



Refurbished ground floor office
space, ideally situated in the heart
of Shoreditch.

2,216 sq. ft.

44
48

PAUL
STREET
EC2



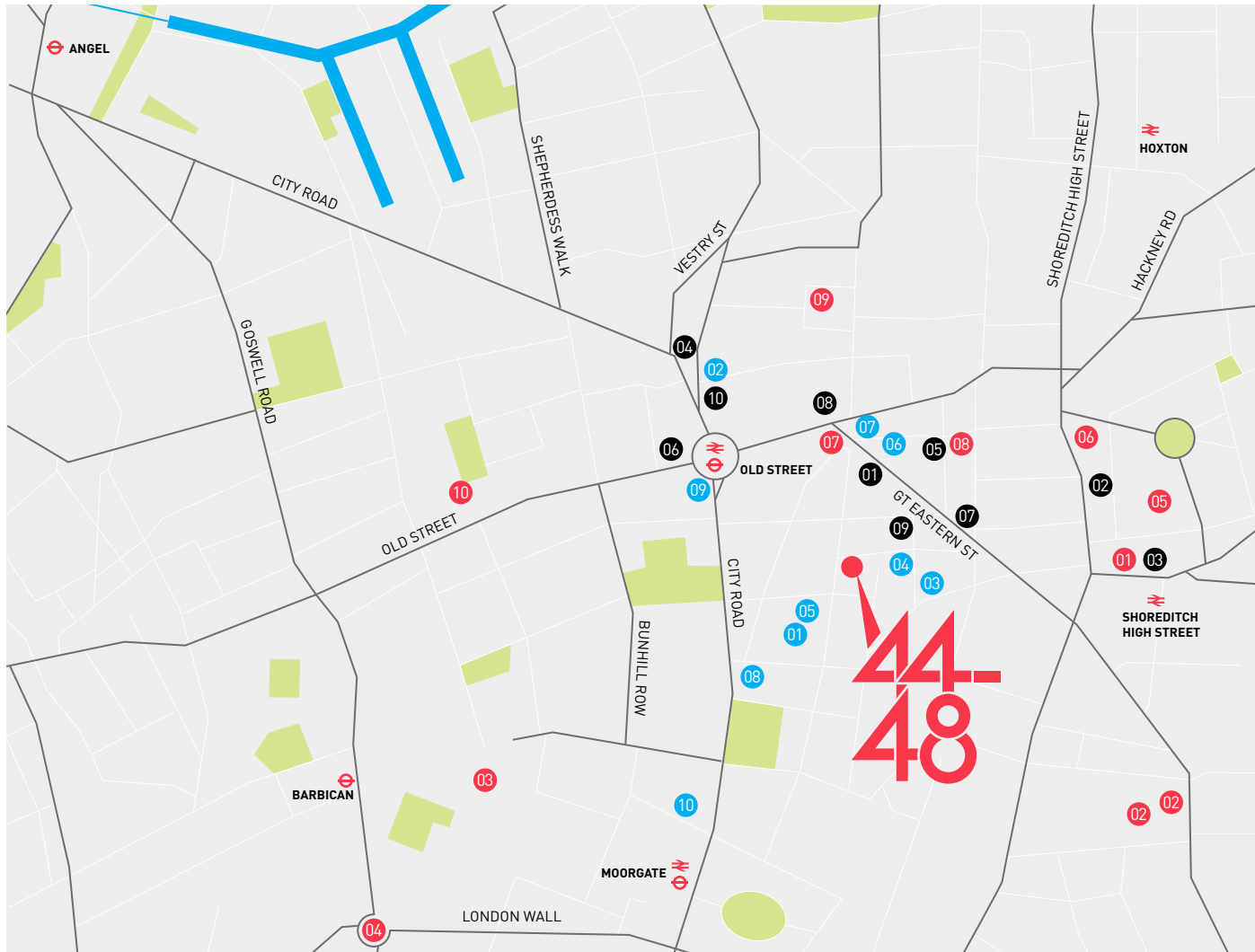
44-48

PAUL STREET
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LOCATION

The area has become known as Tech City and is internationally recognised as the centre for creative, tech and media companies. Local amenities are unrivalled with various shops, coffee shops, bars and restaurants in close proximity.





TRANSPORT

- Old Street (Northern line and National Rail services)
 - Moorgate (Hammersmith and City, Circle and Metropolitan Line. National Rail services)
 - Liverpool Street (Central Line, Circle and Metropolitan lines and Mainline services including the Elizabeth Line)
 - Crossrail
- The Elizabeth Line is due for completion in 2020. Direct access will be available from Liverpool Street and Moorgate Stations – trains will run every two and a half minutes from the east to the west of the city.

