

10 minutes' walk



## OFFICES TO RENT - Q4 2026

### Victoria House, 1 Leopard Circus, Shoreditch EC2A 4DQ

10,760 Sq Ft. ( 1,000 sq m)

#### Description

Position your business at the heart of Shoreditch's thriving creative and tech district with workspace at Victoria House — a characterful former warehouse building moments from Old Street station. Combining industrial heritage with modern office functionality, the building offers a flexible, design-led workspace ideal for creative, media, technology and professional occupiers.

The part 1st and entire 2nd floors are available as a single unit at Victoria House, offering characterful warehouse-style office accommodation with excellent natural light and efficient open-plan floorplates.

The space combines original industrial features with contemporary finishes, ideal for creative, media and technology occupiers.

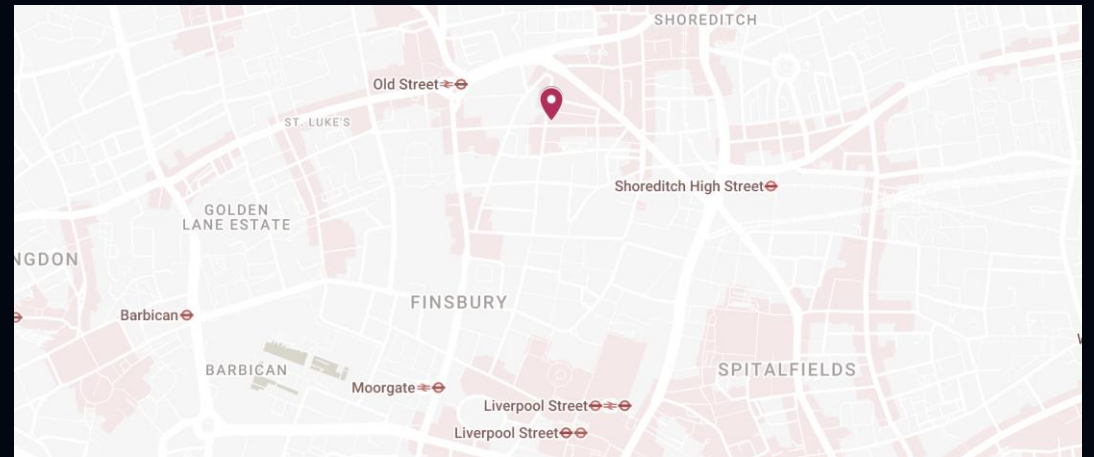
#### Location

Victoria House occupies a prime position on Leonard Circus in the heart of Shoreditch, moments from Old Street station and within walking distance of Liverpool Street. The building sits amongst a vibrant mix of cafés, restaurants, bars and leading tech and creative occupiers.

- Old Street Station – c.4mins walk
- Shoreditch High Street Station – c.8mins walk
- Liverpool Street Station – c.10mins walk

#### Amenities

- Bright fitted floor plates
- Air conditioning
- Numerous meeting rooms
- Passenger Lift
- Contemporary fitted kitchen and breakout areas
- Cycle storage and showers
- Surrounded by renowned cafés, restaurants, bars and cultural venues



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14 Floral St, Covent Garden, London, WC2E 9DH



## Victoria House, 1 Leopard Circus, London EC2A 4DQ

10,760 Sq Ft. (1,000 sq m) – AVAILABLE Q4 2026

### Schedule of Areas (NIA)

Floor	Sq Ft.	Sq. m,	Available
2 <sup>nd</sup>	6,992	650	Immediately
1 <sup>st</sup>	3,768	350	Immediately
<b>Total</b>	<b>10,760</b>	<b>1,000</b>	

### Financials

**Rent:** £65.00 per sq ft pax.

**Rates:** Estimated £19.14 per sq. ft.

**S/C:** c.£8.14 per sq ft.

### Viewings

Strictly by appointment only through the sole agents, SHB.

### Enquiries

All enquiries through the joint sole agents, Stirling Ackroyd (020 3967 0103) or SHB:-



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