

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 Ft<sup>2</sup>

**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 commissioner 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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**Fitout**

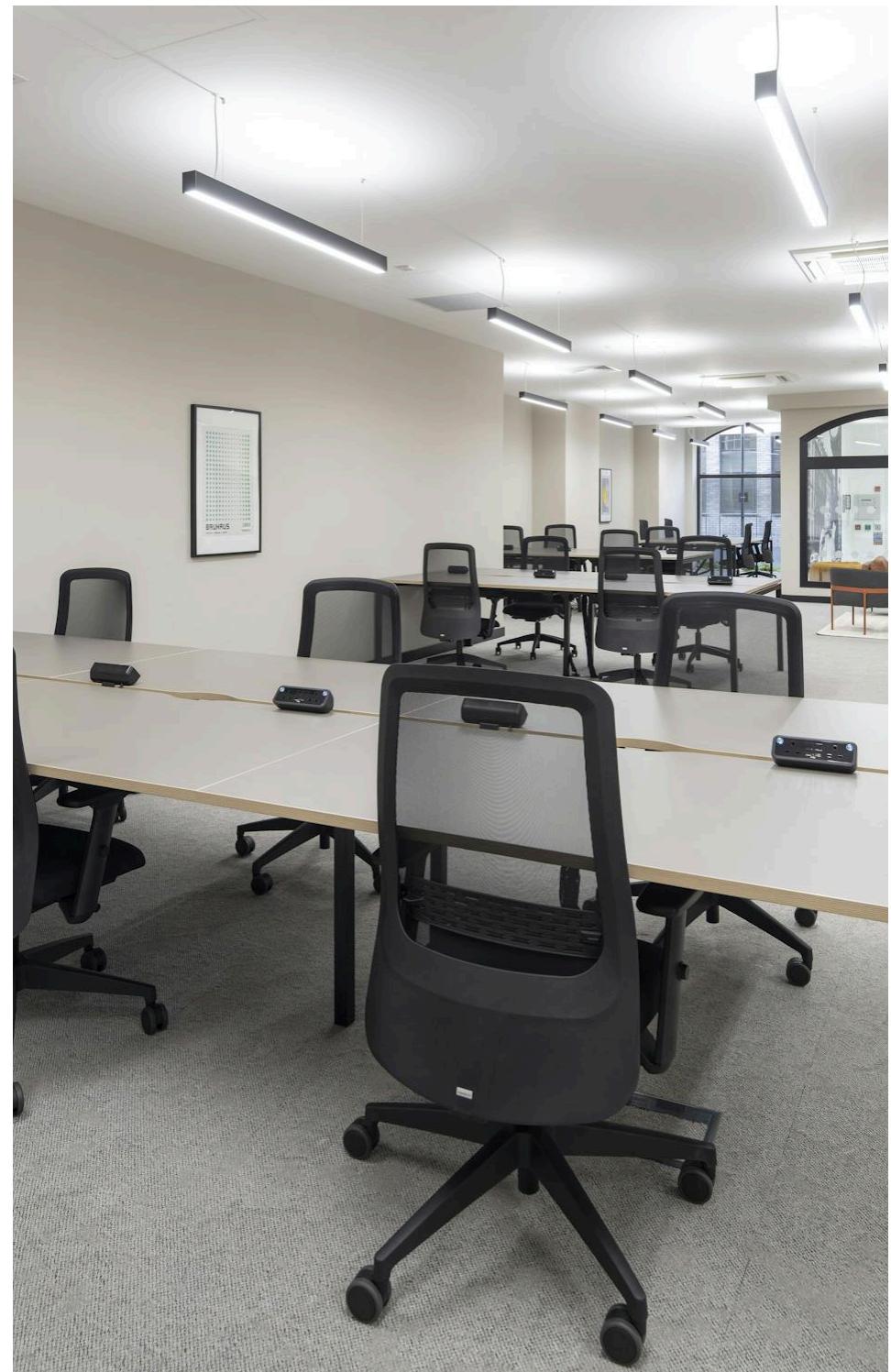
Fitted

**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 commissioner, along with newly installed end of journey facilities.



