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11 - 21

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PAUL

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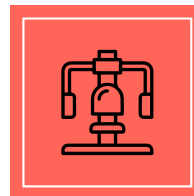
STREET.

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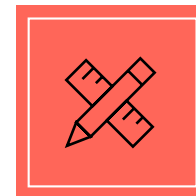
# FRESH APPROACH

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

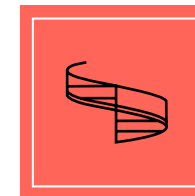
The building has undergone a new external and reception refurbishment and provides 2,456 - 8,357 sq ft of flexible office space, with scope for a new fully fitted specification.



**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

The second floor provides light filled flexible office space suitable for a range of occupiers.



Second Floor CGI

The ground & lower ground totals 5,245 sq ft with scope to install an interlinking staircase to create more synergy between the floors.



Lower Ground Floor CGI

# FLEXIBLE OFFICES

## ACCOMMODATION

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

## SPECIFICATION

 Air-conditioning

 Passenger lift

 Raised floors

 Dual aspect floors

 Suspended lighting

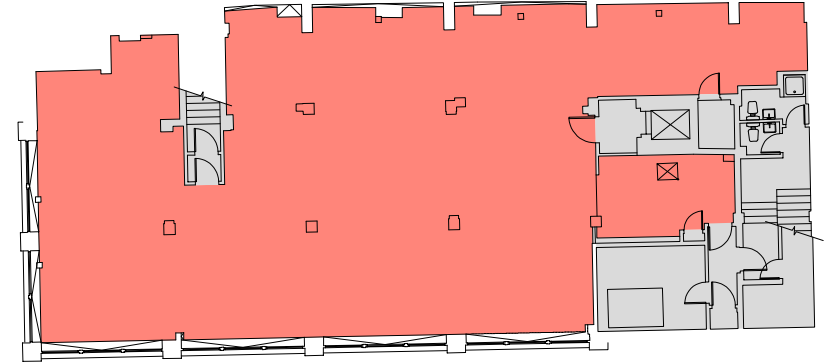
 Excellent natural light

 Double height lower ground floor

 Low service charge

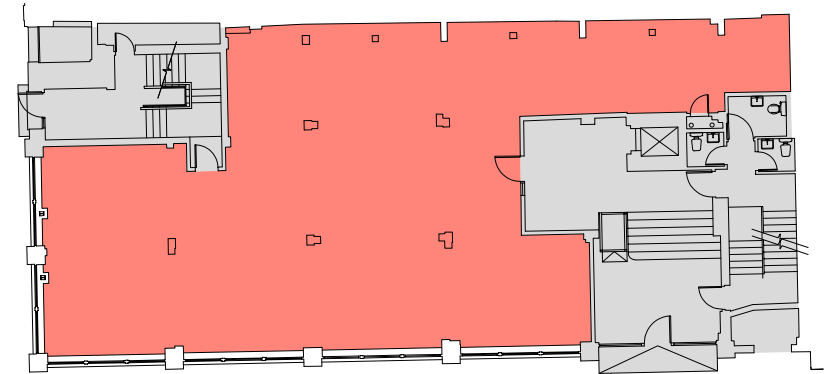
## LOWER GROUND FLOOR

2,789 sq ft / 259 sq m



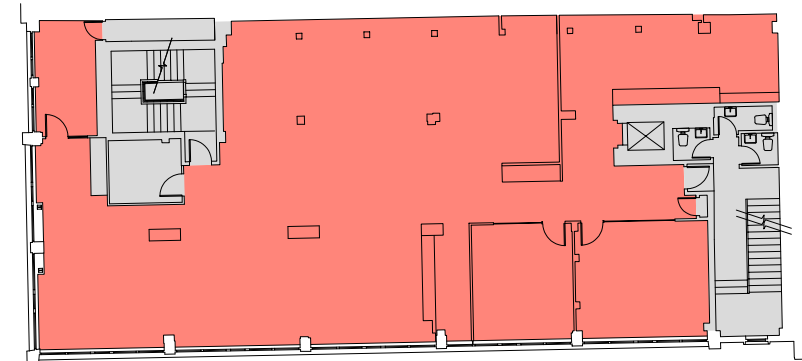
## GROUND FLOOR

2,456 sq ft / 228 sq m



## SECOND FLOOR

3,112 sq ft / 289 sq m



Plan not to scale, for indicative purposes only.

# VIBRANT LOCATION



11-21 Paul Street is brilliantly located to benefit from both the ambience of Shoreditch and the tech hub of Old Street.

A multitude of bars, restaurants and cafes are within easy walking distance catering to a vibrant youthful local population.



# WELL CONNECTED

The exceptional transport links of Old Street and Liverpool Street Stations are just a short walk away.

The building is well positioned amongst a host of transport links, with the newly finished Elizabeth Line easily accessible from Liverpool Street. That's just one of the many reasons renowned occupiers choose to call the area home.

