



**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



## 47 Paul Street, EC2

47 Paul Street, London EC2A 4LP

To request a viewing call us on 0203 911 3666



### 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  
f [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)

Quote reference: RENT-38237

19/03/2019&nbsp;Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.