

80 PAUL STREET

SHOREDITCH, EC2A 4NE

FOREST

REAL ESTATE

TO LET

420 TO 2,786 SQ FT

High-quality office accommodation arranged across the entire first floor of this prominent building situated in the the of Shoreditch.

Key Features

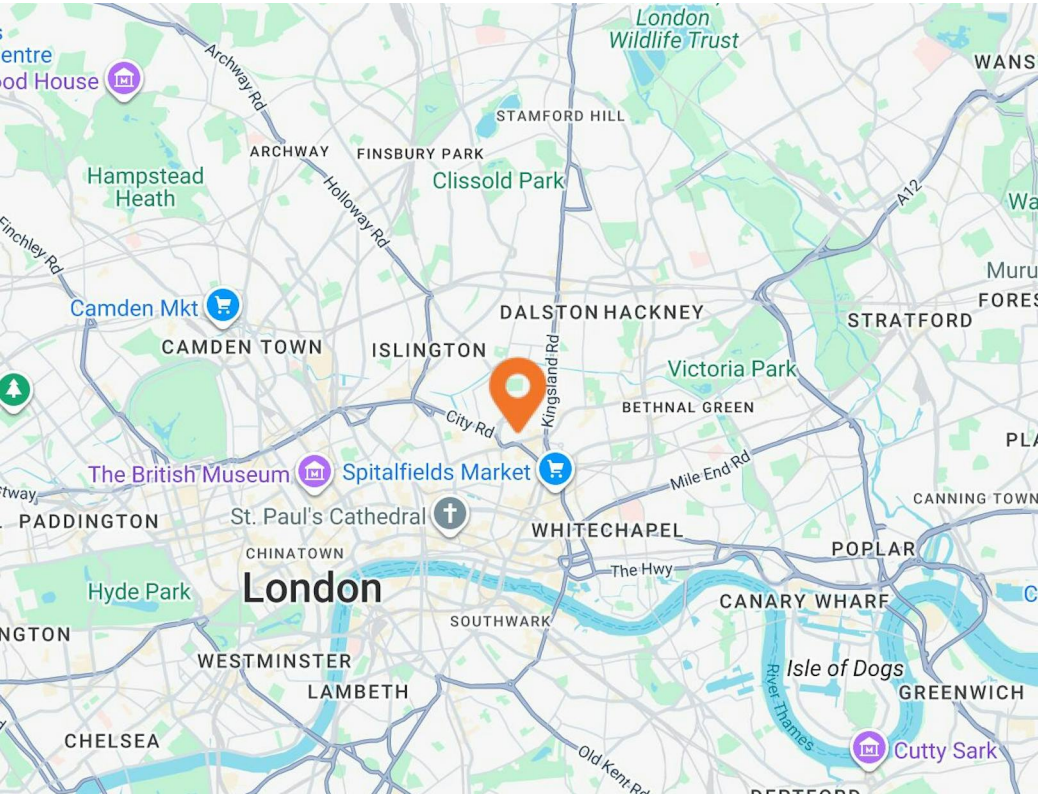
- Comfort Cooling
- Demised WC's
- 24 Hour Access
- LED Lighting
- Excellent Natural Light
- Passenger Lift
- Fitted Kitchen

80 Paul Street
Shoreditch, EC2A 4NE









Description

80 Paul Street offers high-quality office accommodation arranged across the entire first floor of this prominent building situated in the heart of Shoreditch. The floor provides a mix of bright open plan and partitioned office space benefiting from air-conditioning and raised floors. A passenger lift serves all floors.

Location

Paul Street sits in a prime position within Shoreditch, one of London's most established hubs for tech, creative, and media businesses. The area offers a lively mix of cafés, restaurants, and independent retailers, while still retaining the character and edge that define Shoreditch. Its location provides excellent transport connectivity, with Old Street Station just a short walk away and Liverpool Street and Shoreditch High Street stations also close by, offering Underground, Overground, and mainline services. This combination of strong amenities and convenient links across London makes Paul Street an attractive and accessible destination for modern occupiers.






COURAGE
INSPIRATION
SWEAT
LOVE
THE PARALYMPICS
2012



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,115	103.59	Let
2nd	1,206	112.04	Available
3rd	1,160	107.77	Available
4th	420	39.02	Available
Total	**3,901**	**362.42**	

Lease	New Lease
Rent	£39.50 per sq ft
Rates	£15 per sq ft
Service Charge	£7 per sq ft
VAT	Applicable
EPC	On application

Contact

Casey Okin
020 3370 4470 | 07391 453 076
casey@forestrealestate.co.uk

Ashley Goodman
020 3370 4470 | 07973 184 329
ashley@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 01/10/2026