## CONNECTIVITY



**Old Street**

05 mins walk



**Liverpool Street**

07 mins walk



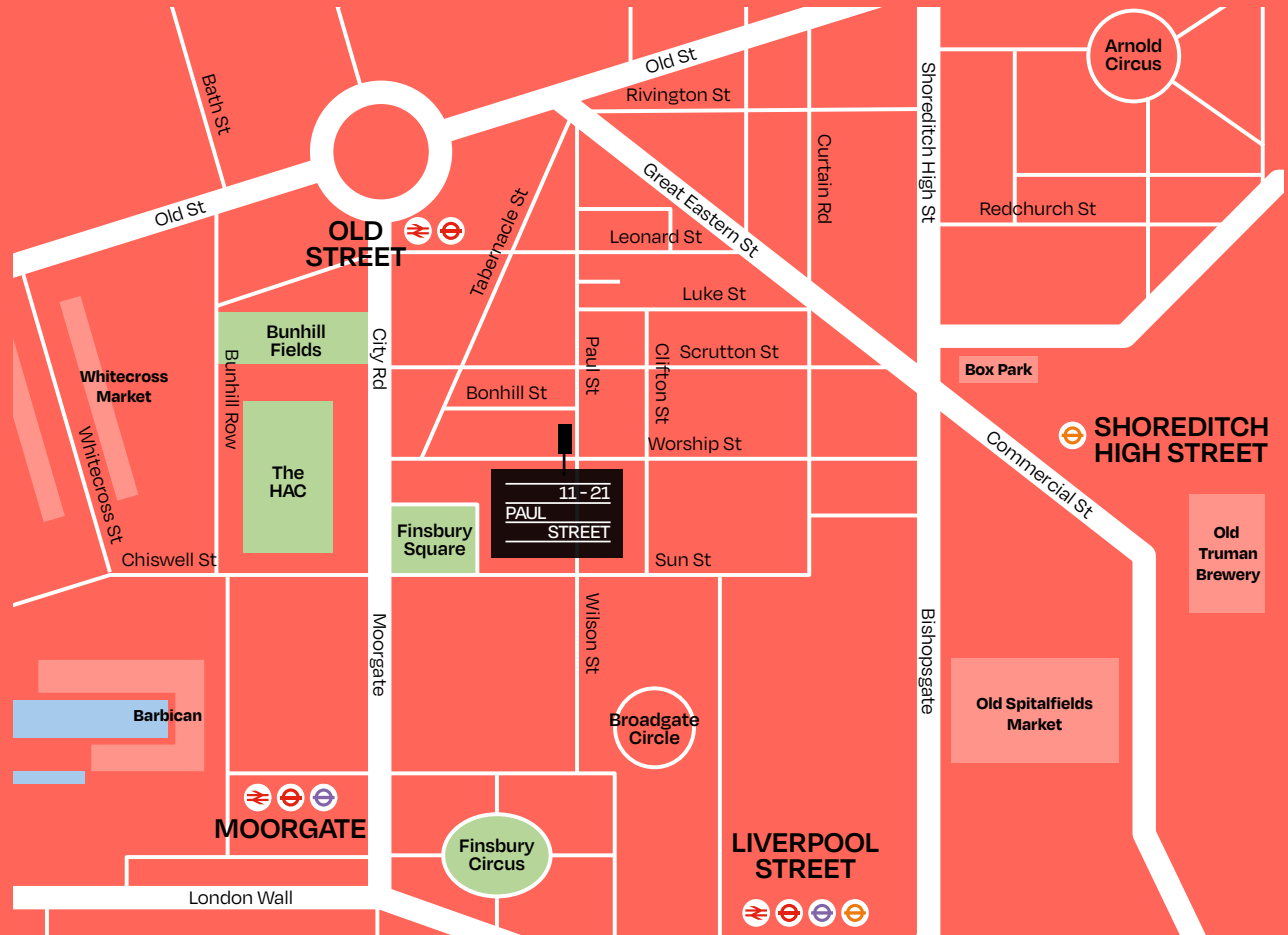
**Shoreditch High Street**

05 mins walk



**Moorgate**

07 mins walk



## LOCAL AMENITIES

01. Serata Hall
02. Bone Daddies
03. Cocotte
04. Blacklock
05. Gloria
06. Popolo
07. Goddard Gibbs
08. Padella

09. Ozone Coffee
10. Daffodil Mulligan
11. Pachamama East
12. Butchies
13. Attendant Coffee
14. Brewdog
15. Stem & Glory
16. Island Poke

## LOCAL OCCUPIERS

01. Amazon
02. Stripe
03. BGY
04. Mind Candy
05. Monzo
06. Vice
07. Inmarsat
08. Farfetch

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# FURTHER INFORMATION

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## CONTACT

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

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## RENT

Upon application.

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