

Compton

For Rent
**44 Paul Street
Shoreditch EC2**



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

For Rent

44 Paul Street
Shoreditch EC2A

Size

1,677 - 3,463 Ft²

Rent

£39.50 - £58.50 per sq ft

Fitout

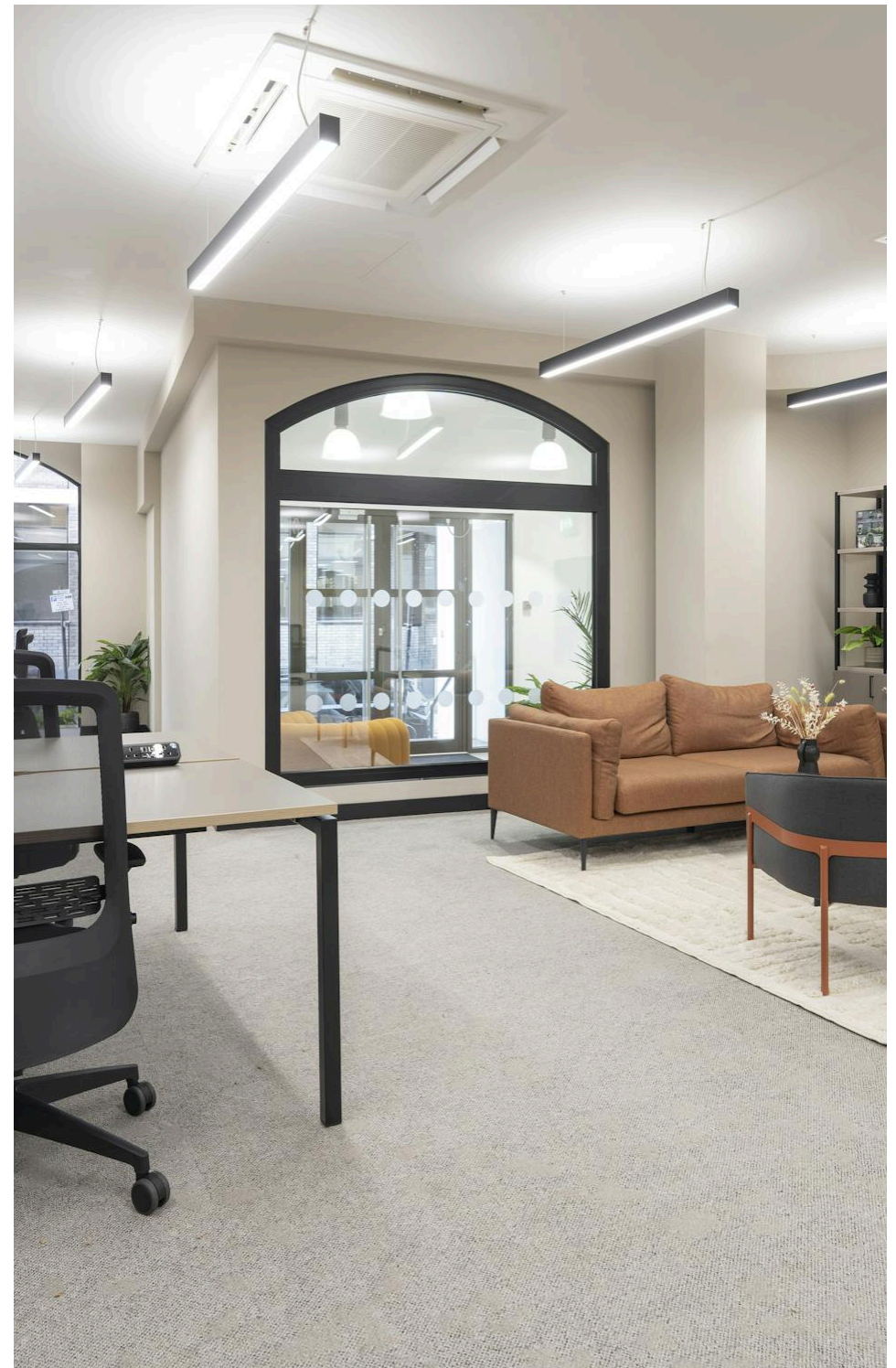
Fitted

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 ground floor unit offers 'Plug & Play' space that is ready for immediate occupation.



