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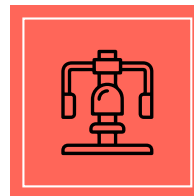
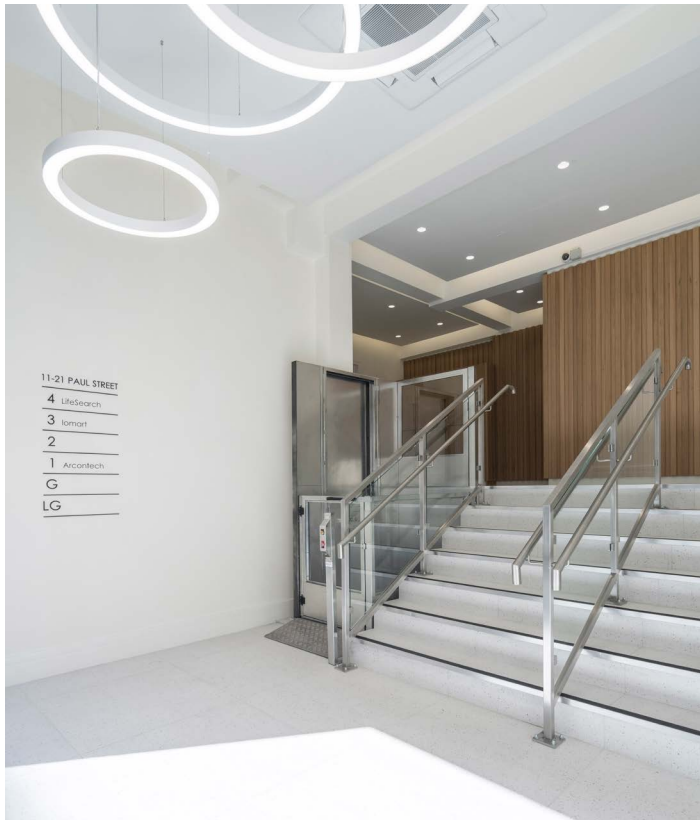
PAUL

STREET.

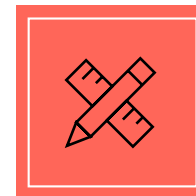
FRESH APPROACH



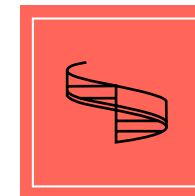
The building has undergone a new external and reception refurbishment and provides 2,456 - 8,357 sq ft of flexible office space, with scope for a new fully fitted specification.



**Variety of potential uses
to include gyms & leisure**
(subject to necessary consents)



**New external
modernised facade**



**Opportunity for
self-contained ground
and lower ground unit**



**Scope for fully
fitted and
furnished space**

THINKING SPACE



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FLEXIBLE OFFICES

ACCOMMODATION

Floor	sq ft	sq m
Second	3,112	289
Ground	2,456	228
LG	2,789	259
Total	8,357	776

SPECIFICATION



Air-conditioning



Passenger lift



Raised floors



Dual aspect floors



Suspended lighting



Excellent natural light



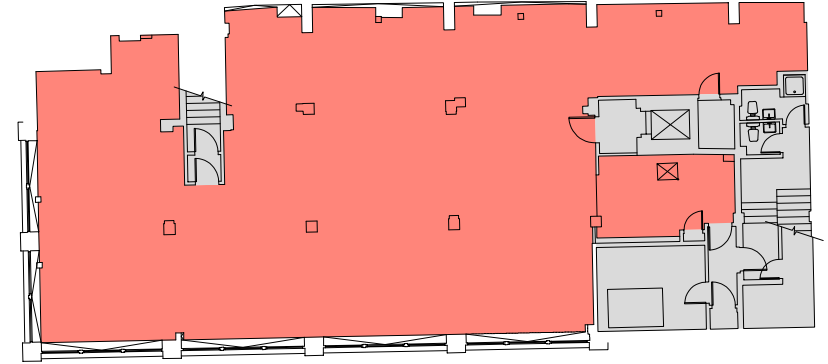
Double height lower ground floor



Low service charge

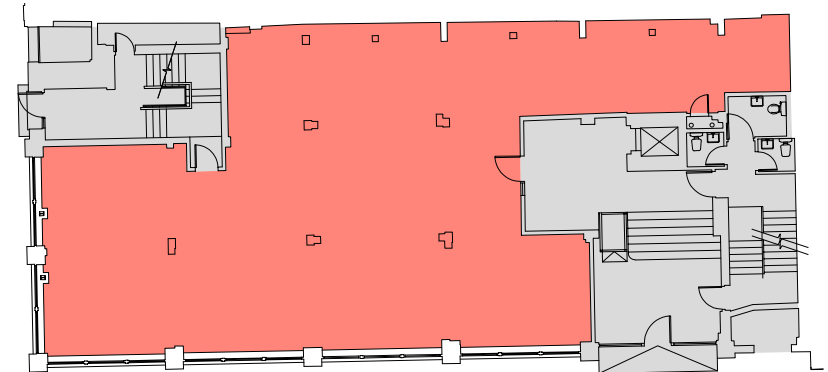
LOWER GROUND FLOOR

2,789 sq ft / 259 sq m



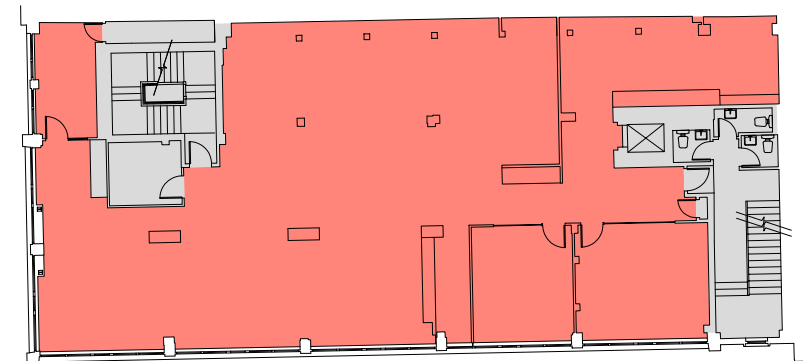
GROUND FLOOR

2,456 sq ft / 228 sq m



SECOND FLOOR

3,112 sq ft / 289 sq m



Plan not to scale, for indicative purposes only.

FURTHER INFORMATION

CONTACT

For further information or to arrange a viewing please contact the sole agents:

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RENT

Upon application.

Suskind.

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