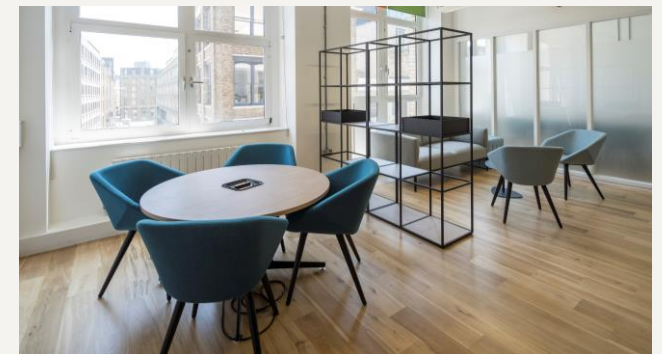
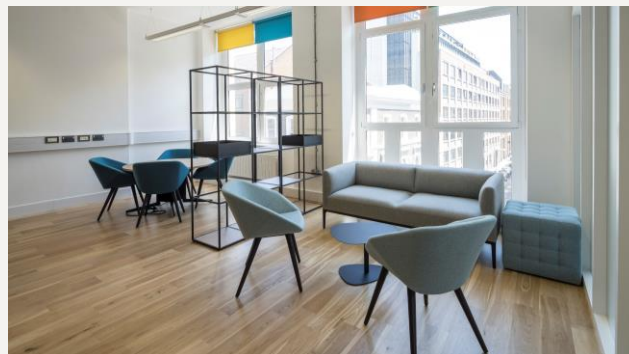
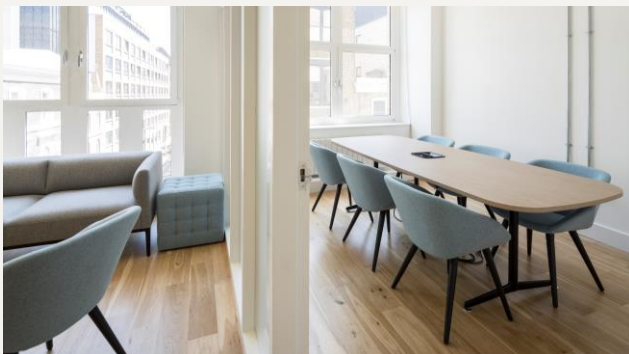




Suskind.

83-85 Paul Street EC2

Newly decorated and fully fitted (in part) office accommodation offering bright open plan airconditioned floors with generous ceiling heights and excellent natural light set within this former warehouse style building.





Recent upgrades to the building include new windows to the front and rear elevations and newly installed air conditioning. The property is located within short walking distance of Old Street Roundabout.



# 83-85 Paul Street EC2

## Summary

Newly decorated and fully fitted office accommodation in a prime Shoreditch location.

## Features

- Wood flooring
- Modern suspended lighting
- 18 workstations
- Meeting room
- Excellent natural light
- Good floor to ceiling height
- Passenger lift
- Shower facilities
- Exposed columns
- Kitchenette
- Breakout areas
- Perimeter trunking
- Air-conditioning

## Transport

- Old Street
- Liverpool Street

## Lease

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

## EPC

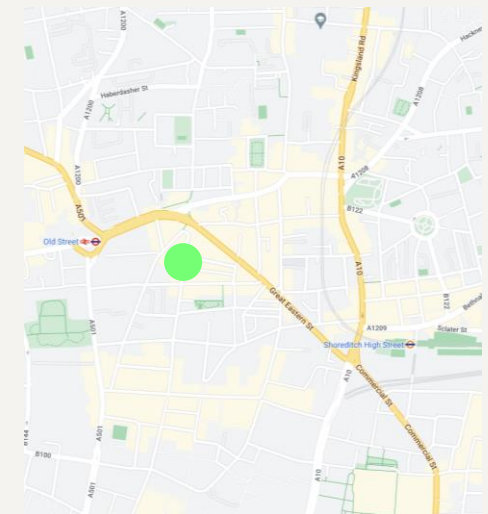
An EPC has been commissioned and will be available on request.

## Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
First (Partially Fitted)	1,353	£42.50	£7.00	£19.28	£7,846.65	Available
Second (Fitted)	1,369	£42.50	£7.00	£19.28	£7,846.65	Available
Third (Not Fitted)	1,400	£39.50	£7.00	£19.28	£7,674.33	Available
Fourth (Not Fitted)	1,400	£39.50	£7.00	£19.28	£7,674.33	Available
<b>Total</b>	<b>5,522</b>	<b>-</b>	<b>£7.00</b>	<b>-</b>	<b>-</b>	

\*Interested parties should make enquiries with the local authority.

## Map





83-85 Paul Street EC2

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Viewing via joint sole agents

For further information and inspections please contact joint sole agents:

Ashley Goodman  
07973 184 329  
Ashley@sussskind.london

Roni Rosenberg  
07702 643 317  
Roni@sussskind.london

Belcor  
020 7375 3444

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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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Colonial Buildings  
59-61 Hatton Garden  
London, EC1N 8LS

T +44 (0) 207 831 8311  
E hello@sussskind.london  
W sussskind.london

Sussskind.