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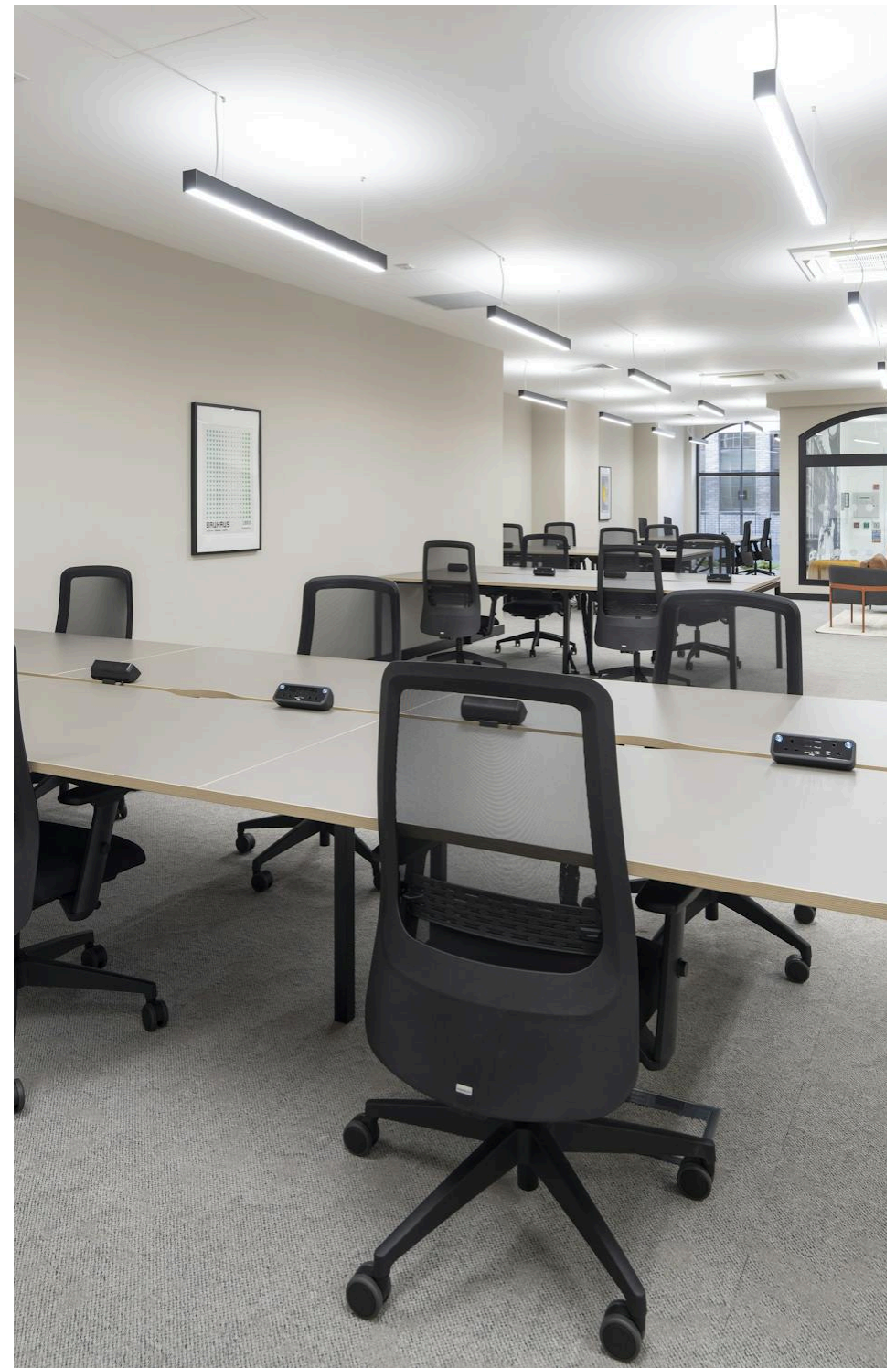
Description

The space has been designed with a generous open office layout providing 20+ desks, two meeting rooms / 1 boardroom and generous break out area.

The breakout area has a fitted kitchen with further seating at the collaboration tables.

The Building also benefits from large a reception with a commissionaire, along with newly installed end of journey facilities.

