



OFFICE TO LET

## 11-21 PAUL STREET

London, EC2A 4JU

11-21 PAUL STREET IS CURRENTLY UNDER REFURBISHMENT WORKS AND ALL FLOORS WILL BE COMING BACK IN A CAT A CONDITION.

2,456 TO 8,357 SQ FT (228.17 TO 776.39 SQ M)



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## DETAILS



### DESCRIPTION

11-21 Paul Street occupies a prominent corner building enabling dual aspect, light and spacious floorplates throughout. In total, availability within the building is 8,357 sq ft arranged across Lower Ground, Ground and 2nd floors. The building is due to undergo a comprehensive external uplift, with the benefit of a modernised facade which will make the building very much client facing. The Ground & Lower Ground floors can either be offered together or in isolation and would appeal to a range of occupiers within the office and leisure sectors, as these floors benefit from fantastic presence and the ability to have its own self-contained entrance via Bonhill Street. Should a Tenant be seeking cost-effective space in a prime Shoreditch location, 11-21 Paul Street is a fantastic opportunity. Alternatively, for those tenants seeking creative space with a modernised look, the Landlord is open to creating this in a bespoke manner for prospective tenants, subject to negotiation.

### ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Cat A	3,112	289.11	Available
Upper Ground - Cat A	2,456	228.17	Available
Lower Ground - Cat A	2,789	259.11	Available
<b>Total</b>	<b>8,357</b>	<b>776.39</b>	

### KEY FEATURES

- New Contemporary Façade

### OUTGOINGS

- Rent: £37.50 - £49.50 per sq ft

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## LOCATION



11-21 Paul Street is very well located, positioned on the cusp of The City and the Fringe market therefore making this a suitable option for tenants within both professional and creative sectors.

The building sits within a 10 minute walk of Liverpool Street, Old Street and Moorgate tube stations which enable access to Crossrail, Underground, Mainline Railway connections. Furthermore, 11-21 Paul Street is within walking proximity to Shoreditch High Street station on the Overground.

Being located in Shoreditch, there are nearby amenities in abundance such as restaurants, pubs, bars, cafes and other leisurely activity options making this a fantastic building for businesses to place their HQ.

### CONTACT US

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