



STIRLING  
ACKROYD

**TO LET / FOR SALE**

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

**1,786 sq ft**

**Lower ground floor office  
in the heart of  
Shoreditch with terrace**



**VIDEO TOUR**

**stirlingackroyd.com**



## Description

Converted Victorian warehouse, situated in the heart of Shoreditch. The office is bursting with character, the exposed brick work complimented by the fantastic ceiling height. The full length windows allowing natural light to flood the space.

The space offers a creative working environment and can cater to a wide range of businesses with floor boxes giving power and data. Further benefitting from a fully fitted kitchen and a shared outdoor terrace.



## 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 Crossrail and Shoreditch High Street Station.



## Key points

- Lower ground floor - 1,786 square feet
- Characterful warehouse features throughout
- Exposed brickwork and fantastic ceiling height
- Shared outdoor terrace
- Open plan office space
- Built in meeting room
- Full length floor to ceiling windows
- An abundance of natural light



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## Rents, Rates & Charges

Lease	New Lease
Rent	£62,510.00 per annum
Price	£900,000.00
Rates	£11 per sq ft
Service Charge	On application
VAT	On application
EPC	C (53)

## Viewing & Further Information



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