

44
PAUL STREET

SHOREDITCH, LONDON EC2

CONTEMPORARY, NEWLY REFURBISHED & FULLY FITTED OFFICES AVAILABLE ON FLEXIBLE LEASE TERMS

NEWLY REFURBISHED FULLY FITTED OFFICES, READY FOR IMMEDIATE OCCUPATION



**MANNED
RECEPTION**



**PASSENGER
LIFT**



**FOB & INTERCOM
ACCESS**



**FURNISHED
OFFICES**



AIR-CONDITIONING



MEETING ROOM



**EXCELLENT
NATURAL DAYLIGHT**



**FIBRE
CONNECTIVITY**



DEMISED WCS



**MANAGED
SOLUTIONS
AVAILABLE**



**SHOWER AND
BICYCLE STORAGE
COMING SOON**



SECOND FLOOR



SECOND FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



RECEPTION

THE ACCOMMODATION COMPRISES THE FOLLOWING AREAS

FLOOR	SQ M	SQ FT	AVAILABILITY
5TH	166	1,786	AVAILABLE
2ND	210	2,260	AVAILABLE
1ST	210	2,260	AVAILABLE
GROUND	147	1,582	AVAILABLE
TOTAL	733	7,888	AVAILABLE

AVAILABLE ON A MANAGED SOLUTION OPTION OR TRADITIONAL BASIS



FULLY FURNISHED
'PLUG & PLAY'
SPACE



24+ WORKSTATIONS
WITH SCOPE TO
INCREASE



GENEROUS
KITCHEN &
BREAKOUT AREA



MODERN LED LIGHT
FITTINGS



BRICKWORK &
TIMBER FEATURED
WALLS

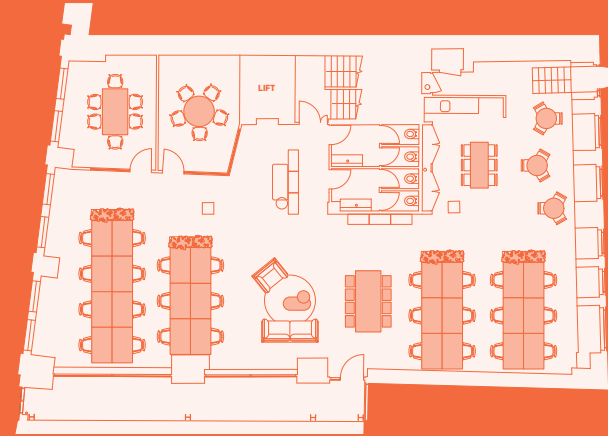


FULLY CABLED
RAISED ACCESS
FLOOR

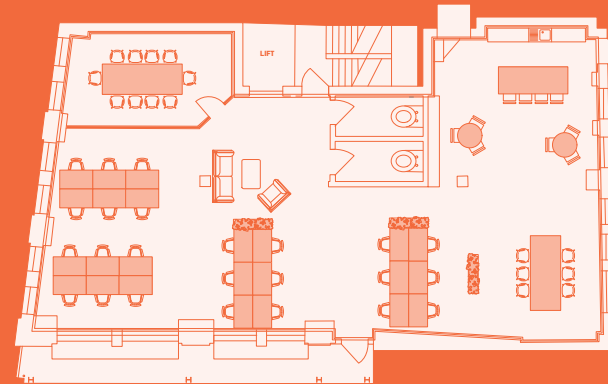


FIBRE
CONNECTIVITY

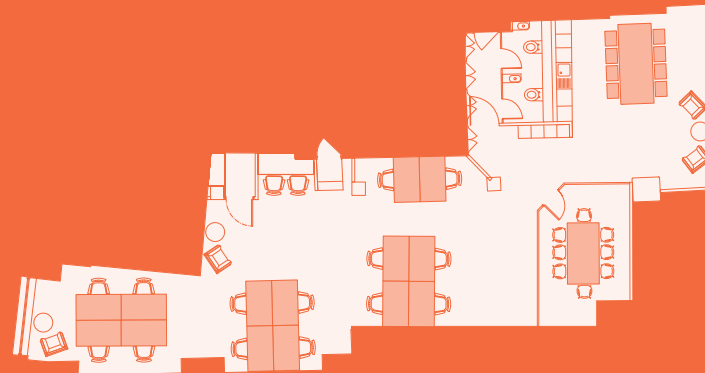
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





A PRIME CITY LOCATION

44 PAUL STREET BOASTS A PRIME LOCATION RIGHT WHERE THE ENERGY OF THE CITY MIXES WITH THE CREATIVITY OF SHOREDITCH, PERFECTLY POSITIONED BETWEEN LIVERPOOL STREET STATION AND OLD STREET ROUNDABOUT.

ON YOUR DOORSTEP, YOU'LL FIND NOT ONLY CONVENIENT TRANSPORT LINKS BUT ALSO AN INCREDIBLE RANGE OF LOCAL AMENITIES THAT OFFER THE BEST OF BOTH WORLDS. STEP OUTSIDE TO DISCOVER A LIVELY MIX OF ARTISAN COFFEE SHOPS, BUZZING BARS, ACCLAIMED RESTAURANTS, STYLISH HOTELS, AND SERENE GREEN SPACES, ALL RIGHT AT YOUR FINGERTIPS. HERE, YOUR CHOICES ARE ENDLESS, INVITING YOU TO EXPLORE, INDULGE, AND UNWIND IN ONE OF LONDON'S MOST DYNAMIC NEIGHBORHOODS.

TRANSPORT



OLD STREET	● 🚶	1 MIN	6 MINS
LIVERPOOL STREET	● ● ● ● ● 🚶 🚲	2 MINS	10 MINS
SHOREDITCH HIGH STREET	🚶	4 MINS	11 MINS
HOXTON	🚶	5 MINS	19 MINS
BARBICAN	● ● ●	5 MINS	18 MINS
BANK	● ● ● ● 🚶	5 MINS	20 MINS
ALDGATE EAST	● ●	7 MINS	22 MINS



RESTAURANTS

- | | |
|------------------------|-----------------------|
| 01 GLORIA | 06 LOS MOCHIS |
| 02 DISHOOM | 07 MANTECA |
| 03 SMOKESTAK | 08 HAWKSMOOR |
| 04 DELAMINA EAST | 09 GALVIN LA CHAPELLE |
| 05 THE IVY CITY GARDEN | 10 TEMPER |

LEISURE & CULTURE

- | | |
|-----------------------|-----------------------|
| 01 25 PAUL STREET | 06 THE BLUES KITCHEN |
| 02 FLIGHT CLUB | 07 JUNKYARD GOLF CLUB |
| 03 AVIARY | 08 SWIFT |
| 04 NIGHTJAR | 09 GIBNEYS |
| 05 TAYER + ELEMENTARY | 10 BROADGATE CIRCLE |

CAFES

- 01 OZONE COFFEE
- 02 ATTENDANT
- 03 GRIND
- 04 PHOTOBOOK
- 05 BLOOMSYARD

SHOPS

- 01 SPITALFIELDS MARKET
- 02 REISS
- 03 URBAN OUTFITTERS
- 04 & OTHER STORIES
- 05 WEEKDAY

GYMS

- 01 BARRY'S LONDON EAST
- 02 BXR
- 03 1REBEL
- 04 FIGHT CITY
- 05 THIRD SPACE

HOTELS

- 01 MONTCALM EAST
- 02 HOXTON HOTEL
- 03 ART'OTEL
- 04 NOBU
- 05 MONDRIAN

TO REQUEST FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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