

**2ND FLOOR,  
WILLOW HOUSE,  
72-74 PAUL STREET,  
EC2A 4NA**

**OFFICE TO LET 1,031  
SQ FT**

#### **HIGHLIGHTS:**

- Fully Fitted & Furnished
- Kitchen & Breakout Area
- Meeting Room
- Private WC's
- High Ceilings
- Corner Office with Great Levels of Natural Light
- Air-Conditioning
- Wood Panel Flooring
- Opportunity for Managed Agreement

**WE ARE OFFICES**

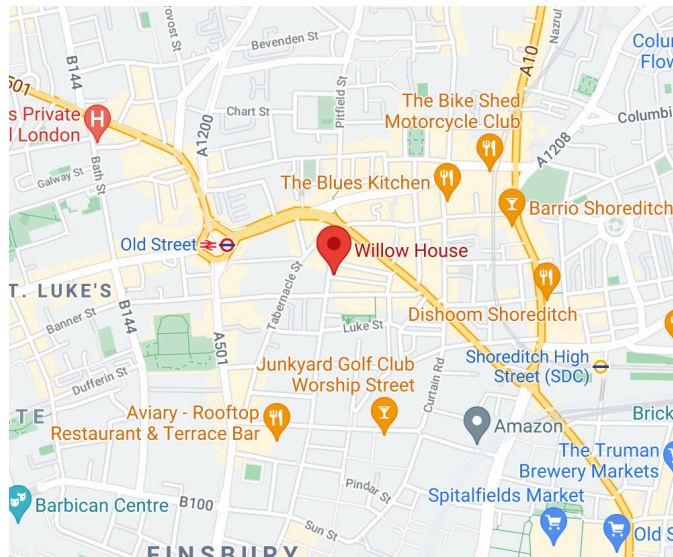
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## LOCATION:



The office is located in the heart of Shoreditch, on the corner of Willow Street and Paul Street. Both Whitecross Market and Spitalfields market are a short walk from the office, perfect for lunch.

Old Street, Shoreditch High Street, Liverpool Street and Moorgate Station are all within 10 minutes walk of the office.



## DESCRIPTION:



The office comes fully fitted and furnished with workstations, kitchenette, breakout area, meeting room and private WC's.

The office is a corner office so benefits from great levels of natural light and high ceilings, creating a very bright, open working environment.

## TERMS:



Available by way of an assignment or flexible sublease until March 2023.

A new, longer lease is also available direct with the landlord.

## EPC:



An EPC is available on request

## VAT:



This office is elected for VAT purposes

## FLOOR AREAS & OUTGOINGS

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
2nd	1,031	£40.00	£3.72	£12.77	£58,241	£4,853

## VIEWINGS

**Strictly through appointment by sole agents:**

George Marment

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