

3rd Floor, Telephone House, 69-77 Paul Street, London, EC2A 4NW

TO LET

Office

7,470 sq ft / 694 sq m

£38 per sq ft

Plug & Play Style Office Space Within The Heart Of Shoreditch



- Excellent natural light
- Modern fitted kitchen
- Plug & play style fit out
- Meeting rooms and breakout spaces
- Concierge/reception
- Air conditioning
- Parking available upon request

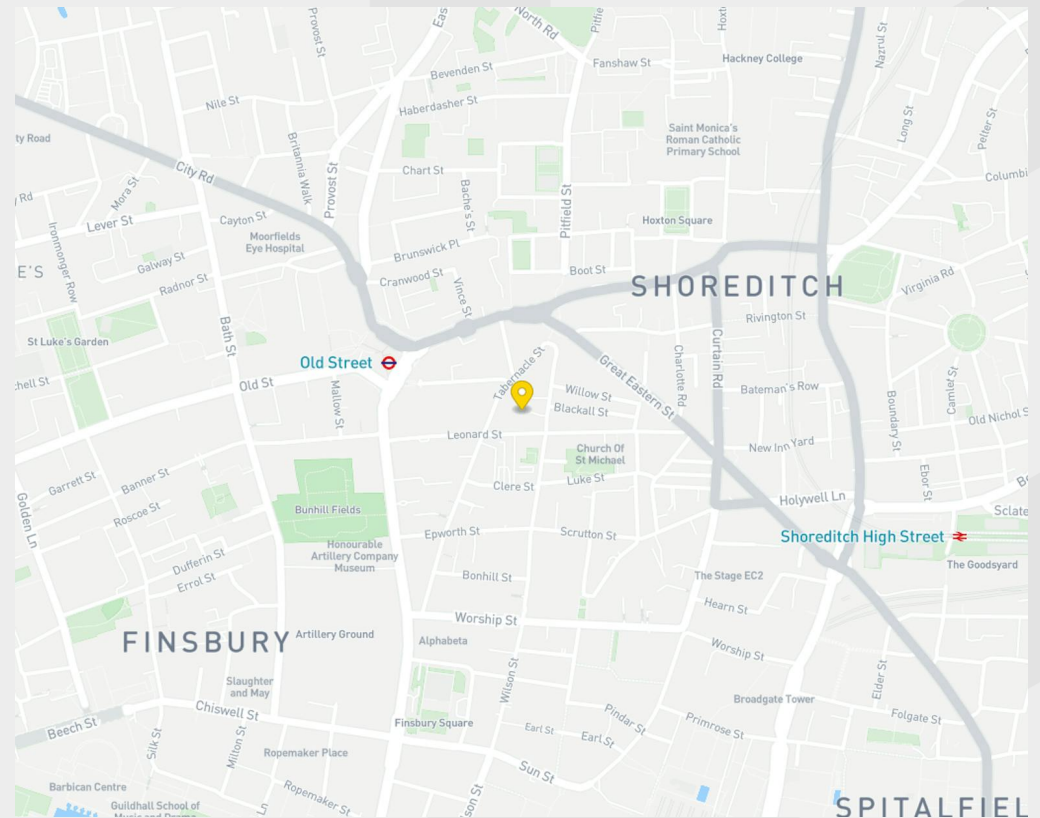


Description

A 3rd floor single unit office space with a corporate/conventional aesthetic available to let. The unit benefits from excellent natural light through large south facing windows, as well as communal WCs, air-conditioning, modern fitted kitchen, plug & play style fit out, good floor to ceiling heights, use of concierge/reception, meeting rooms and breakout spaces. A new sub lease or assignment available up until December 2029

Location

The property is located within the London Borough of Hackney in north/east London and is situated at the junction of Paul Street and Leonard Street, set within the heart of Shoreditch, benefitting from the great entertainment and leisure opportunities the area has to offer. The office space is easily accessible with Old Street (Northern and Mainline services), Moorgate, Liverpool Street (Central, Circle, Metropolitan and Hammersmith & City lines and Mainline services) and Shoreditch High Street stations (Overground) all within a 15 minute walk.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Monthly Rent	Availability
3rd	7,470	693.99	£38	£18.50	£9.54	£23,655	Available

Tenure

Sublease

EPC

C

VAT

Applicable

Configuration

Fitted

Contacts

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Further Information

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