

MANAGED
WORKSPACE
OPPORTUNITY



11-21 PAUL
STREET, EC2A

2ND FLOOR
3,112 SQ. FT
LG & G FLOOR
5,245 SQ. FT
LG FLOOR
2,789 SQ. FT

REDEFINING THE
TRADITIONAL

REIMAGINED WORKSPACE

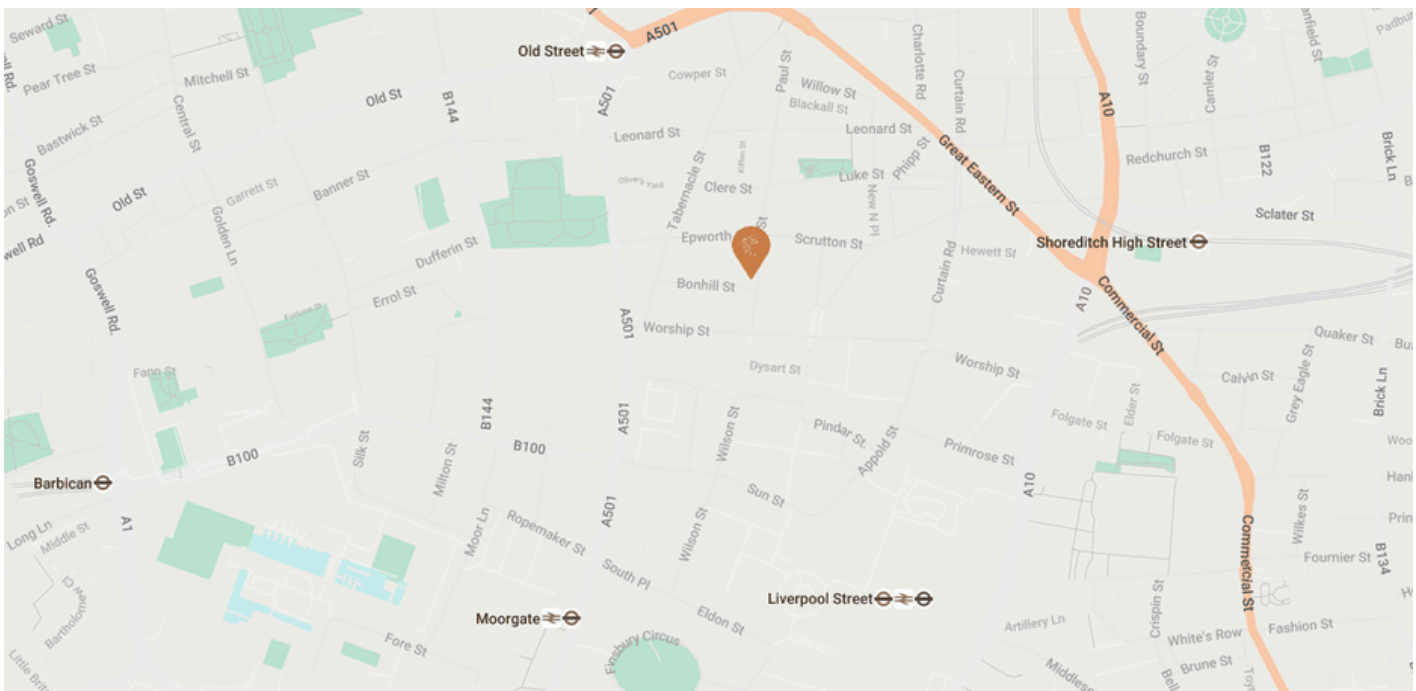
11-12 Paul Street is a sophisticated office building in Shoreditch, London. Featuring contemporary design with high ceilings and expansive windows, it offers a professional environment in a thriving tech and creative hub. The property benefits from excellent transport links and proximity to a wide range of amenities, making it a prime location for forward-thinking businesses.

BUILDING LOCATION



Location

11-21 Paul St
London
EC2A 4JU



11-12 Paul Street is situated in the heart of Shoreditch, London, a vibrant district renowned for its tech innovation and creative industries. The location offers excellent connectivity with nearby Old Street and Liverpool Street stations, providing easy access to central London and beyond. The area is rich in cultural and dining options, contributing to a dynamic and stimulating business environment.

OFFICE AMENITIES



Air Conditioning



IT Connectivity



Passenger Lift



Kitchen Areas



Meeting Rooms



Good Natural Light



CAT A fit-out



24/7 Access

Design your space reflecting you
and your business in an
attractive property.

