

# Compton

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## London

44 Paul Street  
EC2A 4LB

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Newly refurbished fully fitted office floors situated in the heart of Shoreditch.

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## For Rent

1,582 to 6,102 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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44 Paul Street  
EC2A 4LB

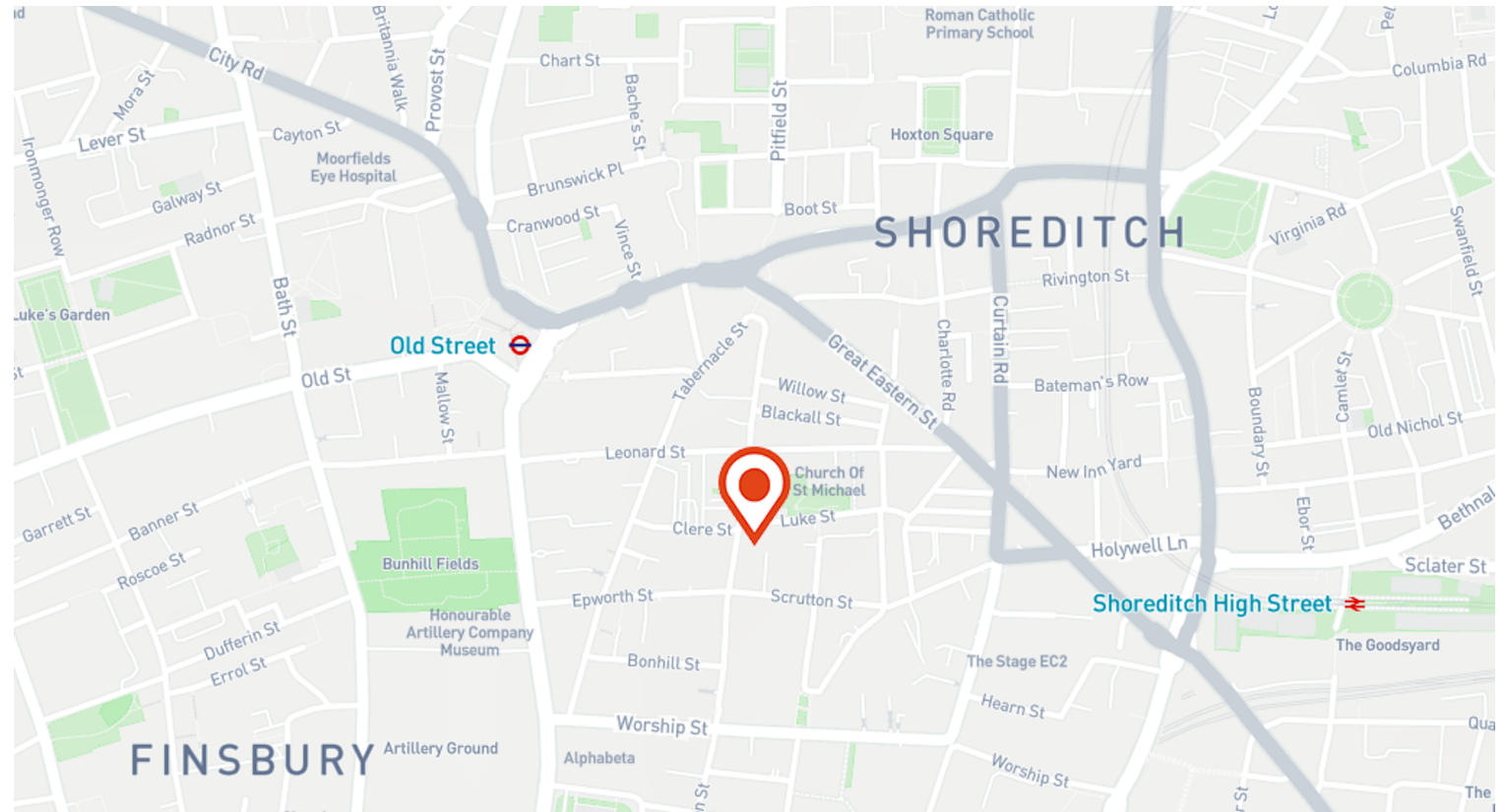
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## Location

Situated on vibrant Paul Street, this office places you in the heart of Shoreditch, surrounded by an abundance of amenities that make work-life balance effortless. From trendy bars and diverse restaurants to cozy independent coffee houses, hotels, and fitness centers, the options are endless. With Old Street just steps away and Shoreditch High Street Overground and Liverpool Street Stations within a 10-minute walk, this location offers outstanding connectivity throughout London and beyond.

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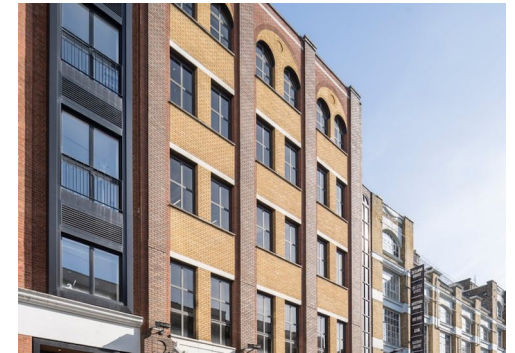
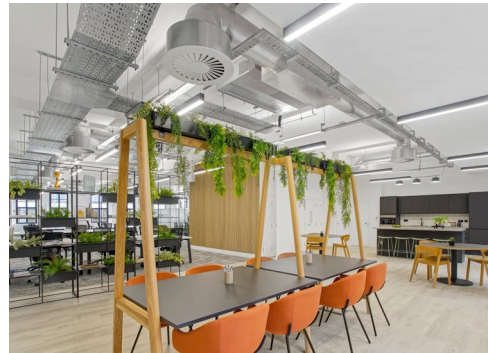
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## Amenities

- Brand newly refurbished
- Fully fitted and furnished
- Kitchen/break out area
- Modern lighting
- Meeting rooms in situ
- Air conditioning
- Exposed services throughout
- Fibre
- Demised WC's
- Commissionaire
- Communal showers
- Bike store

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## Description

Welcome to 44 Paul Street, where functionality meets style in a thoughtfully designed workspace.

As you enter, you'll be greeted by an impressive reception area complete with a commissionaire and a convenient passenger lift. The newly refurbished first & second floors offers a versatile, fully fitted setup, primed for immediate use.

The open office layout creates an inviting flow, complemented by a spacious meeting room and a dynamic breakout area. Here, you'll find a fully equipped kitchen with a stylish island and bar seating, plus collaborative tables for team gatherings and casual discussions.

The ground floor features an open-plan layout, enhanced by generous floor-to-ceiling heights that give the space an expansive feel. The recent upgrades include modern comfort cooling and sleek suspended LED lighting, adding both style and efficiency to your work environment.

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## Content

[View on Website](#)





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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd	2,260	£56	£21.30	£10.87	£16,605.35	£199,264.20	Available
1st	2,260	£56	£21.30	£10.87	£16,605.35	£199,264.20	Available
Ground	1,582	£39.50	£20.41	£10.87	£9,331.16	£111,973.96	Available
Total	6,102	£50.50	£21	£10.87	£42,541.86	£510,502.36	

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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07769 605 295

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