



86-90 Paul Street

Shoreditch, London, EC2A 4NE

Central Shoreditch modern office available on flexible terms with inclusive rent

2,054 sq ft
(190.82 sq m)

- Board room
- Two Zoom rooms
- Comfort cooling / heating
- Several balconies
- Passenger lift (DDA compliant)
- Wooden floors

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Summary

Available Size	2,054 sq ft
Rent	£10,000 per annum Inclusive of Rent, Business Rates, Service Charge, Electricity, Heating/Cooling, Broadband
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (85)

Description

The available space occupies the whole of the third floor of this redeveloped office building and offers a good level of amenities and finishes. The office is currently configured with open plan office areas, a large meeting room and two further smaller meeting / zoom rooms and a large open breakout and kitchen area, with wooden floors throughout. There are full height windows both front and back providing good natural light and with most opening onto several small inset balconies. There are private toilets (including accessible) and shower room. The space is recently redecorated and available for immediate occupation.

Location

The property is situated at the top end of Paul Street close to the pedestrianised junction with Old Street and Great Eastern Street. The surrounding area hosts a mix of offices, hotels, retail and is very well served by many eateries, bars and amenities. Old Street Station is just a few minutes walk with Liverpool Street, Moorgate and Shoreditch High Street Stations also all an easy walk away.

Accommodation

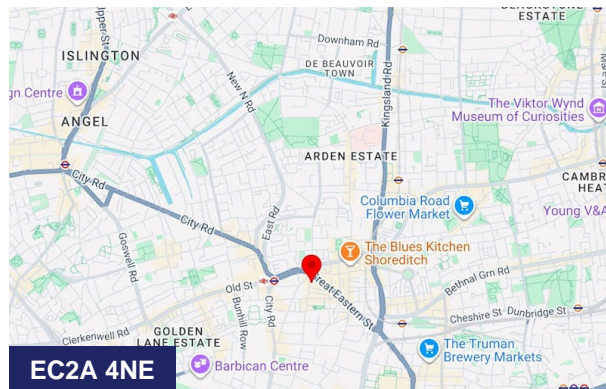
Name	sq ft	sq m	Availability
3rd - Office	2,054	190.82	Available

Terms

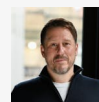
A new sub-lease for a term to be agreed.

Initial Rent

£10,000 per month (+VAT) inclusive of Rent, Service Charge, Business Rates, Electricity, Heating/Cooling, Broadband



Viewing & Further Information



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