

**71 LEONARD  
STREET, EC2**

**1,025 SQ FT**

**WAREHOUSE STYLE OFFICE IN PRIME  
SHOREDITCH, EC2**





## DESCRIPTION

Occupying the first floor within an attractive mid-terrace former Warehouse building, this E-class office space offer excellent natural light, good ceiling height and should be of strong interest to media, tech and creative occupiers.

The unit is fully self-contained and furnished, ready to occupy with a kitchen and WC facilities

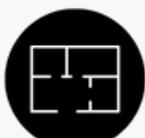
## AMENITIES



PRIME  
SHOREDITCH



EXCELLENT  
TRANSPORT LINKS



OPEN PLAN



KITCHENETTE



EXPOSED  
BRICKWORK



E CLASS USE



WAREHOUSE  
STYLE FEATURES



MEETING ROOMS



GREAT CEILING  
HEIGHTS

## WAREHOUSE STYLE OFFICE IN PRIME SHOREDITCH



## TRANSPORT

Old Street - 5 mins



Shoreditch High Street – 7 mins



Liverpool Street – 15 mins

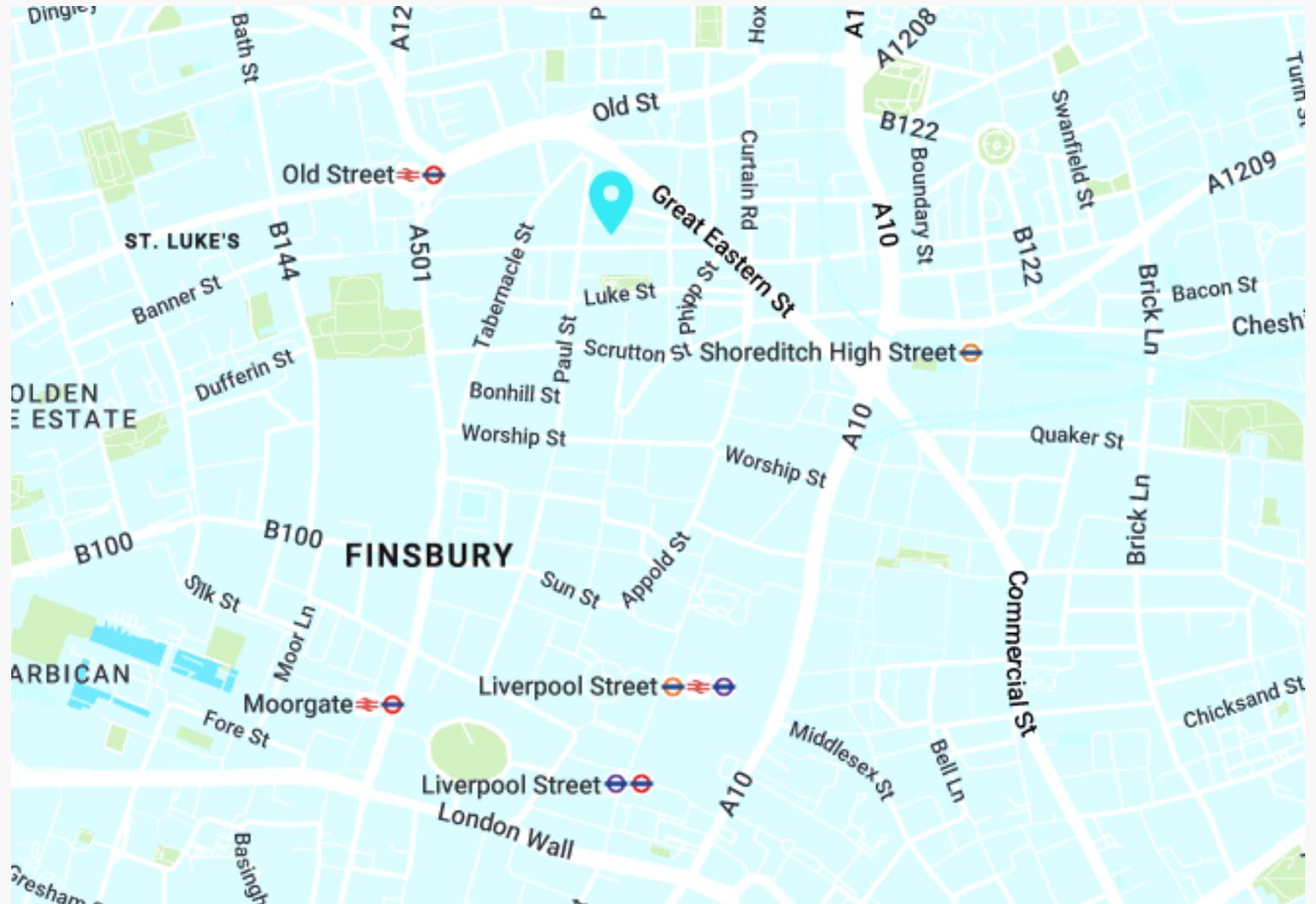


## AREA

Leonard Street is located within the city fringe running in an east/west direction between its junction with City Road to the west and Great Eastern Street. The property is situated on the south side of Leonard Street directly in front of St Michael's Church.

Nearby occupiers include the Hart Hotel Shoreditch, The Book Club, Mondrian Hotel, Pachamama, Eggslut, Ozone Coffee, Passione Vino and The Hoxton.

## LOCATION



## AVAILABILITY

LEASE	SIZE (PSF)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 <sup>st</sup> Floor	1,025	Available	£35.00	£19.84	£4.00	£5,025.91

### LEASE

A new lease to be contracted outside the Landlord & Tenant Act

### TIMING

Available immediately

### CONTENT

[View on our website](#)



### RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

### VAT

VAT is applicable.

### MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

# VIEWINGS VIA SOLE AGENTS

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