WHAT CAN BE INCLUDED AT YOUR CHOICE



PROPERTY EXPENDITURE

Rent
Rates
Service Charges
Insurances

CAPITAL EXPENDITURE

Building Surveys
Design & Fit-Out Works*
Furniture Fixtures & Fittings
Stamp Duty Land Tax
Legal Fees & Property Searches
Acquisition Fees
*To a Pre-Agreed Value

OPERATIONAL EXPENDITURE

Utilities
Cleaning & Waste Disposal
Facilities Management
Repairs & Maintenance
Health & Safety & Compliance
Security
IT Connectivity

Location

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PRICING

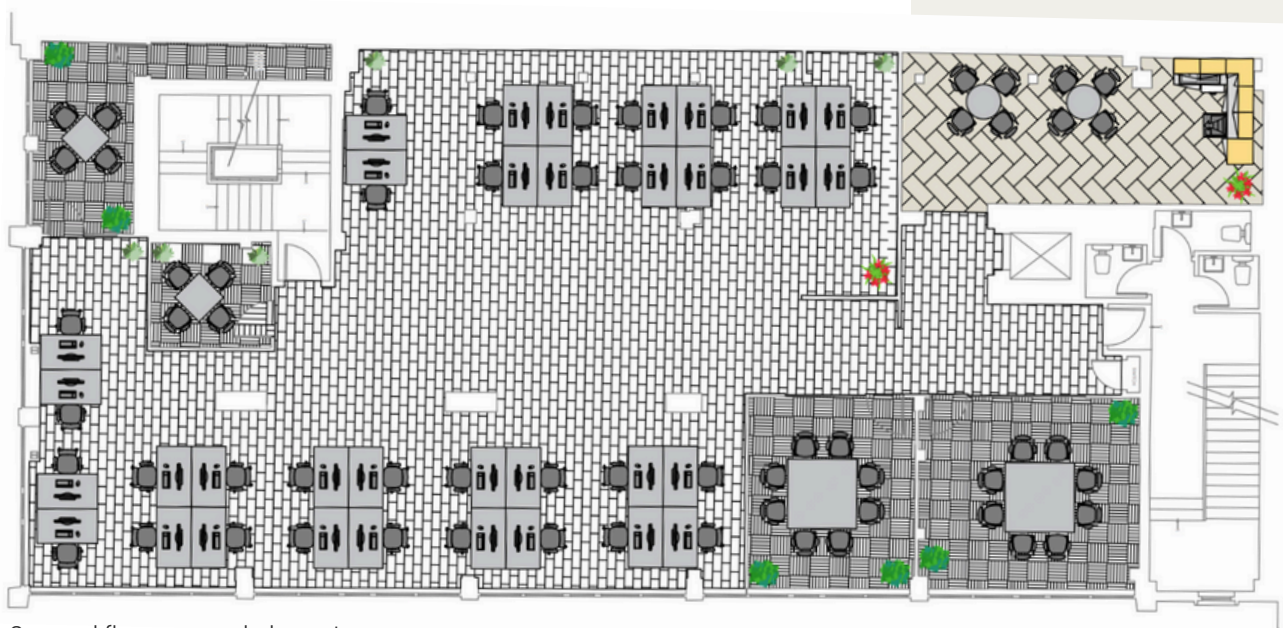
Ground Floor must be taken with Lower Ground

LG & G Floor	FROM £99 PER SQ. FT	LICENCE FEE PCM FROM £43,500 + VAT
Lower Ground	FROM £81 PER SQ. FT	Licence Fee PCM From £18,750 + VAT
2nd Floor	FROM £135 PER SQ. FT	LICENCE FEE PCM FROM £35,000 + VAT

