

A modern office interior with a central circular glass and wood structure, desks, and pendant lights. The office is bright and open-plan, featuring a central circular area with a glass railing and a wooden base. Several desks with computers and office chairs are arranged around the perimeter. The ceiling has exposed beams and several spherical pendant lights. The floor is a light-colored wood or laminate. The overall aesthetic is clean and professional.

Susskind.

11-21 Paul Street EC2

11-21 Paul Street provides bright, efficiently configured floorplates. With available accommodation spanning across 2nd floor, ground and lower ground floors, the property could appeal to a wide range of occupiers such as Office, Showroom or Leisure.

The building is undergoing a modern external refurbishment and is located in an attractive Shoreditch location, on the northern cusp of The City.



11-21 Paul Street EC2

Summary

11-21 Paul Street provides exceptional workspace in an unrivalled vibrant Shoreditch location.

Features

- Air conditioning
- Passenger lift
- Raised floors
- Dual aspect floors
- Suspended lighting
- Excellent natural light
- Double height lower ground floor
- Low service charge

Transport

- Old Street
- Shoreditch High Street
- Liverpool Street
- Moorgate

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

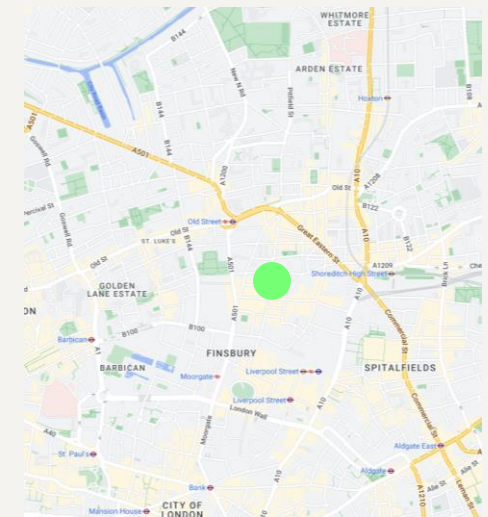
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Second	3,112	TBC	TBC	TBC	TBC	TBC
Ground	2,456	TBC	TBC	TBC	TBC	TBC
Lower Ground	2,789	TBC	TBC	TBC	TBC	TBC
Total	8,357	£XX	£XX	£XX	£XX	

*Interested parties should make enquiries with the local authority.

Map



11-21 Paul Street EC2

Viewing via sole agents

For further information and inspections please contact sole agents:

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Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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