



**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](http://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

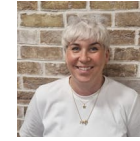




## Rents, Rates & Charges

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



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com



**Joe Harris**  
020 3967 0103  
07809091305  
jharris@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
07947728313  
hmann@stirlingackroyd.com

**Rachel Kiddie (Deleted)**  
020 3967 7628  
rkiddie@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 18/04/2024