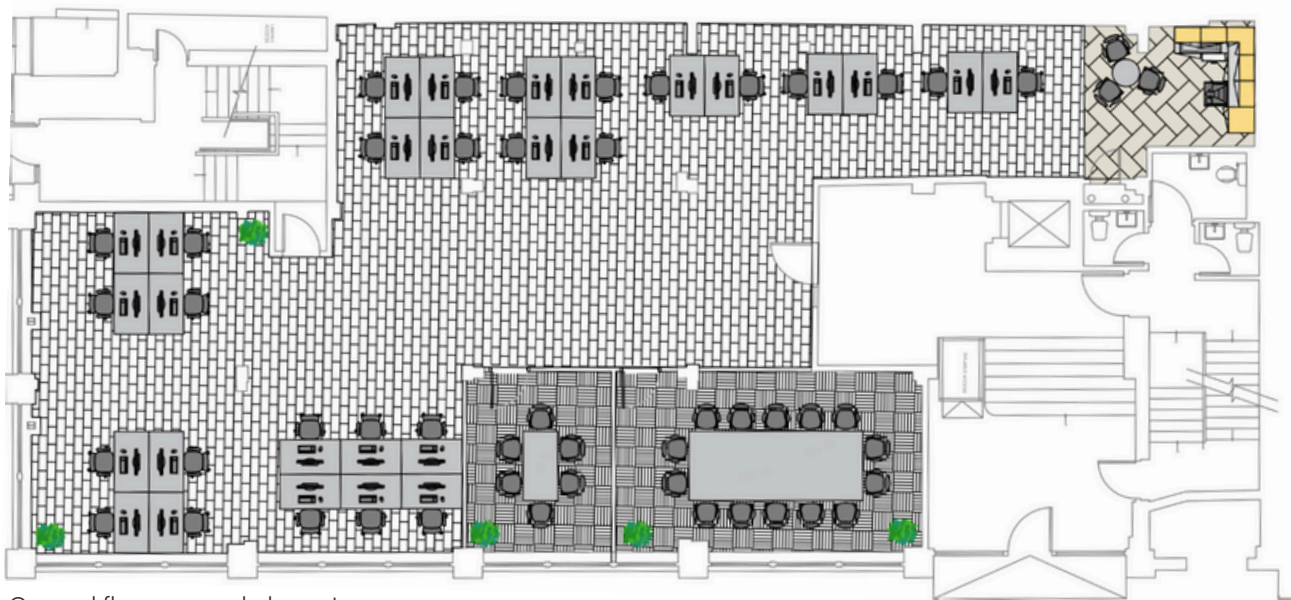
FLOORPLANS

Location

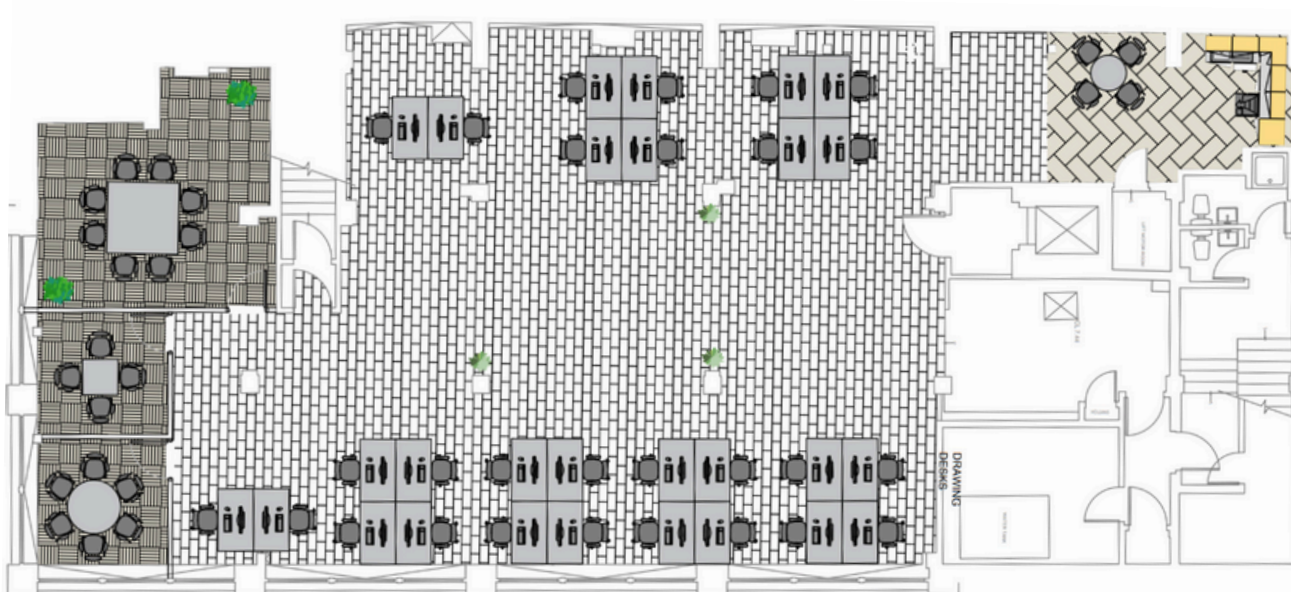
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London
EC2A 4JU



Second floor example layout

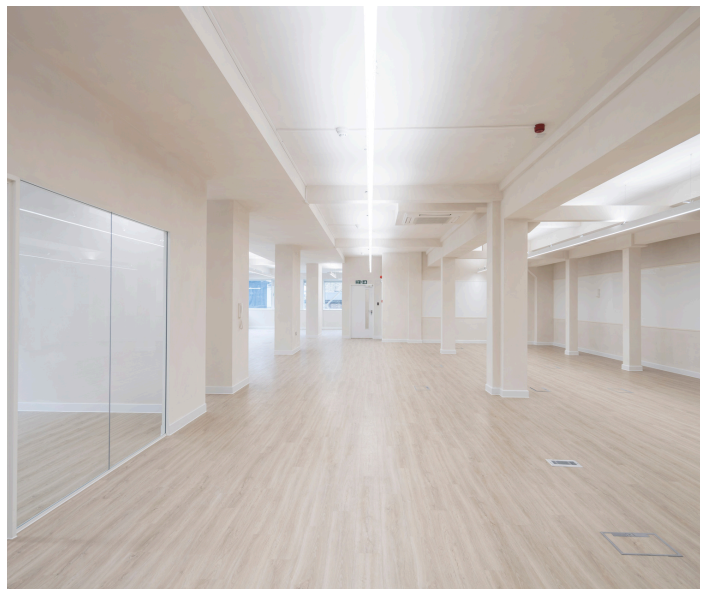


Ground floor example layout



Lower ground floor example layout

THE SPACE





IDENTITY

workspace

FOR ENQUIRIES
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