

Commercial Office Space
1,840 sq. ft. / 170.94 sq. m.

Affordable office in prime Shoreditch location – Only £10.00 per sq. ft.

TO LET

86 – 90 Paul Street, Shoreditch, London EC2A 4NE



LOCATION

Located on Paul Street, in the heart of Shoreditch, the property benefits from a wealth of amenities in the immediate vicinity. With Old Street on the doorstep and both Shoreditch High Street Overground Station and Liverpool Street Stations within 10 minutes walking distance the building has excellent transport links within London and further afield.

TRANSPORT

Old Street (Northern line and National Rail)
Shoreditch High Street (Overground)
Hoxton (Overground)
Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines, Overground and National Rail)
Various bus routes



DESCRIPTION

The offices is located on the ground floor providing bright, open plan space with raised access floors, comfort cooling, demised W/C's and a kitchenette.

AMENITIES

- Prime Shoreditch location
- Excellent natural daylight
- Frontage on ground floor
- Open plan layout
- Raised access floors
- Comfort cooling
- Kitchenette
- Demised W/C's & shower
- Video entry phone

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	1,840	170.94

LEASE

New flexible lease and tenancy agreement available from 12 months upwards.

RENT

Floor	Per Annum	Per Sq. Ft.
Ground	£18,400	£10.00

SERVICE CHARGE

Floor	Per Annum	Per Sq. Ft.
Ground	£12,070	£6.56

RATES

Rates payable from 1st April 2025 are:

Floor	Per Annum	Per Sq. Ft.
Ground	£35,520	£19.30

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	PCM
Ground	£65,990	£5,499.17

PLEASE CONTACT

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