

LEONARD CIRCUS, SHOREDITCH



47 Paul Street
London, EC2A 4LS

**Ground and Lower
ground floor
showroom/office in the
heart of Shoreditch**

**3,006 sq ft
(279.27 sq m)**

- part wooden floor
- part carpeted
- excellent return frontage
- 2 mins from Old Street
- contemporary fit out

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Description

A self contained ground and lower ground floor office/showroom in the heart of Shoreditch with a very valuable showroom/glazed return frontage – offering the occupier a fantastic branding opportunity on a very busy street.

The premises are well fitted including glazed meeting rooms on the ground floor along with a large client/entertaining kitchen. A large open staircase to the front of the space allows natural light to the lower ground floor, which has good ceiling height and provides voluminous open plan workspace with newly fitted flooring and further kitchen and wc/shower facilities.



Location

Occupying a prime position on Paul Street just a stones throw from the food market stalls at Leonard Circus and being a short walk to Old Street and Liverpool Street stations.

An area full of buzz and creativity, the bars and restaurants that Shoreditch is well known for are literally on the doorstep.



Specification

Air conditioning

Well designed fully fitted space

Multiple kitchen facilities

Glazed boardrooms

Meeting rooms

Open plan workspace

Great location

Viewings

By prior appointment with sole agents Stirling Ackroyd

Terms

A new lease from the landlord

Video Tour

<https://player.vimeo.com/video/771946399>

Summary

Available Size	3,006 sq ft
Rent	£125,000 per annum
Rates Payable	£45,135 per annum
Service Charge	£10,500 per annum to be confirmed
EPC Rating	B (31)

Viewing & Further Information



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