AMENITIES

Eat and drink

- 01 Hoxton Hotel
- 02 Ace Hotel
- 03 Shoreditch House
- 04 Pizza Union
- 05 Tramshed
- 06 Shoreditch Grind
- 07 Gloria
- 08 Bounce
- 09 Nobu
- 10 Nightjar

Businesses

- 01 Google Campus
- 02 WeWork
- 03 Adobe
- 04 Amazon
- 05 Mind Candy
- 06 Yammer
- 07 SoundCloud
- 08 Silicon Valley Bank
- 09 Capital One
- 10 Tech Hub

Shop & culture

- 01 Box Park
- 02 Spitalfields Market
- 03 Barbican Centre
- 04 Museum of London
- 05 Versus Versace
- 06 Sneakernstuff
- 07 Tokyo Bike
- 08 Hix Art
- 09 The Albion
- 10 Modern Art

44-48 PAUL STREET EC2

DESCRIPTION

44-48 Paul Street provides an excellent ground floor refurbished office, accessed through a refurbished reception area with a commissionaire.

The refurbished ground floor provides open plan space with excellent floor to ceiling heights. The refurbishment programme incorporated the installation of new comfort cooling and suspended strip LED lighting.

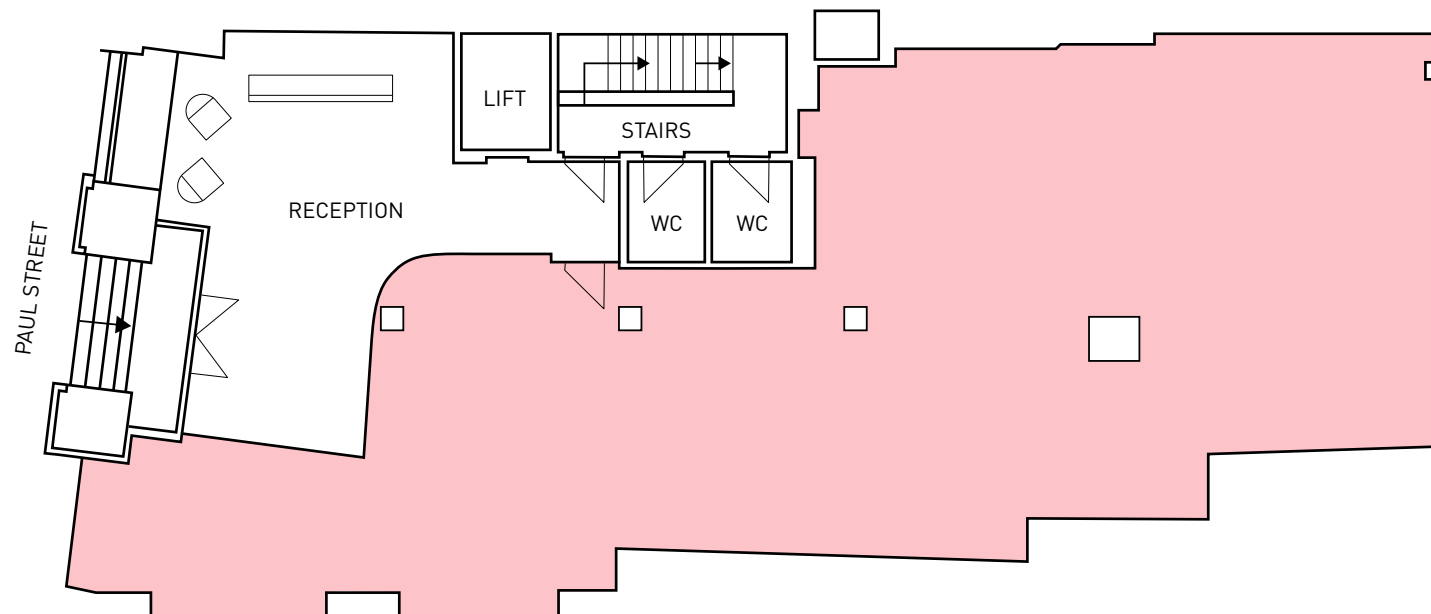
AMENITIES

- Refurbished reception area
- Commissionaire
- New passenger lift
- Refurbished office space
- Excellent floor to ceiling height
- Exposed brickwork in part
- New comfort cooling
- New suspended strip LED lighting
- Fully accessible raised access floor
- Fibre connectivity



FLOOR AREA

Ground floor	2216 sq ft	205.87 sq m
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OCCUPATIONAL COSTS

Rent

£39.50 per sq ft

Business rates

£12.74 per sq ft

Service charge

£8.21 per sq ft

LEASE

New lease available for a term by arrangement.

EPC

Available on request.

CONTACT

For further information or to arrange a viewing, please contact either of the joint sole agents, Anton Page or Hartnell Taylor Cook:



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