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Click to Play



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Ground Floor Office

Size

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Fitout

Fitted



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Ground Floor Office



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8 — 15

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External Image



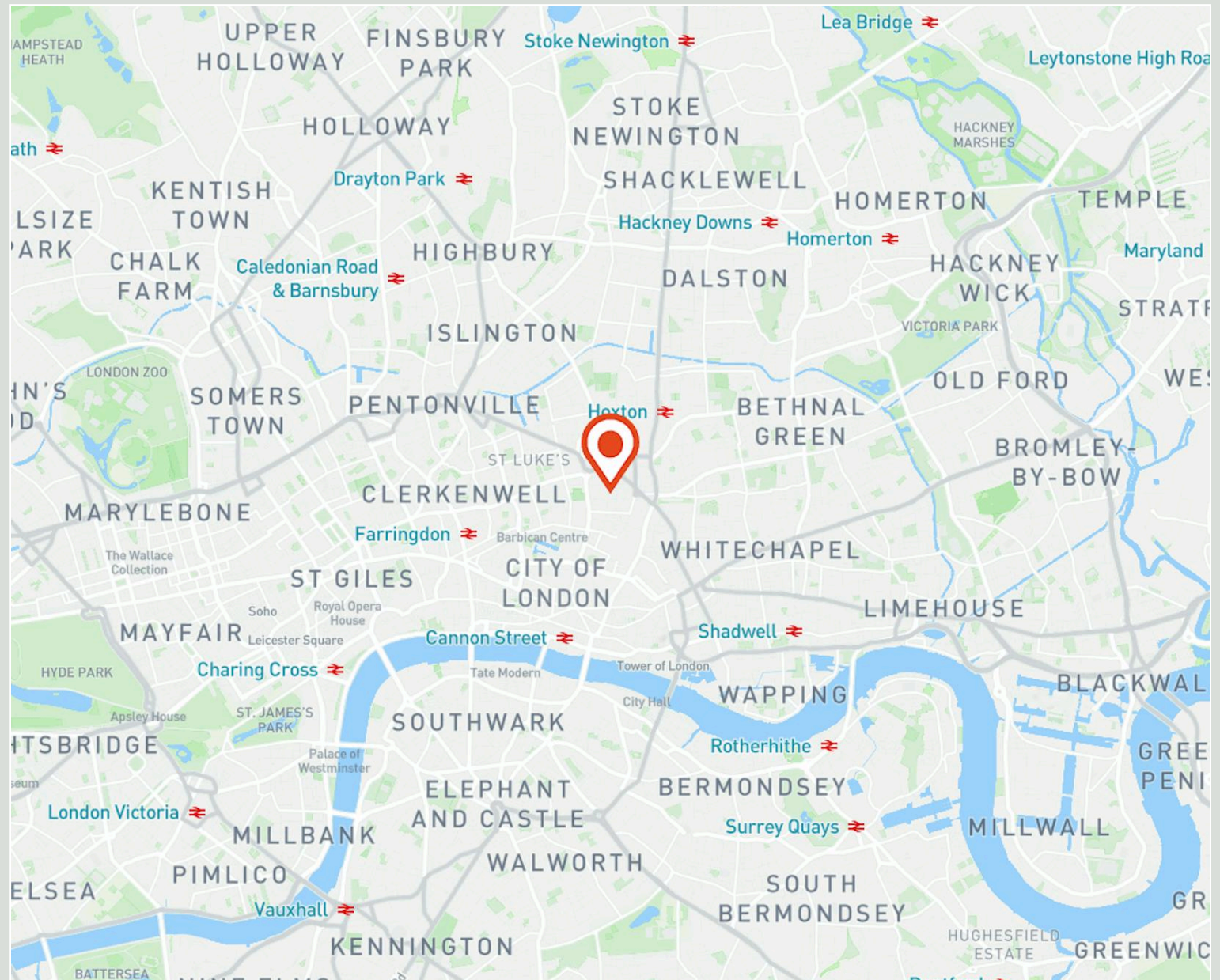
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Location

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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Ground Floor Office



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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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Ground Floor Office



Ground Floor Office

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
5th	1,786	£58.50	£22	£10.87	£13,598.90	£163,186.82	Available
2nd	2,260	£56	£21.30	£10.87	£16,605.35	£199,264.20	Let
1st	2,260	£56	£21.30	£10.87	£16,605.35	£199,264.20	Let
Ground	1,677	£39.50	£20.41	£10.87	£9,891.51	£118,698.06	Available
Total	7,983	£52.50	£21.25	£10.87	£56,701.11	£680,413.28	

