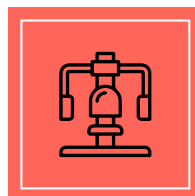

11 - 21

PAUL
STREET.

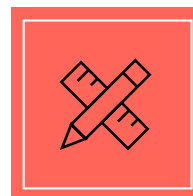
FRESH APPROACH

11-21 Paul Street provides exceptional workspace in an unrivalled vibrant Shoreditch location.

The building has undergone a new external and reception refurbishment and provides 2,789 - 5,901 sq ft of flexible office space, with scope for a new fully fitted specification.



**Variety of potential uses
to include gyms & leisure**
(subject to necessary consents)



**New external
modernised facade**



**Scope for fully
fitted and
furnished space**



**Vibrant Shoreditch
location**

The second floor provides light filled flexible office space suitable for a range of occupiers.

THINKING SPACE



The lower ground floor offers 2,789 sq ft of versatile workspace ready for an occupier to make their mark.



Lower Ground Floor CGI

FLEXIBLE OFFICES

ACCOMMODATION

Floor	sq ft	sq m
Second	3,112	289
Lower Ground	2,789	259
Total	5,901	548

SPECIFICATION



Air-conditioning



Passenger lift



Fitted Floor (2nd Floor)



Raised floors



Dual aspect floors



Suspended lighting



Excellent natural light



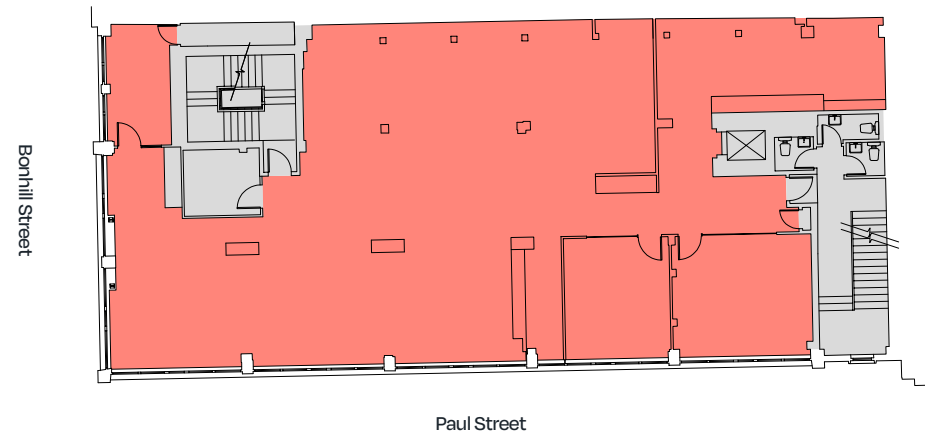
Double height lower ground floor



Low service charge

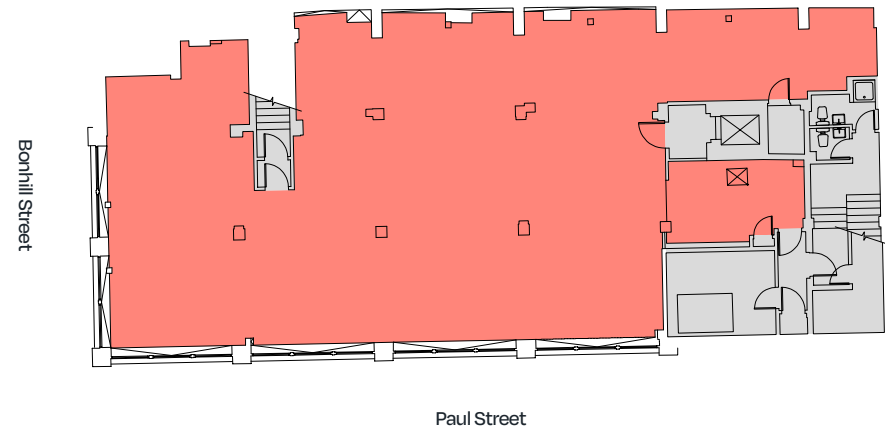
SECOND FLOOR

3,112 sq ft / 289 sq m



LOWER GROUND FLOOR

2,789 sq ft / 259 sq m



Plan not to scale, for indicative purposes only.

VIBRANT LOCATION



11-21 Paul Street is brilliantly located to benefit from both the ambience of Shoreditch and the tech hub of Old Street.

A multitude of bars, restaurants and cafés are within easy walking distance catering to a vibrant youthful local population.



WELL CONNECTED

The exceptional transport links of Old Street and Liverpool Street Stations are just a short walk away.

The building is well positioned amongst a host of transport links, with the newly finished Elizabeth Line easily accessible from Liverpool Street. That's just one of the many reasons renowned occupiers choose to call the area home.

