

**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

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

## 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.

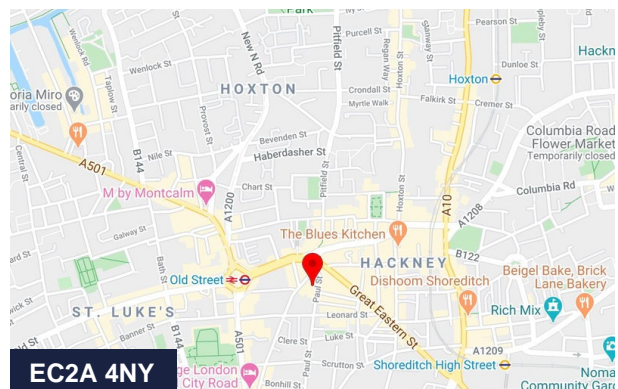
## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	1,279	118.82	Available
<b>Total</b>	<b>1,279</b>	<b>118.82</b>	

## 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



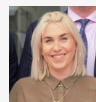
## Summary

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



Samantha-Jo Roberts  
020 7749 3809 | 07809 091 305  
samanthajor@stirlingackroyd.com



Lucy Stephens  
0203 911 3667 | 07789 843 729  
lucys@stirlingackroyd.com



George Brereton  
0203 911 3668 | 07766 868 692  
georgeb@stirlingackroyd.com







