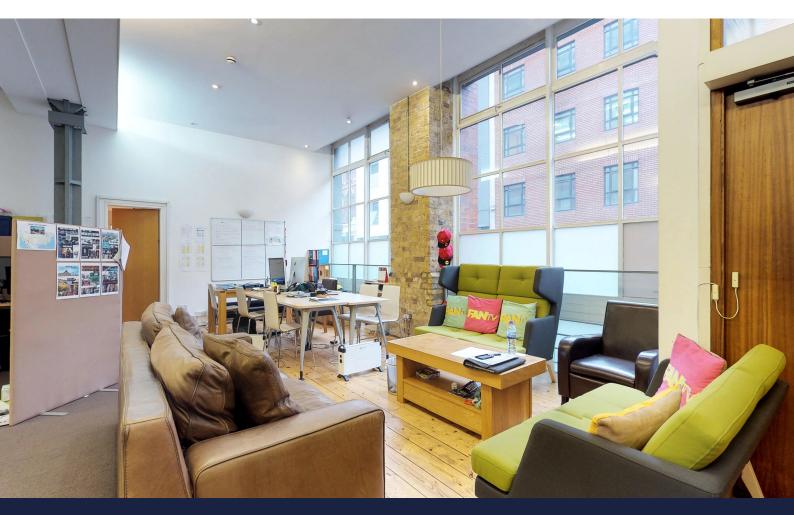


# TO LET



91-93 Paul Street 91-93 Paul Street, EC2A 4NY

Raised ground floor office within a Victorian Warehouse conversion -£42.50

**1,279 sq ft** (118.82 sq m)

- Self contained raised ground floor
- 4m plus ceiling height
- Characterful warehouse features throughout
- Exposed brickwork
- Meeting room
- Open plan layout

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#### Location

Located in the heart of Shoreditch on Paul Street close to its junction with Willow Street and Great Eastern Street. The area offers an ever-changing and eclectic mix of cafés, bars, restaurants and hotels including 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.

#### Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	1,279	118.82	Available
Total	1,279	118.82	

#### **Specification**

Self Contained raised ground floor 4m plus ceiling heights Character warehouse features throughout Exposed brick work Meeting room Open plan layout Good natural light





### Summary

Available Size	1,279 sq ft	
Rent	£42.50 per sq ft	
Rates Payable	£23,700 per annum	
Service Charge	£1,200 per annum	
EPC Rating	Upon Enquiry	

## Viewing & Further Information



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