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Tenure

New Lease

Availability

Available Immediately

Legal Costs

Each party to bear their own costs

VAT

Applicable

Compton Concierge

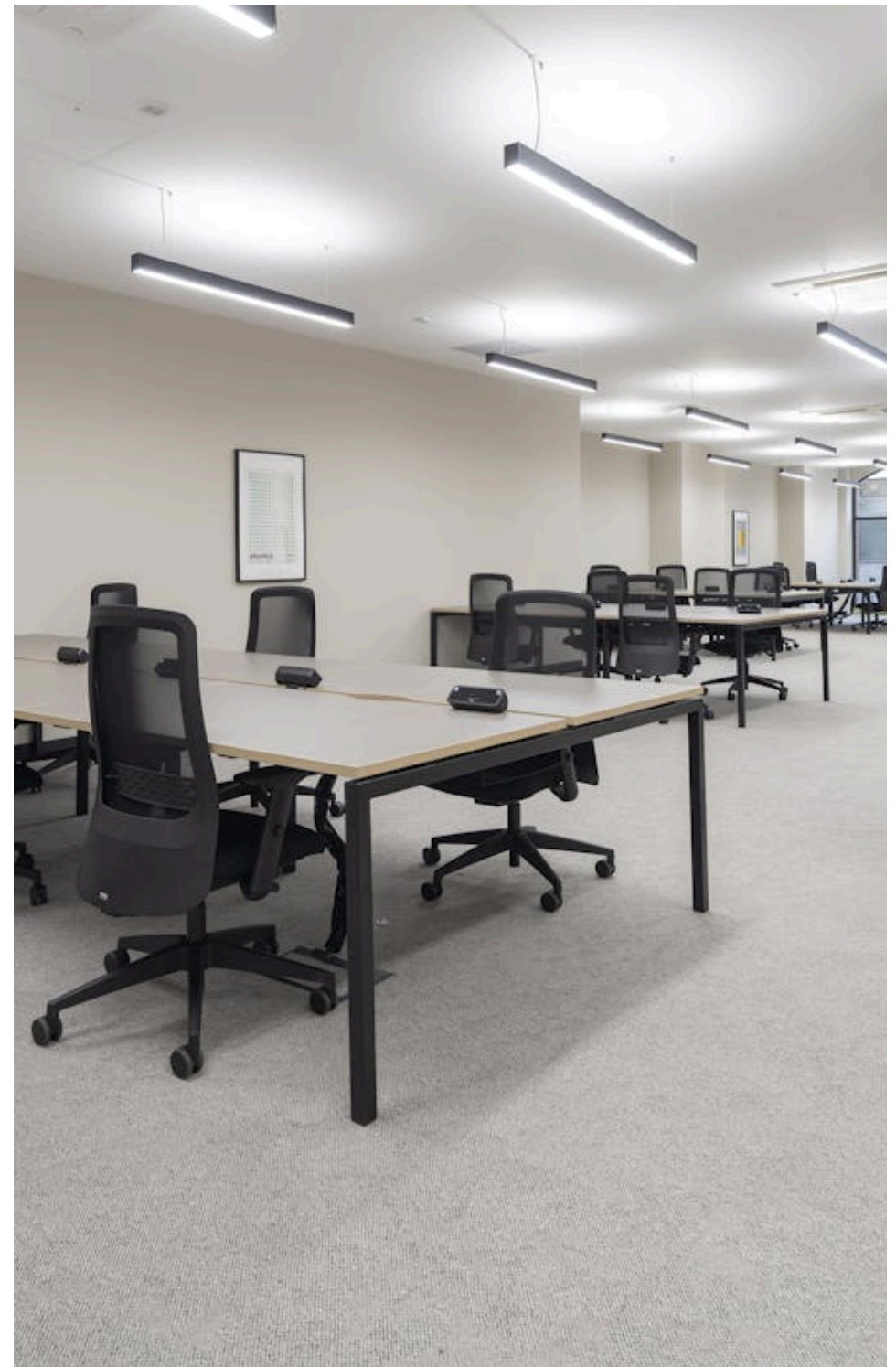
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Content

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