

**65-67 LEONARD
STREET, EC2**

947 SQ FT
WAREHOUSE STYLE OFFICE SPACE 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 with a kitchen and WC facilities

WAREHOUSE STYLE OFFICE IN PRIME SHOREDITCH



AMENITIES



PRIME SHOREDITCH



EXCELLENT TRANSPORT LINKS



AIR CONDITIONING



KITCHENETTE



EXPOSED BRICKWORK



E CLASS USE



WAREHOUSE STYLE FEATURES



MEETING ROOMS



GREAT CEILING HEIGHTS

TRANSPORT

Old Street - 5 mins



Shoreditch High Street – 9 mins



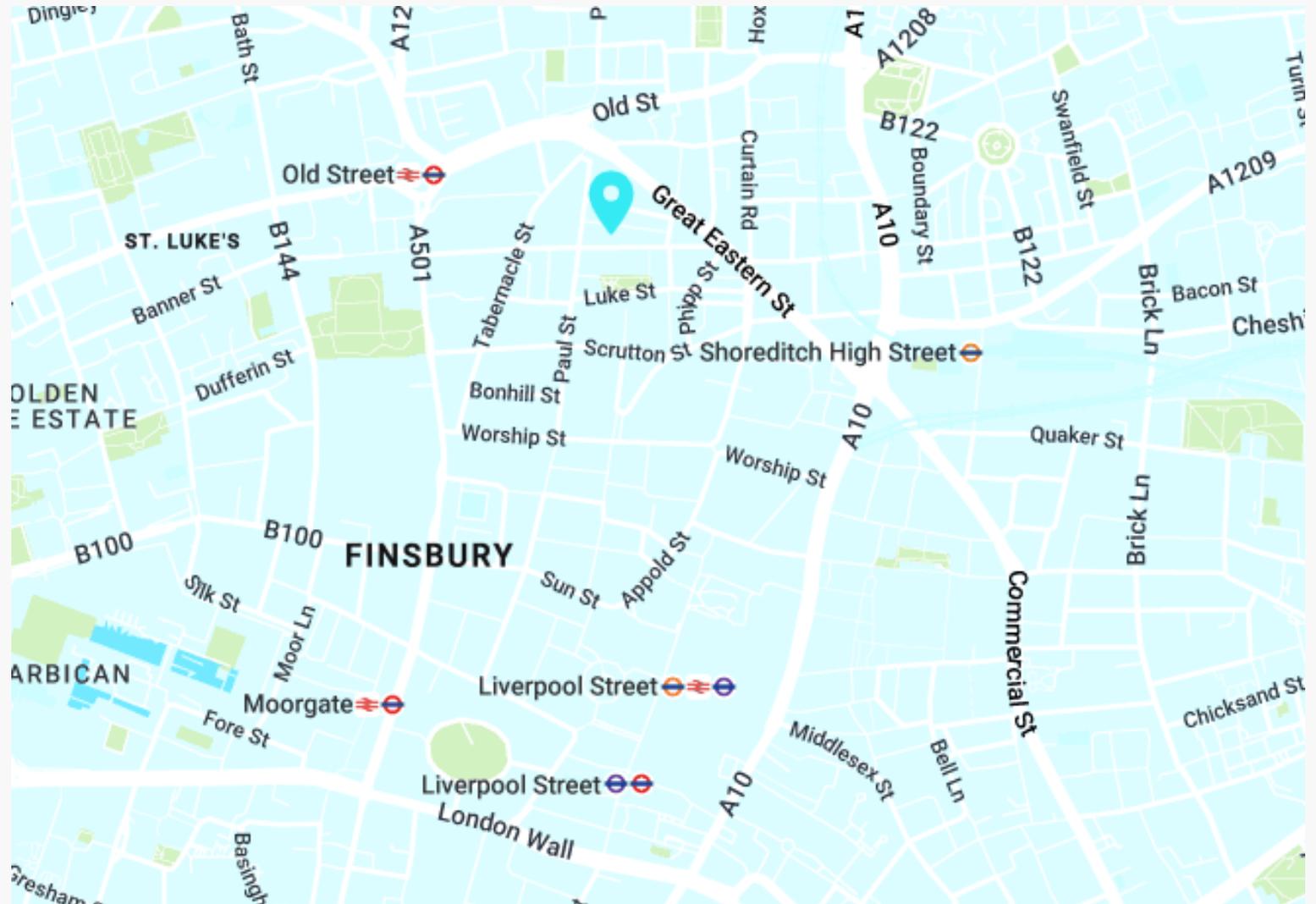
Liverpool Street – 12 mins



AREA

The premises is located close to the junction with Paul Street in the heart of prime Shoreditch, a short distance from Old Street roundabout. The building is situated amongst a host of bars and restaurants and some of the leading commercial occupiers in the City Fringe.

LOCATION



AVAILABILITY

LEASE	SIZE (PSF)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 st Floor	947	Available	£39.50	£18.00	£4.00	£4,853.38

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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