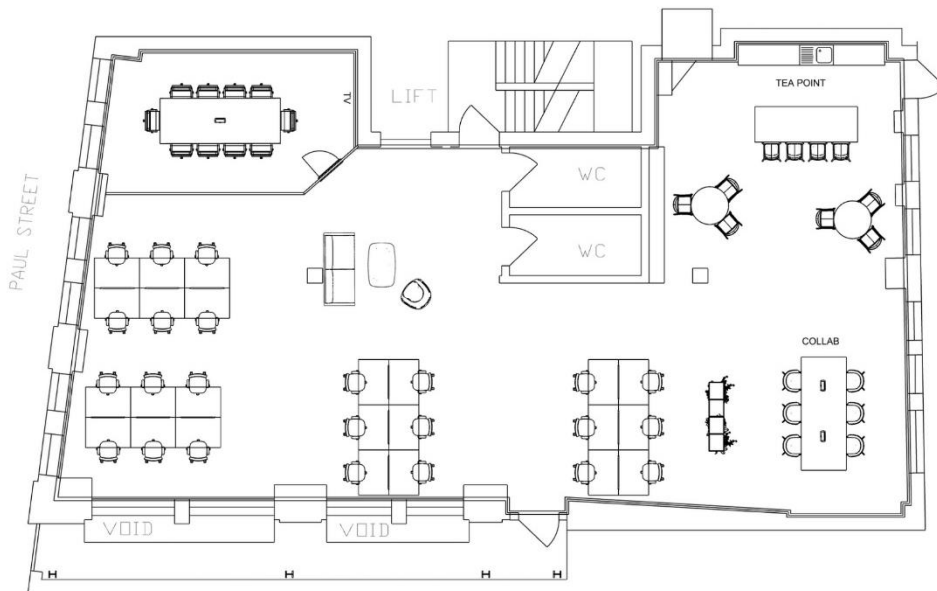
Old Street – Northern Line and National Rail

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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DESCRIPTION

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

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

The space has been designed with a generous open office layout, a large meeting room and generous break out area.

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

AMENITIES

- Commissionaire
- Fully furnished 'Plug & Play' space
- 24 workstations with scope to increase
- Large meeting room
- Generous kitchen & breakout area
- Fully cabled raised access floor
- Fibre connectivity
- Passenger lift
- Air-conditioning
- Openable windows
- Excellent natural daylight
- Fob & intercom access
- Neatly exposed services
- Modern LED light fittings
- Brickwork & Timber featured walls
- Demised W/C's
- Shared shower

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	2,260	210

LEASE

New lease available for a term by arrangement

RENT

Floor	Per Annum	Per sq. ft.
Second	£126,560	£56.00

RATES

Rates payable for 2023/24 are approximately:

Floor	Per Annum	Per sq. ft.
Second	£48,146	£21.30

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.
Second	£24,566.20	£10.87

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	Per Month
Second	£199,272	£16,606

VAT

The property is elected for VAT.

EPC

C-70.

PLEASE CONTACT

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