



TO LET

**47 Paul Street,
Shoreditch, EC2A 4LS**

3,006 sq ft

**Showroom/Office in the
Heart of Shoreditch**



VIDEO TOUR

stirlingackroyd.com



Description

The ground floor comprises glazed meeting rooms and a substantial client-facing kitchen designed to support hosting and collaboration. An open feature staircase positioned at the front of the premises allows natural light to flow to the lower ground floor, enhancing the sense of space.

The lower level offers generous ceiling heights and extensive open-plan workspace, complemented by a secondary kitchen, and WC and shower facilities.

Together, the two floors combine to deliver an accommodation fitted to a strong standard, featuring a prominent glazed return frontage that provides exceptional visibility and a significant branding opportunity on a highly trafficked street.

Key points

- Offered Across Ground and Lower Ground
- Open Plan Workspace with Air Conditioning
- Glazed Meeting Rooms in Situ
- Moments away from Old Street Station
- W/C and Shower Facilities
- Well Designed Fully Fitted space



Location

Situated in the vibrant heart of Shoreditch on Paul Street, near the junction with Willow Street and Great Eastern Street, surrounded by a dynamic and diverse selection of cafés, bars, restaurants, and hotels. The area is also home to the popular weekly food market at Leonard Circus, adding to its lively atmosphere.

Positioned between four major transport hubs, the building benefits from outstanding connectivity across London and further afield, with Old Street, Moorgate, Liverpool Street and Shoreditch High Street stations all within easy reach.

Transport Links



Old Street 0.2 Miles



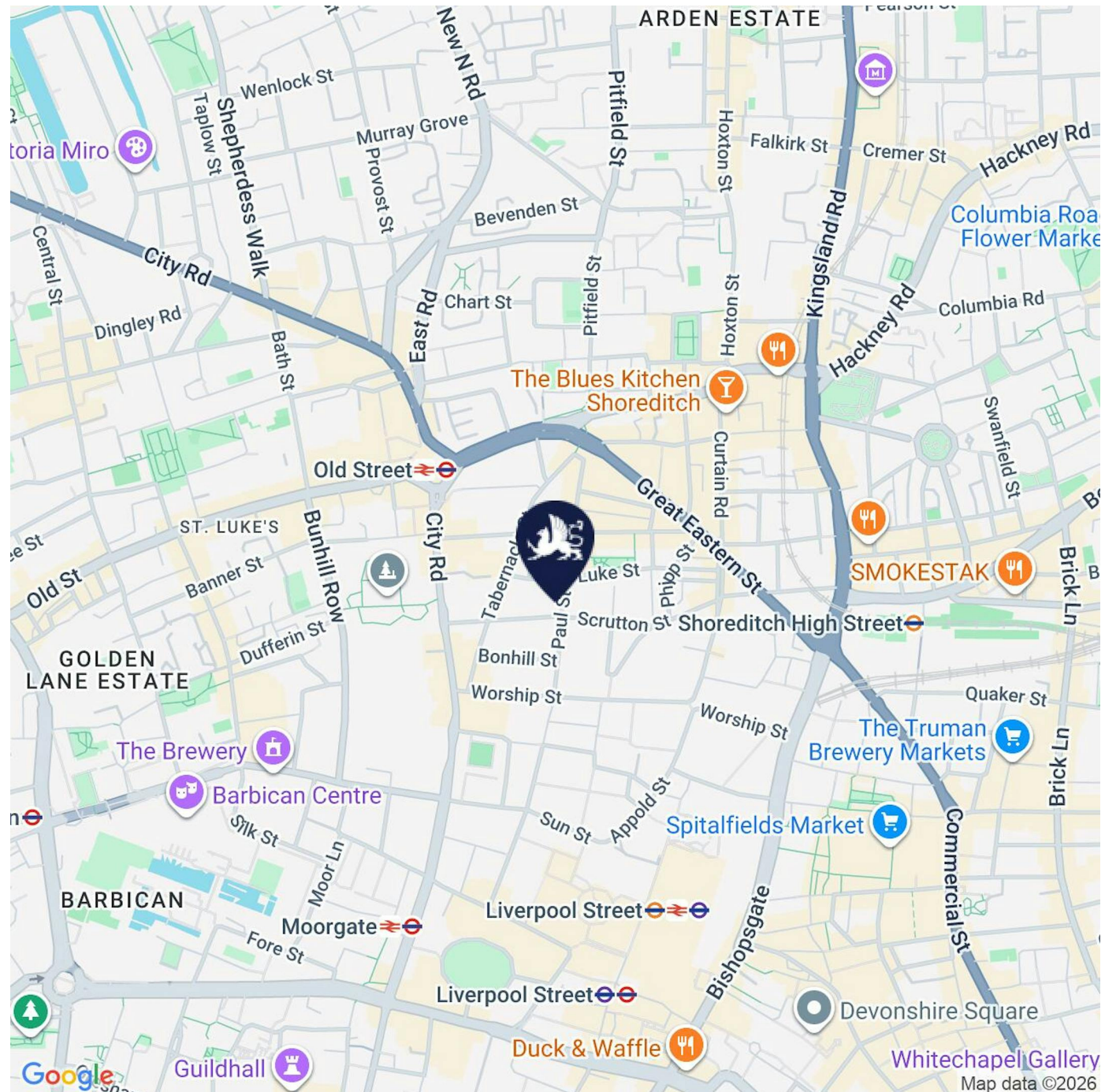
Shoreditch High Street 0.3 Miles



Moorgate 0.4 Miles



Liverpool Street 0.4 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£125,000 per annum
Rates	£45,135 per annum
Service Charge	£10,500 per annum to be confirmed
VAT	On application
EPC	B (31)

Viewing & Further Information



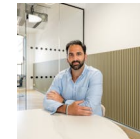
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