



**AVAILABLE TO LET**

# 47 Paul Street, EC2

47 Paul Street, London EC2A 4LP



Office for rent, 3,006 sq ft, £125,000 per annum

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/38237-47-paul-street-ec2-47-paul-street>

George Brereton  
georgeb@stirlingackroyd.com

Lucy Stephens  
lucys@stirlingackroyd.com



**3,006 sq ft superb self-contained modern office/showroom to let located arranged over ground and lower ground floors on Paul Street, Shoreditch**

Located on Paul Street in the heart of Shoreditch, with Old Street, Moorgate and Liverpool Street stations all within walking distance. The area offers an ever-changing and eclectic mix of cafés, bars, restaurants and hotels including the Leonard circus weekly food market. The building's position between four key transport hubs provides excellent links throughout London and beyond, including Old Street, Moorgate, Liverpool Street and Shoreditch High Street Stations. Crossrail's opening at Liverpool Street Station later this year will further reduce travel times locally and regionally.

The premises comprise a self contained ground and lower ground floor, currently occupied by a training company. The space has the benefit of large floor to ceiling windows at ground floor level making it perfect for showroom occupiers and those wanting a unique branding opportunity.

WC and Kitchen facilities are located on the lower ground floor.

## Highlights

- Excellent natural light
- Window frontage to the street
- Male and Female WC's
- Kitchen facilities
- Glazed partitions
- Mix of wooden and carpeted flooring

## Property details

Rent	£125,000 per annum
Est. rates payable	£14.51 psf
Building type	Office
Planning class	B1
Secondary classes	B1
Size	3,006 Sq ft
Lease details	Offered on a new full repairing and insuring lease for a term to be agreed



## More information

[Visit microsite](#)<https://realla.co/m/38237-47-paul-street-ec2-47-paul-street>

## Contact us

Stirling Ackroyd  
40 Great Eastern Street, London EC2A 3EP  
🌐 [www.stirlingackroyd.com/commercial](http://www.stirlingackroyd.com/commercial)  
📞 0203 911 3666  
✉️ [commercial@stirlingackroyd.com](mailto:commercial@stirlingackroyd.com)  
🐦 [@Stirling\\_London](https://twitter.com/Stirling_London)  
 FACEBOOK [facebook.com/StirlingAckroyd/](https://facebook.com/StirlingAckroyd/)

George Brereton  
Stirling Ackroyd  
📞 0203 911 3668  
✉️ [georgeb@stirlingackroyd.com](mailto:georgeb@stirlingackroyd.com)

Lucy Stephens  
Stirling Ackroyd  
📞 02039113667  
✉️ [lucys@stirlingackroyd.com](mailto:lucys@stirlingackroyd.com)

Samantha-Jo Roberts  
Stirling Ackroyd  
📞 0203 911 3672  
✉️ [samanthajor@stirlingackroyd.com](mailto:samanthajor@stirlingackroyd.com)

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