

**NEWLY REFURBISHED
OFFICES TO RENT IN
SHOREDITCH**

**83–85 PAUL STREET
EC2**

1,353–5,522 SQ FT

BELCOR

CITY FRINGE REAL ESTATE

DESCRIPTION

An exceptional opportunity to lease recently renovated and fully fitted office floors in the vibrant heart of Shoreditch. This space is tailored to meet the needs of discerning tenants seeking both functionality and style.

The floors hold appeal for a diverse range of creative occupiers, especially those in the tech and media sectors.

AMENITIES



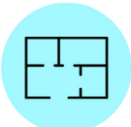
AIR CONDITIONING



FULLY FITTED



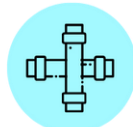
EXCELLENT NATURAL LIGHT



OPEN PLAN



PRIME LOCATION



EXPOSED SERVICES



WAREHOUSE STYLE
FEATURES



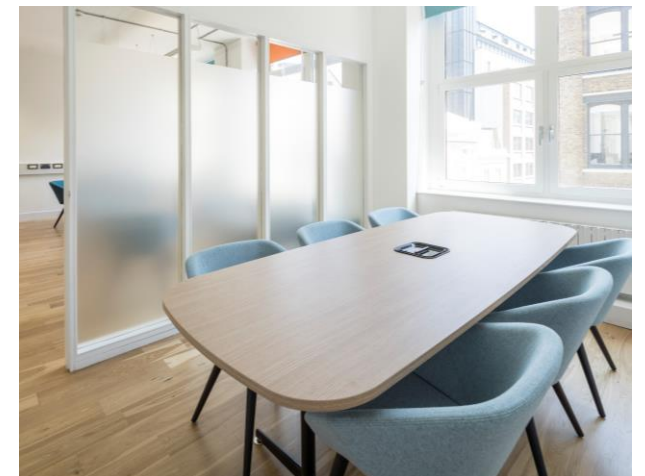
SHOWERS



FIBRE OPTIC

WAREHOUSE STYLE FULLY FITTED OFFICE UNITS TO RENT





TRANSPORT

Old Street - 5 mins



Liverpool Street - 8 mins



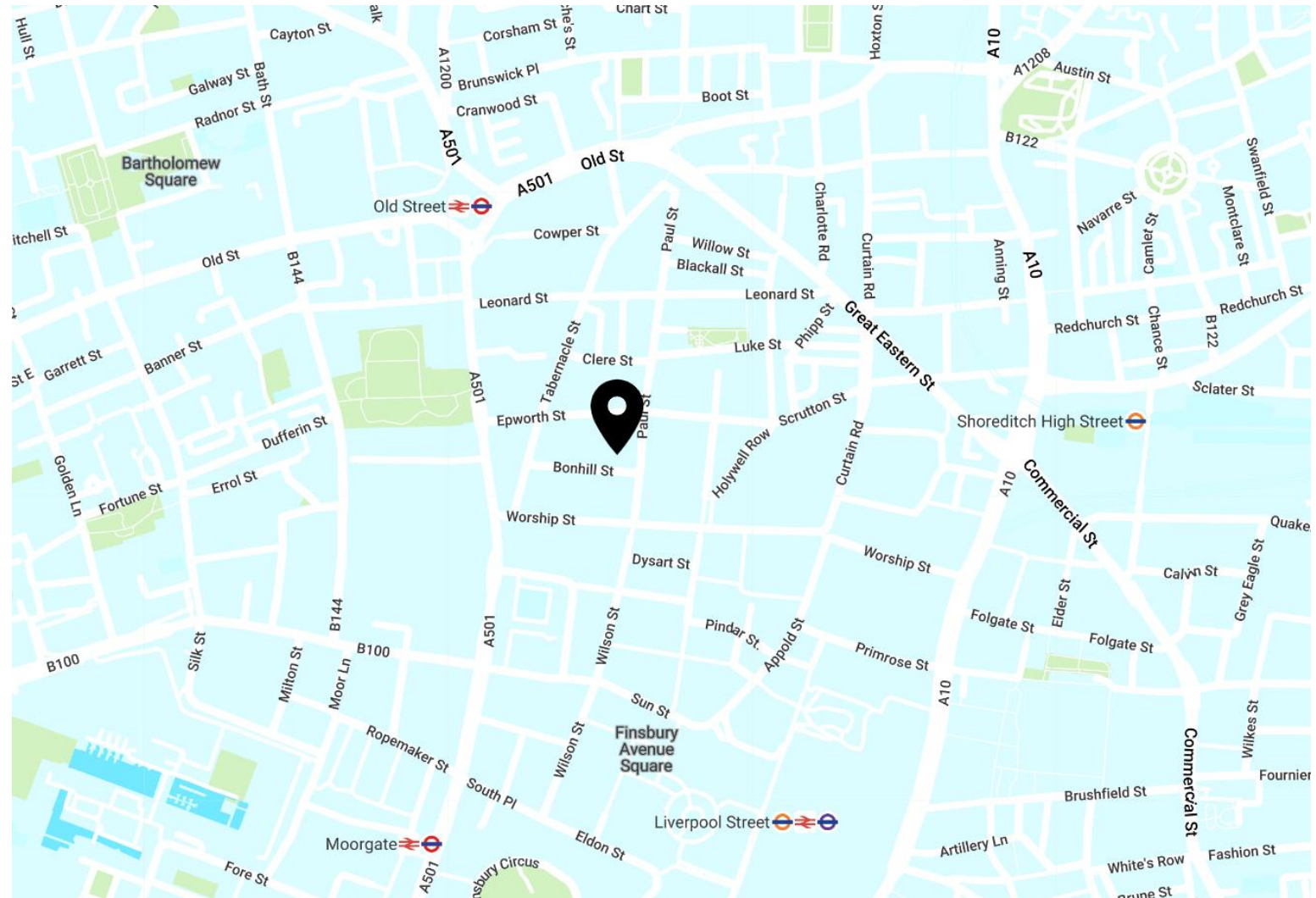
Shoreditch High St - 10 mins



AREA

Located on Paul Street, the officed are situated in the heart of Shoreditch. You are spoiled for choice when it comes to bars, restaurants, independent coffee house, hotel, and leisure facilities. With Old Street on the doorstep and both Shoreditch High Street Overground Station and Liverpool St Stations within 10 minutes walking distance the building has excellent transport links to travel across London and further afield.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
4 th Floor	1,400	Available	£39.50	£19.28	£7.00	£7,674
3 rd Floor	1,400	Available	£39.50	£19.28	£7.00	£7,674
2 nd Floor	1,369	Available	£42.50	£19.28	£7.00	£7,846
1 st Floor	1,353	Available	£39.50	£19.28	£7.00	£7,846

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available Immediately.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA JOINT SOLE AGENTS

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