

A wide-angle photograph of a modern, open-plan office space. The room features long, light-colored wooden tables with black metal frames, arranged in rows. Black ergonomic office chairs are positioned around the tables. The ceiling is high and industrial, with exposed ductwork, pipes, and long fluorescent light fixtures. A large white pillar stands in the center of the room. In the background, there is a large arched window and a glass-walled meeting room. The overall atmosphere is bright and professional.

Susskind.

22-26 Paul Street EC2

A prominent corner warehouse office conversion in a desirable Shoreditch location.

The third floor offers 24 workstations, two meeting rooms, and a well-designed breakout and kitchen area. The space showcases a range of attractive features, including arched windows, an open-plan layout, exposed ceilings, and contemporary LED strip lighting.



Abundant natural light enhances the overall working environment, while occupiers also benefit from a variety of on-site amenities, including cycle storage, shower facilities, and access to additional communal meeting rooms.

Ideally positioned, the building is equidistant from Liverpool Street and Old Street stations, both providing excellent Underground and Overground connectivity.



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Summary

Newly refurbished & fully-fitted office space within a desirable Shoreditch former warehouse building.

Features

- Comprehensively refurbished throughout
- Fully-fitted
- Air conditioning units
- Large communal break out areas/additional meeting rooms
- Refurbished WC's
- Showers
- Cycle storage
- Excellent natural light

Transport

- Old Street
- Liverpool Street

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

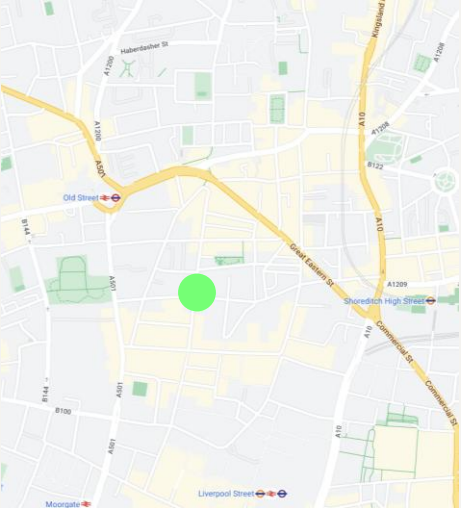
EPC Rating - B

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Third	2,035	£42.50	£10.03	£22.66	£12,750.97	Available
TOTAL	2,035	£42.50	£10.03	£22.66	£12,750.97	Available

*Interested parties should make enquiries with the local authority.

Map



Google Maps™ mapping service

22-26 Paul Street EC2

Viewing via joint agents

For further information and inspections please contact sole agents:

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Subject to contract

Misrepresentation Act – These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



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