



**STIRLING  
ACKROYD**

**TO LET / FOR SALE**

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

**1,279 sq ft**

**Raised ground floor  
office within a Victorian  
Warehouse conversion**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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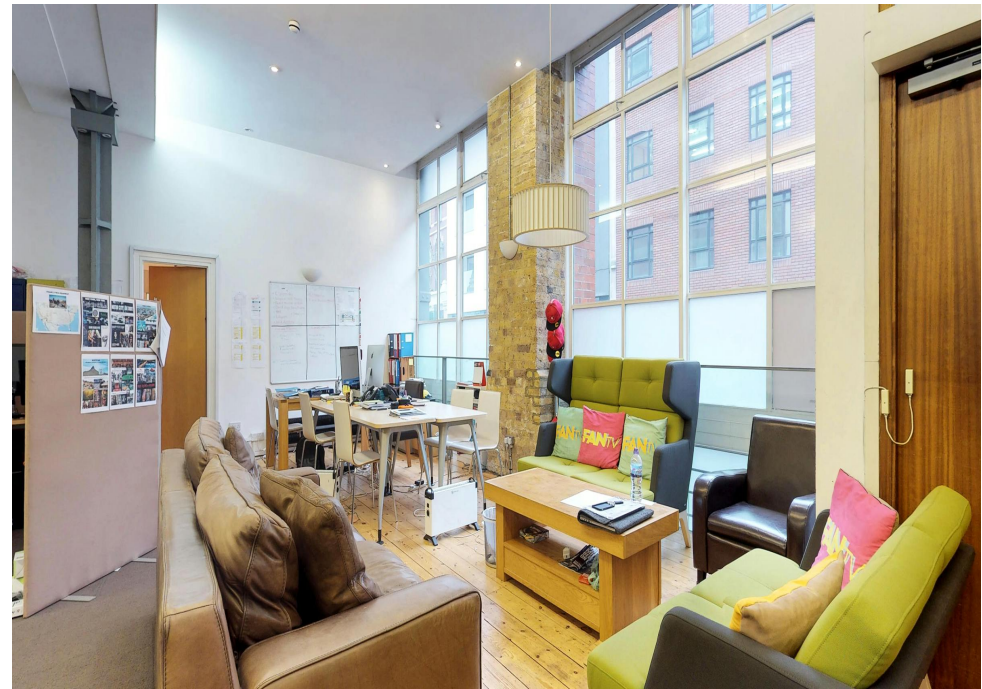
## Location

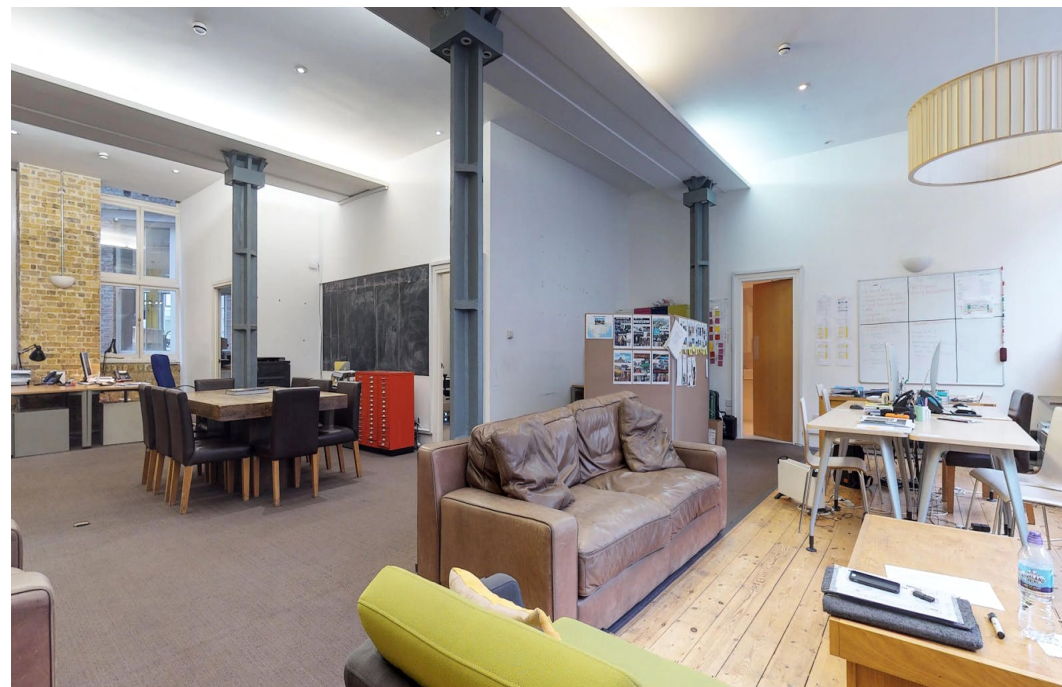
Located in the heart of Shoreditch on Paul Street, close to its junction with Willow Street and Great Eastern Street. The area offers an ever-changing and eclectic mix of cafés, bars, restaurants and hotels including Leonard Circus weekly food market. Positioned between four key transport hubs providing excellent links throughout London and beyond, including Old Street, Moorgate, Liverpool Street and Shoreditch High Street Stations. The crossrail opening at Liverpool Street Station later this year will further reduce travel times locally and regionally.

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## Key points

- Self contained raised ground floor
- 4m plus ceiling height
- Characterful warehouse features throughout
- Exposed brickwork
- Meeting room
- Open-plan layout
- Heart of Shoreditch
- Good natural light

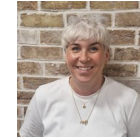




## Rents, Rates & Charges

| Lease          | New Lease            |
|----------------|----------------------|
| Rent           | £57,555.00 per annum |
| Price          | £950,000.00          |
| Rates          | £23,700 per annum    |
| Service Charge | £989 per annum       |
| VAT            | On application       |
| EPC            | G (151)              |

## Viewing & Further Information



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