

A modern office interior featuring a green sofa, two orange armchairs, and a white coffee table on a patterned rug. The space is divided by glass partitions and has a high ceiling with exposed ductwork and pipes. The floor is made of light-colored wood.

**Susskind.**

**22-26 Paul Street EC2**

A prominent corner warehouse office conversion in a desirable Shoreditch location. Both floors are offered fully-fitted have been newly refurbished. The 2<sup>nd</sup> Floor provides x20 desks, x2 meeting rooms, plus generous breakout and kitchen facilities.

Both units benefit from fantastic natural light, and an incoming tenant would enjoy the variety of amenities on offer such as; cycle storage, shower facilities and additional communal meeting room facilities.



The 3<sup>rd</sup> floor comprises 24 workstations, two meeting rooms, and a breakout/kitchen area. The space features a number of attractive characteristics, including arched windows, an open-plan layout, exposed ceilings, and contemporary LED strip lighting.

The building is conveniently located equidistant from Liverpool Street and Old Street stations, both of which provide Underground and Overground services.



## 22-26 Paul Street EC2

### Summary

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

### Features

- Comprehensively refurbished throughout
- Fully-fitted
- New 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

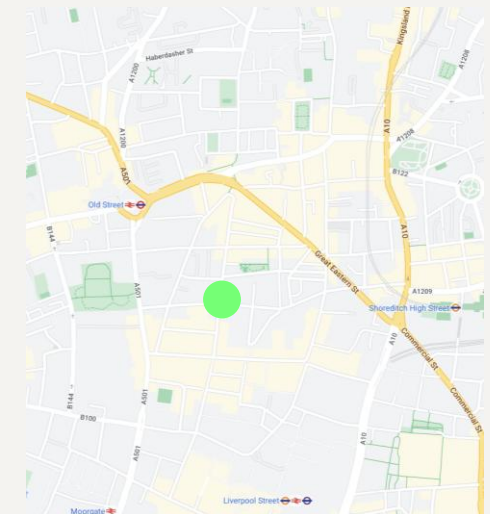
EPC Rating - C

### 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
Second	2,035	£49.50	£10.03	£20.30	£13,537.84	Available
Total	4,070	-	£10.03	-	£13,537.84	Available

\*Interested parties should make enquiries with the local authority.

### Map



## 22-26 Paul Street EC2

### Viewing via joint agents

For further information and inspections please contact sole agents:

Susskind  
Adam Noble  
07980 991 217  
Adam@susskind.london

Susskind  
Elle Whayman  
07791 785 253  
Elle@susskind.london

Or

Strettons  
020 7637 4000

Colonial Buildings  
59-61 Hatton Garden  
London, EC1N 8LS

T +44 (0) 207 831 8311  
E hello@susskind.london  
W susskind.london

### 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.

# Susskind.