

Only £29.50 psf 12 Month Term - 5th Floor offices | 7,298 sq ft



Location

Telephone House is located in the hub of bustling Shoreditch, located only a short walk from Old Street Station (Northern Line) and is close to Liverpool Street mainline station. The location benefits from an abundance of leading independent restaurants, bars, high end boutiques and art galleries, offering excellent work and leisure opportunities.

Description

The attractive 5th floor suite is available immediately, offers an abundance of natural light and is already fitted and furnished to a good standard, enabling an occupier to quickly 'plug and play'.

The current occupier is ideally looking to grant a 12 month sub lease/licence, but is flexible and can potentially offer a longer term up to December 2026.

Floor Areas


Floor	sq ft	sq m
5 th floor North	7,298	678
TOTAL (approx.)	7,298	678

*Measurement in terms of NIA

Shoreditch

If any area put itself on the 'commercial map' during the dot com boom of the late 1990s it was Shoreditch. The area, traditionally seen as the supply area for the City, is now home to exactly the kind of warehouse buildings that make both exciting creative office space and amazing warehouse apartments. Names such as 'Sosho' (Southern Shoreditch) and the Shoreditch Triangle (the cluster of roads between City Road Roundabout and Shoreditch High Street) were adopted to promote the urban village atmosphere so craved by the creative industries and city workers looking for an alternative area to hang out and look cool.

Ray Walker, Partner

 020 7025 1399

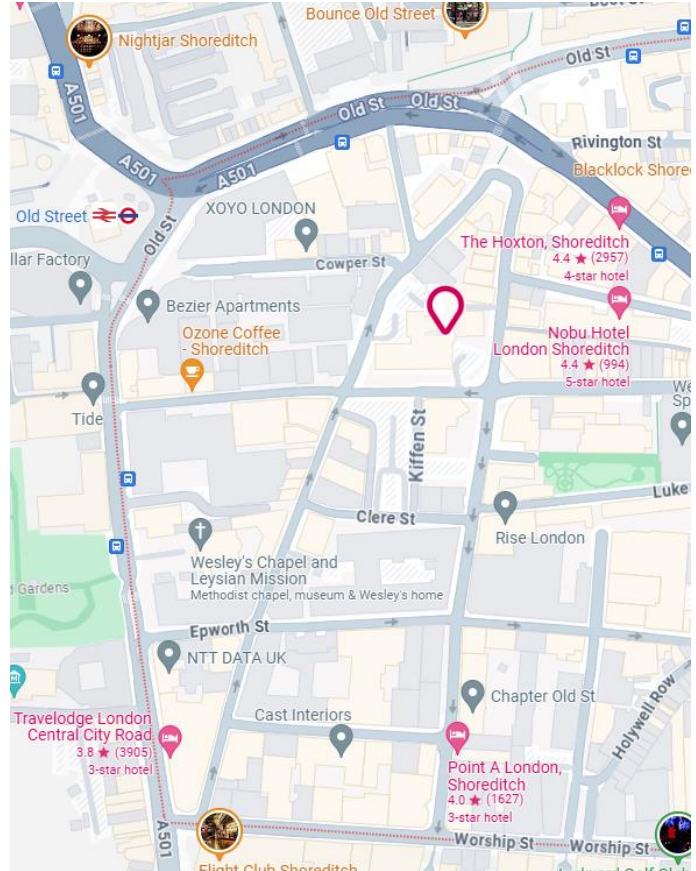
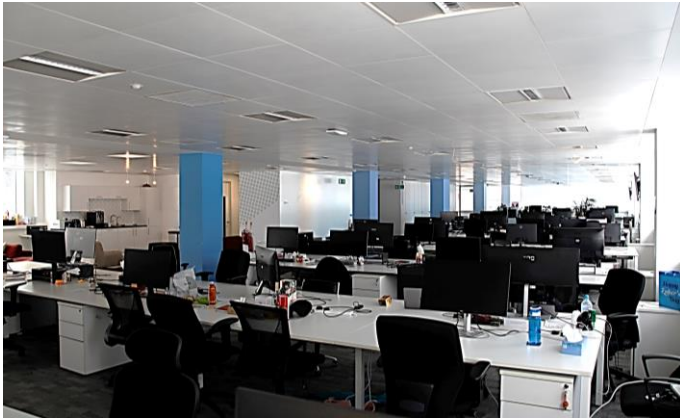
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract June 2024

Telephone House, 69-77 Paul Street Shoreditch, London EC2



2nd FLOOR OFFICE TO LET | 630 sq ft



Terms

Tenure:	Leasehold
Lease:	A 12 month lease / license
Rent:	£29.50 psf, excl
Rates:	Estimated at £18.70 psf (2021/22)
Service Charge:	Approximately £11.00 psf
EPC Rating:	TBC

Amenities

- A/C
- Existing fit out with demised kitchenette
- Raised floor
- 3 x 16 person lifts
- Loading bay
- 67 cycle spaces
- showers

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