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*Click to Play*



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**For Rent**

44 Paul Street  
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*Ground Floor Office*

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Ground Floor Office



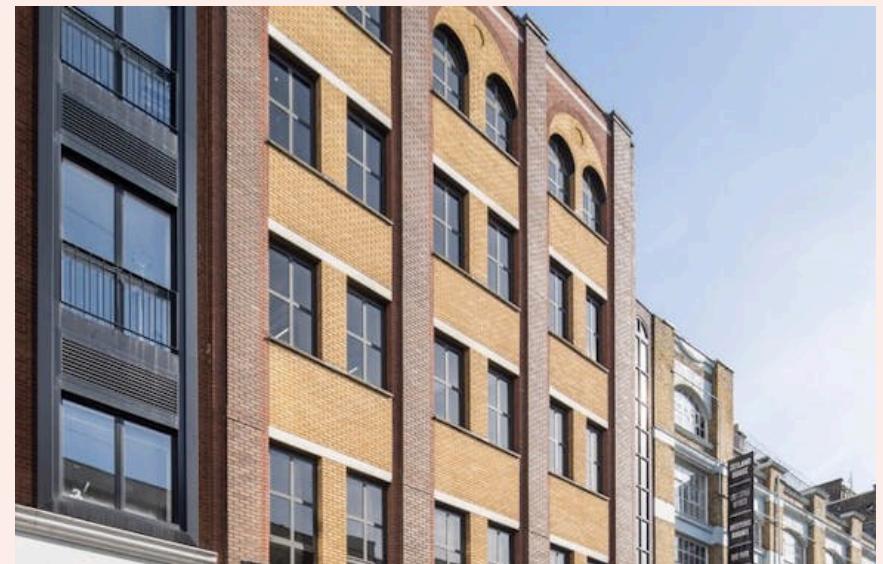
For Rent

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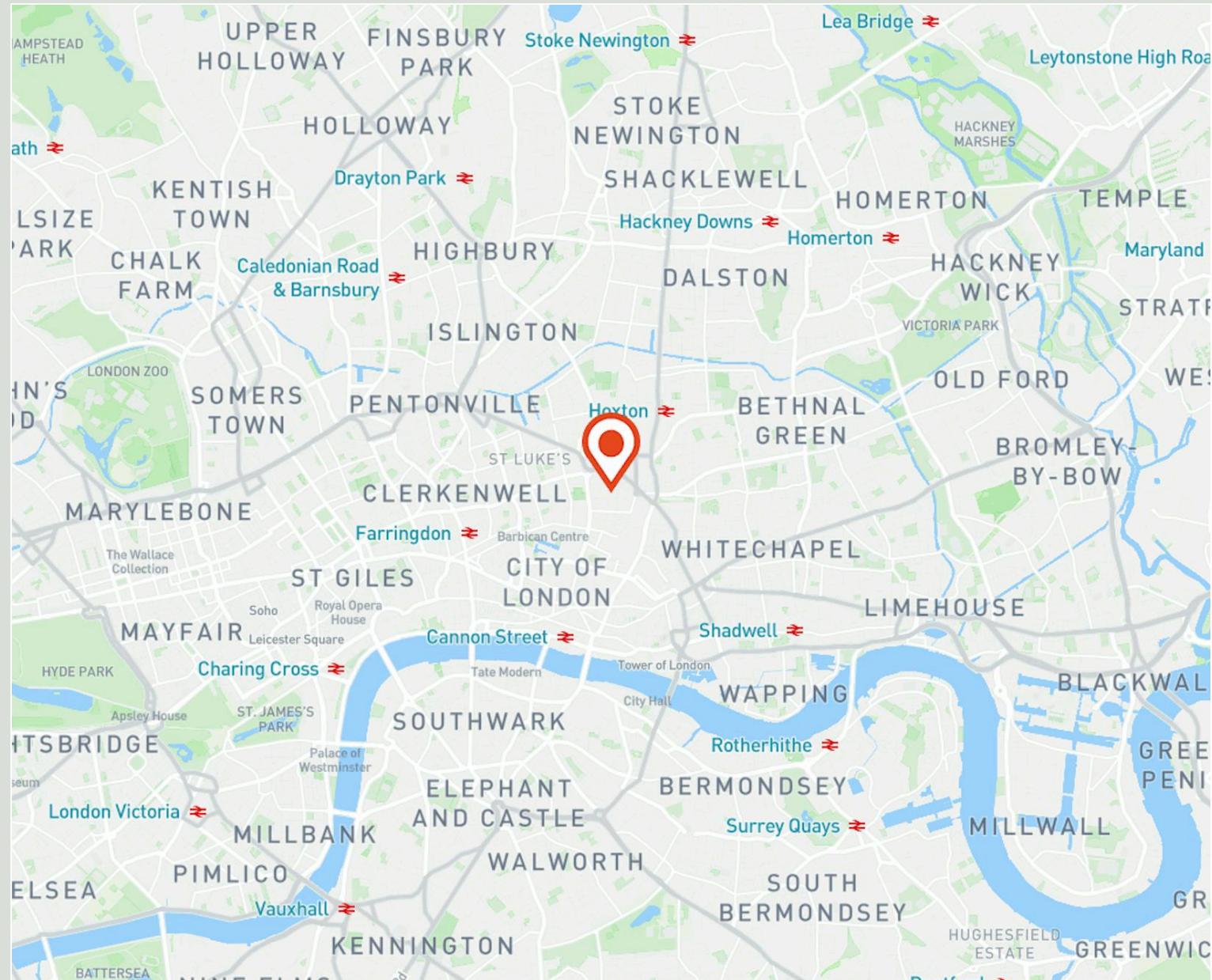
External Image



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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*



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
<b>Total</b>	<b>7,983</b>	<b>£52.50</b>	<b>£21.25</b>	<b>£10.87</b>	<b>£56,701.11</b>	<b>£680,413.28</b>	

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Shoreditch EC2A

#### Tenure

New Lease

#### Availability

Available Immediately

#### Legal Costs

Each party to bear their own costs

#### VAT

Applicable

#### Compton Concierge

Want your workspace *managed*?

Find out more

[compton.london/concierge](http://compton.london/concierge)



**compton.london**

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