



Susskind.

Telephone House, 69-77 Paul Street, EC2

**A rare opportunity to acquire a fully-fitted, plug & play workspace set on the ground floor at Telephone House, a prominent workspace building in a prime Old Street/Shoreditch location.**

**The space provides 72 desks, 3 meeting rooms and ample breakout facilities.**



The media style workspace is suitable to a variety of occupiers and is offered as an assignment until December 2029, with flexibility in December 2026.

The space boasts fantastic ceiling height and is flooded with natural light, and the building offers cycle storage, showers and a manned reception.



# Telephone House, 69-77 Paul Street, EC2

## Summary

Fully fitted media style offices in the heart of Old Street and Shoreditch.

## Features

- Fully fitted
- Exceptional ceiling height
- 72 desks + 3 meeting rooms
- High-level kitchen and breakout facilities
- Excellent natural daylight
- Manned reception
- Shower facilities
- Dedicated bicycle storage

## Transport

- Old Street
- Liverpool Street
- Shoreditch High Street

## Lease

An assignment of the existing lease, expiring 24<sup>th</sup> December 2029.

Further information available upon request

## EPC

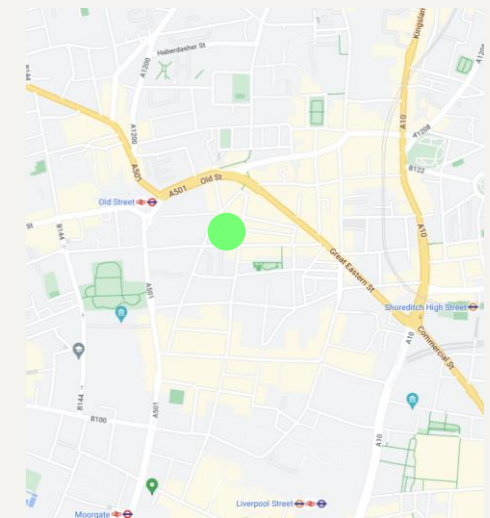
An EPC has been commissioned and will be available on request.

## Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Ground	6,329	£34.23	£8.79	£17.18	£31,750.48	Available
<b>Total</b>	<b>6,329</b>	<b>£34.23</b>	<b>£8.79</b>	<b>£17.18</b>	<b>£31,750.48</b>	<b>Available</b>

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

## Map



## Telephone House, 69-77 Paul Street, EC2

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### Viewing via sole agents

For further information and inspections please contact sole agents:

Roni Rosenberg  
07702 643 317  
Roni@susskind.london

Adam Noble  
07980 991 217  
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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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