

83-85 PAUL STREET

LONDON, EC2A 4NQ

FOREST
REAL ESTATE

TO LET

1,353 TO 5,522 SQ FT

Newly Decorated Office Floors Available In A Prime Central London Location.

Key Features

- Former Warehouse Style Building
- Air Conditioning
- Shower Facilities
- Perimeter Trunking
- No VAT
- Passenger Lift
- Good Ceiling Height
- Excellent Natural Light
- Fully Fitted Options

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Description

Newly decorated and partially fitted, this office accommodation features bright, open-plan, air-conditioned floors with generous ceiling heights and excellent natural light, all within a characterful former warehouse-style building.

The building has recently been upgraded with new windows on both the front and rear elevations, as well as newly installed air conditioning.

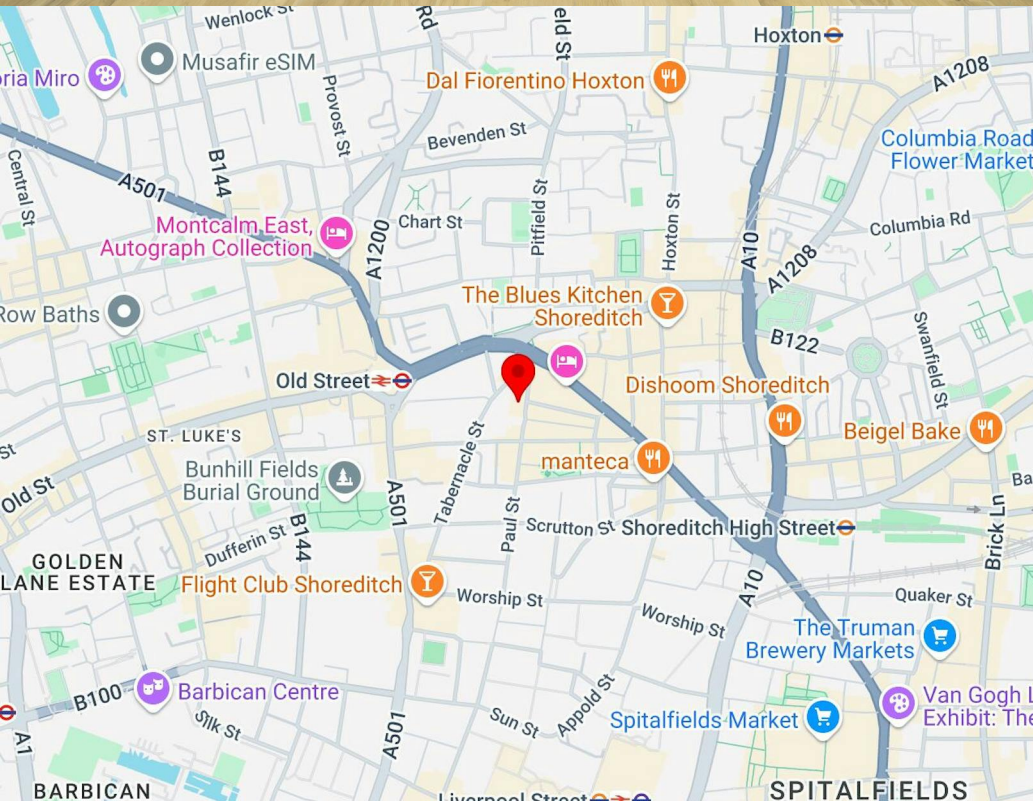
Location

Paul Street is a thriving business location in the heart of London's Tech City, making it a prime spot for innovative companies and start-ups.

Situated between Old Street and Shoreditch, this vibrant area is renowned for its creative energy and cutting-edge businesses.

With excellent transport links, including close proximity to Old Street and Liverpool Street stations, Paul Street offers easy access to the rest of the city.

Surrounded by trendy cafes, restaurants, and coworking spaces, it provides an ideal environment for businesses looking to be at the forefront of London's tech and creative scene.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
1st	1,353	125.70	£42.50 /sq ft	Available
2nd	1,369	127.18	£42.50 /sq ft	Available
3rd	1,400	130.06	£39.50 /sq ft	Available
4th	1,400	130.06	£39.50 /sq ft	Available
Total	5,522	513		

Lease	New Lease
Rent	£39.50 - £42.50 per sq ft
Rates	£19.28 per sq ft
Service Charge	£7 per sq ft To be confirmed.
VAT	Not applicable
EPC	B

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