

# 80 PAUL STREET

SHOREDITCH, EC2



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

The 2nd, 3rd and 4th floors are available as a whole comprising c.2,700 sq ft. The space is available on a new sublease or assignment until May 2023. The accommodation is fully fitted to a high standard and has 2 meeting rooms, a kitchen and furniture available by discussion. Alternatively the 3rd and 4th floors could be taken together providing c.1,500 sq ft.

## ACCOMMODATION

FLOOR	AREA
4th	430 sq ft
3rd	1,109 sq ft
2nd	1,173 sq ft
<b>TOTAL</b>	<b>2,712 sq ft</b>

Floor area subject to measurement

## LOCATION

80 Paul Street is situated in the heart of Shoreditch just off Great Eastern Street. The property is located only a 2 minute walk from Old Street Station with Shoreditch High Street, Liverpool Street and Moorgate Stations all within a 10 minutes walking distance.

## SPECIFICATION/AMENITIES

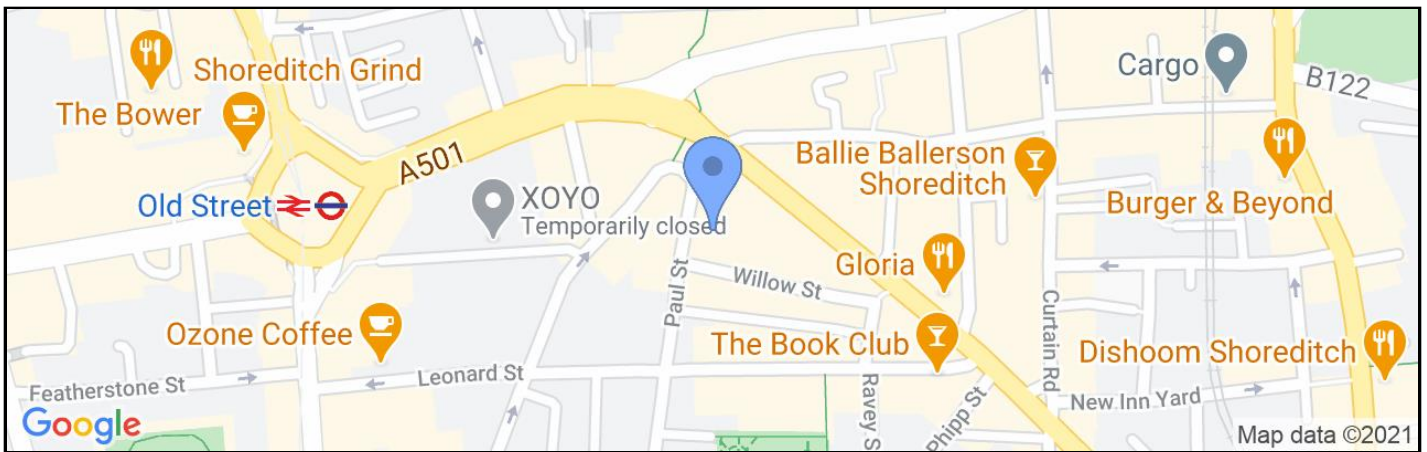
- Fully fitted 'plug and play'
- Air-conditioning
- 1 Passenger Lift
- Entry phone system
- Excellent natural light
- EPC - D

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## TERMS

### LEASE

For a term until May 2023

### RENT

£39.76 per sq ft p.a.x

### RATES

£14.26 per sq ft pa.

### SERVICE CHARGE

£6.99 per sq ft pa.

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the joint sole agent:

### COLIN HARGREAVES

0203 440 9804

colin.hargreaves@gryphonpropertypartners.com

### JAMIE MAJOR

0203 440 9809

jamie.major@gryphonpropertypartners.com

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. February 2021