

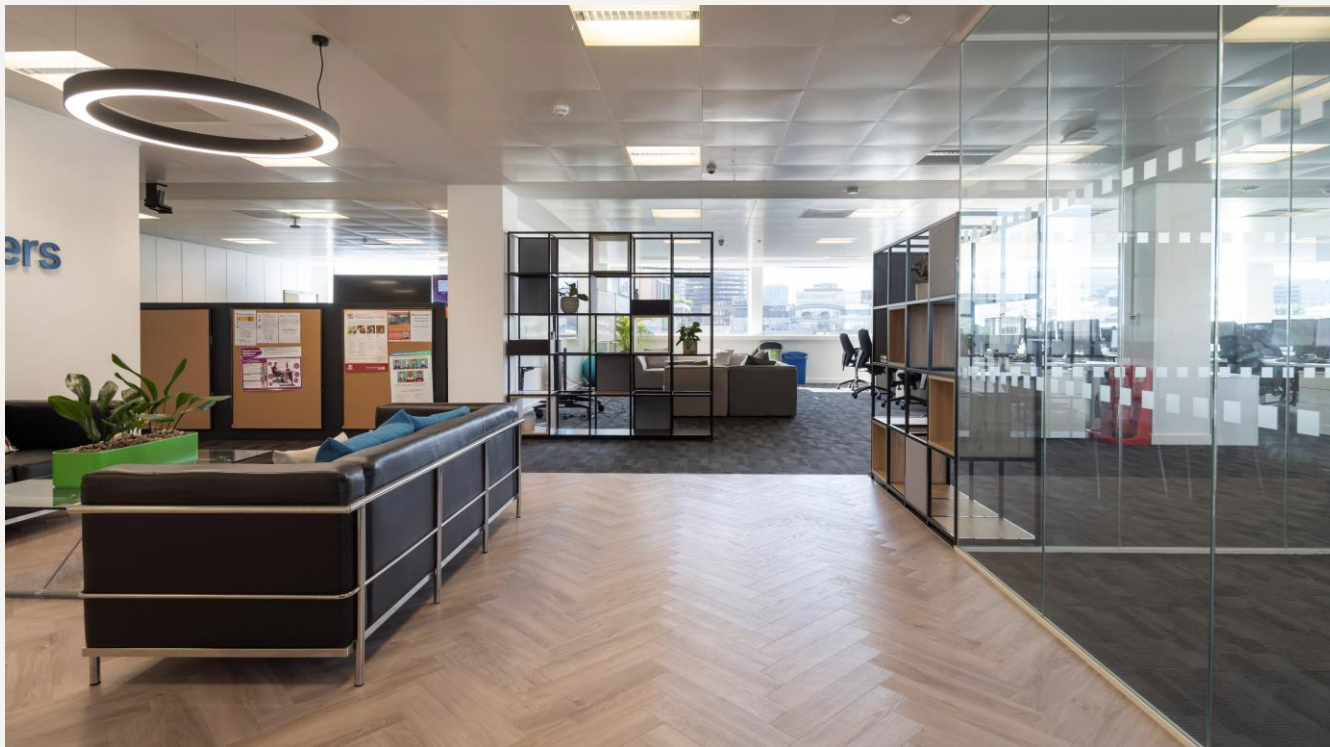
A wide-angle photograph of a modern office space. The room features a grid ceiling with recessed lighting, a patterned carpet, and large windows providing a view of a city skyline. In the foreground, there is a brown leather sofa with several cushions. The middle ground is filled with rows of white desks, each equipped with a black office chair and a computer monitor. A large white pillar stands on the right side of the room. The overall atmosphere is professional and bright.

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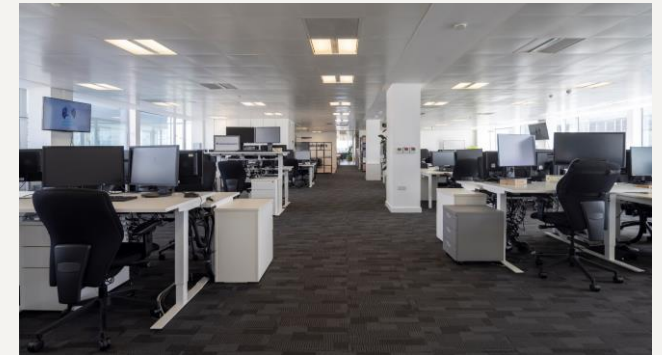
Part 5th Floor, Telephone House, 69-77 Paul Street EC2

The Part 5th Floor, Telephone House is an ideal opportunity for businesses seeking good quality and cost-effective workspace.

The available accommodation is being offered in a fully-fitted format for 58 fixed desks (capacity for more), 5 x meeting rooms, an auditorium, multiple informal breakout areas/collaboration zones plus a demised kitchen.



The unit benefits from wrap around windows, allowing for generous levels of natural light throughout the floor. Furthermore, the floor benefits from uninterrupted views making this a highly desirable workspace.



In addition to the well-equipped office space, Telephone House is an iconic Shoreditch building which provides additional amenities such as; manned reception, end-of-journey facilities, 3 x and on-site security passenger lifts.

The property is well served by local cafes, restaurants, coffee shops and is very well connected from an accessibility standpoint.



Part 5th Floor, Telephone House, 69-77 Paul Street, EC2

Summary

Fully-fitted and cost-effective office in a prominent building in the heart of Shoreditch.

Features

- Fully fitted workspace
- Superb natural light with wrap-around windows
- 3 X Passenger lifts
- Goods lift/Loading bay
- Manned reception
- Air conditioning
- Demised kitchen
- Cycle storage
- Showers

Transport

- Old Street
- Liverpool Street
- Moorgate
- Shoreditch High Street

Lease

Available by way of an Assignment of current lease expiring 24th December 2026. A longer term can be organised by arrangement with Superior Landlord subject to negotiation.

EPC

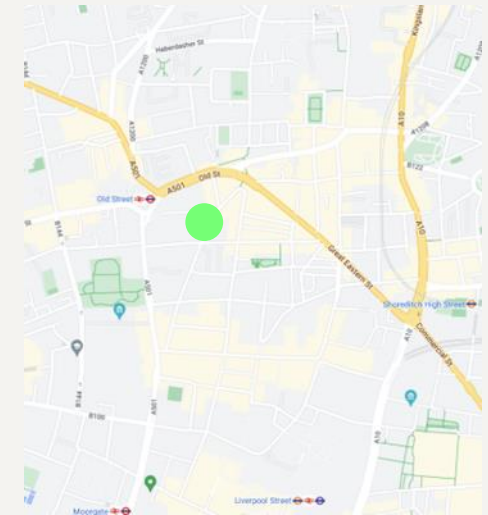
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
5 th	7,738	£32.02	£9.54	£20.76	£40,186.01	Available
Total	7,738	£32.02	£9.54	£20.76	£40,186.01	Available

*Interested parties should make enquiries with the local authority.

Map



Part 5th Floor, Telephone House, 69-77 Paul Street, EC2

Viewing via sole agents

For further information and inspections please contact sole agents:

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Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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