CONNECTIVITY



Old Street
05 mins walk



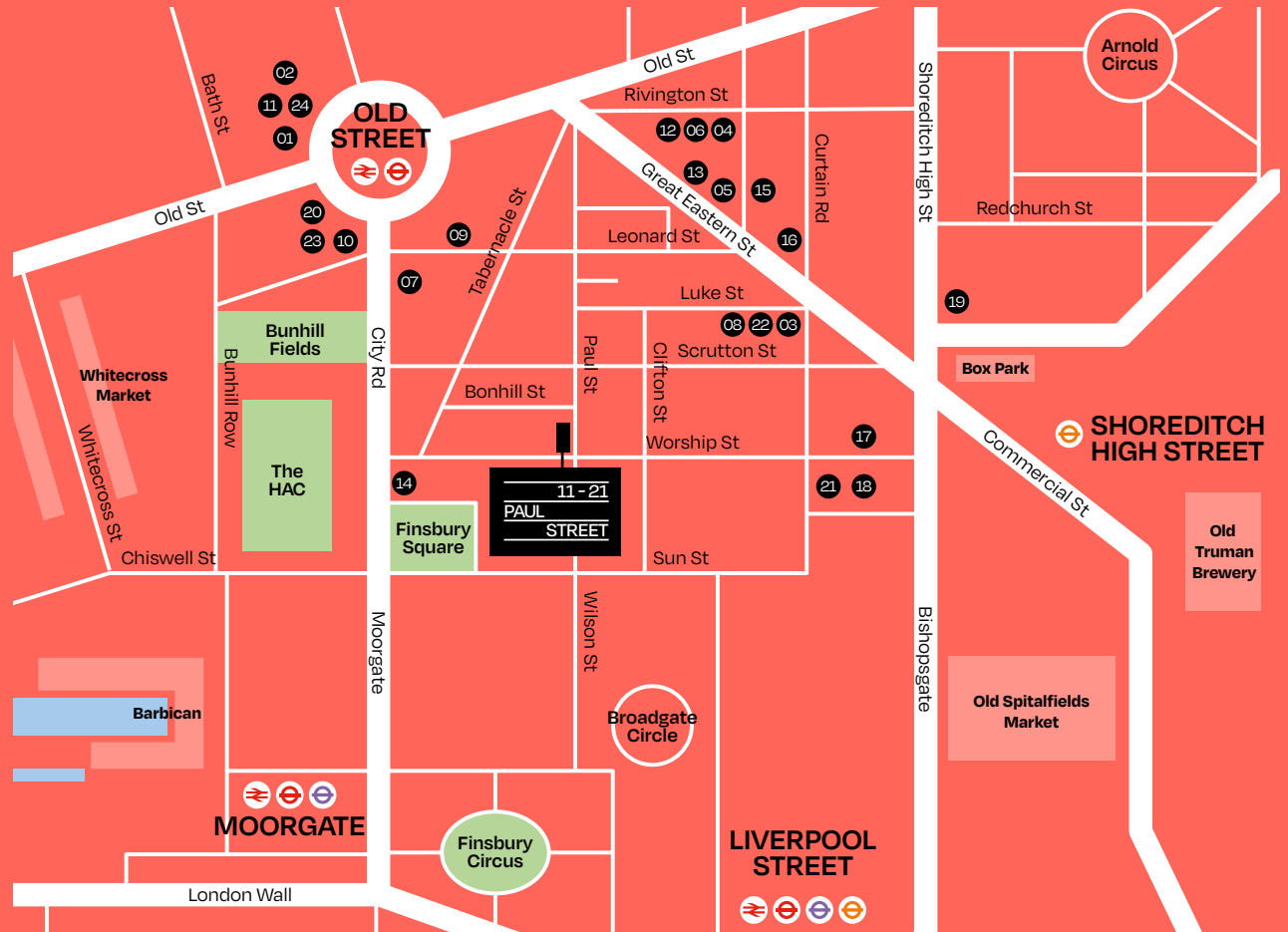
Shoreditch High Street
05 mins walk



Liverpool Street
07 mins walk



Moorgate
07 mins walk



LOCAL AMENITIES

01. Serata Hall
02. Bone Daddies
03. Manteca
04. Blacklock
05. Gloria
06. Popolo
07. Lantana
08. Padella

09. Ozone Coffee
10. Daffodil Mulligan
11. Noci
12. Butchies
13. Attendant Coffee
14. Flight Club
15. Cricket
16. Island Poke

LOCAL OCCUPIERS

17. Amazon
18. Stripe
19. BGY
20. Adobe
21. Monzo
22. Vice
23. Marshmallow
24. Farfetch

FURTHER INFORMATION

CONTACT

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RENT

Upon application.

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