

80 PAUL STREET

SHOREDITCH, EC2A 4NE

FOREST
REAL ESTATE

TO LET

1,115 TO 3,901 SQ FT

High-quality office accommodation arranged across the entire first floor of this prominent building situated in the the of Shoreditch.

Key Features

- Comfort Cooling
- Demised WC's
- 24 Hour Access
- LED Lighting
- Excellent Natural Light
- Passenger Lift
- Fitted Kitchen

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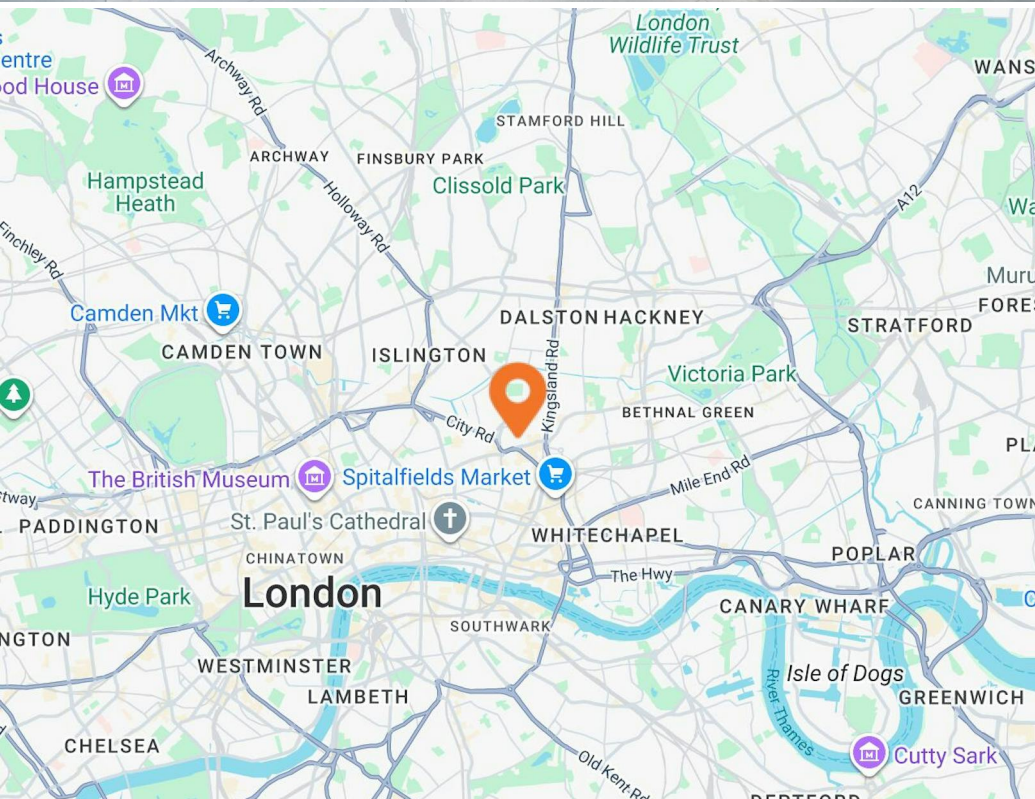


Description

80 Paul Street offers high-quality office accommodation arranged across the entire first floor of this prominent building situated in the heart of Shoreditch. The floor provides a mix of bright open plan and partitioned office space benefiting from air-conditioning and raised floors. A passenger lift serves all floors.

Location

Paul Street sits in a prime position within Shoreditch, one of London's most established hubs for tech, creative, and media businesses. The area offers a lively mix of cafés, restaurants, and independent retailers, while still retaining the character and edge that define Shoreditch. Its location provides excellent transport connectivity, with Old Street Station just a short walk away and Liverpool Street and Shoreditch High Street stations also close by, offering Underground, Overground, and mainline services. This combination of strong amenities and convenient links across London makes Paul Street an attractive and accessible destination for modern occupiers.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,115	103.59	Available
2nd	1,206	112.04	Available
3rd	1,160	107.77	Available
4th	420	39.02	Available
Total	3,901	362.42	

Lease	New Lease
Rent	£39.50 per sq ft
Rates	£15 per sq ft
Service Charge	£7 per sq ft
VAT	Applicable
EPC	On application

Contact

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