

Office Space

1,786 sq. ft. / 166 sq. m.

**Newly refurbished 'Plug & Play' office ready for immediate occupation**

# TO LET

**5<sup>th</sup> Floor, 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

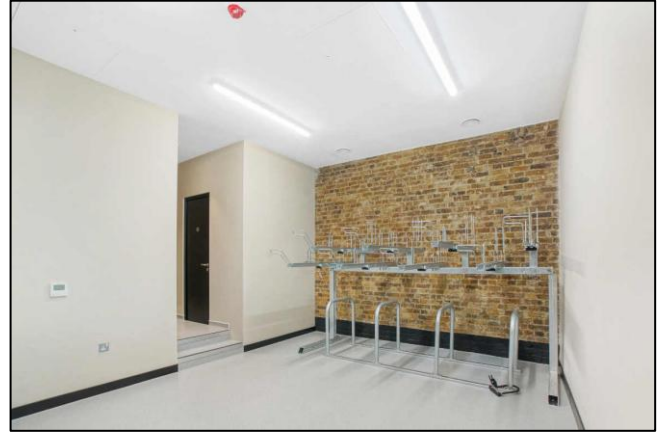
Old Street – Northern line and National Rail

Liverpool Street – Elizabeth, Central, Circle, Hammersmith & City and Metropolitan lines, 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 fifth floor offers refurbished 'Plug & Play' space that is ready for immediate occupation.

The space has been designed with a generous open office layout providing 16 + desks, two meeting rooms and generous break out area.

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

## AMENITIES

- Commissionaire
- Fully furnished 'Plug & Play' space
- 16 workstations with scope to increase
- 2x meeting rooms
- Generous kitchen & breakout area
- Fibre connectivity
- Passenger lift
- Air-conditioning
- Excellent natural daylight
- Fob & intercom access
- Modern LED light fittings
- Shower & bike storage facility

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fifth	1,786	166

## LEASE

New lease available for a term by arrangement

## EPC

C-70.

## RENT

Per Annum	Per sq. ft.
£104,481	£58.50

## RATES

Rates payable for 2026/27 are approximately:

Per Annum	Per sq. ft.
£36,000	£20.15

Interested parties must contact The London Borough of Hackney to satisfy themselves to the accuracy of these figures.

## SERVICE CHARGE

Per Annum	Per sq. ft.
£19,413.82	£10.87

## TOTAL OCCUPATIONAL COSTS

Per Annum	Per Month
£159,882.72	£13,323.56

## VAT

The property is elected for VAT.

## PLEASE CONTACT

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