BELCOR

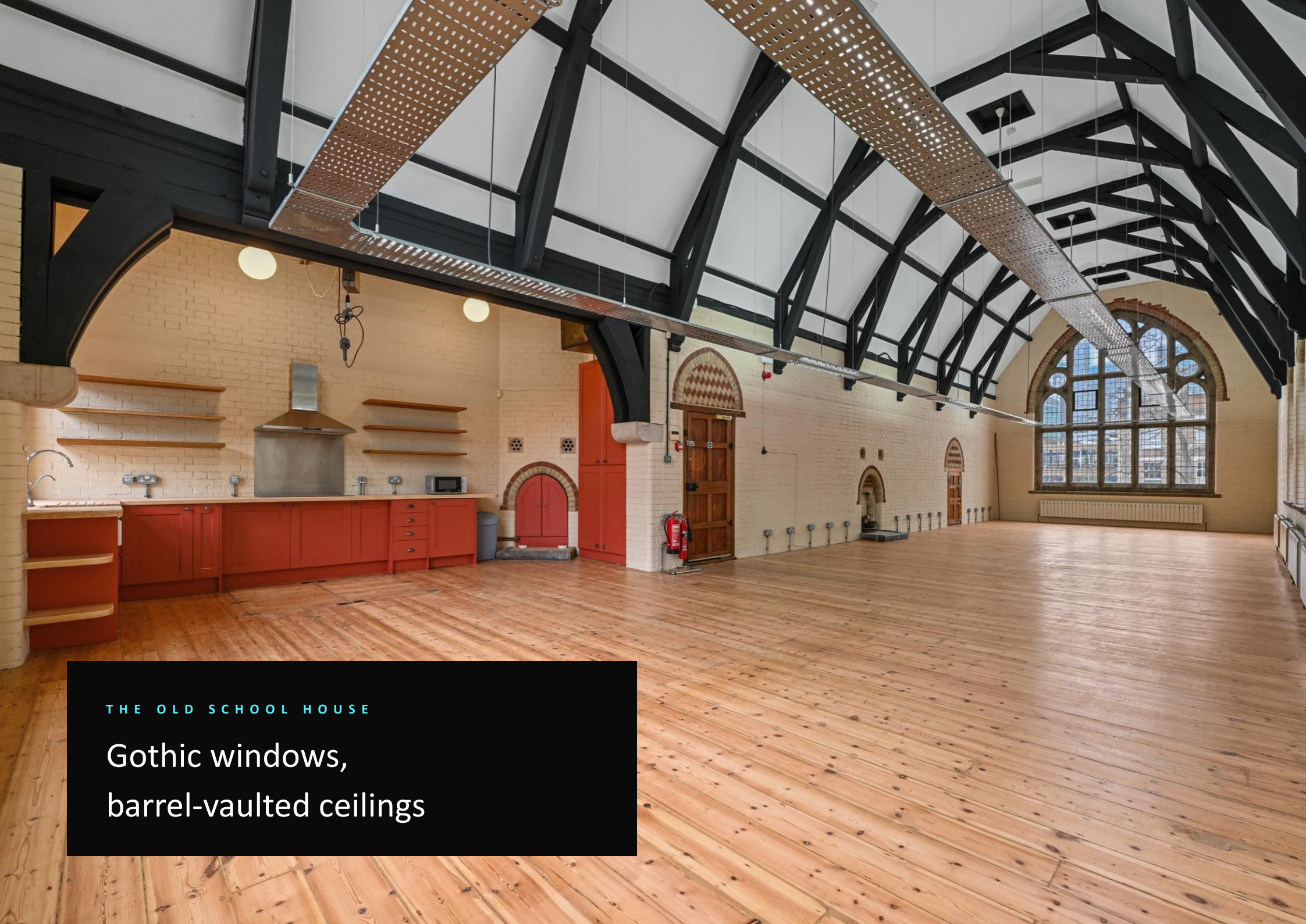
THE OLD SCHOOL HOUSE · SHOREDITCH · LONDON EC2

66 Leonard Street

Truly unique fitted workspace in prime Shoreditch

1,564–3,127	Grade II*	Fully fitted	Now
SQ FT	LISTED	1ST & 2ND FLOORS	AVAILABLE


66 LEONARD STREET · EC2



THE OLD SCHOOL HOUSE

Gothic windows, barrel-vaulted ceilings

BELCOR

01 DESCRIPTION

Fully fitted workspace in a Grade II* listed building

The Old School House is a Grade II* listed building by James Brooks, an RIBA Gold Medal-winning architect. Each floor has exceptional floor-to-ceiling height, with Gothic traceried windows bringing in plenty of natural light.

Converted from a Victorian church schoolhouse into characterful offices, it retains many 19th-century features, including the 150-year-old stone façade, leaded windows and timber barrel-vaulted ceiling.

3,127
SQ FT IN TOTAL

2 floors
1ST & 2ND

Grade II*
LISTED BUILDING

Immediate
READY TO OCCUPY















BELCOR

02 AMENITIES

Period character, essentials covered



01
Grade II* listed



02
Designed by James Brooks



03
Gothic traceried windows



04
Exceptional ceiling heights



05
Barrel-vaulted ceilings



06
Original stone façade



07
Fully fitted



08
Excellent natural light



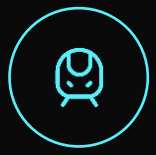
09
Gas & water included



10
Managed option



11
Prime Shoreditch



12
Excellent transport links

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03 LOCATION

On Leonard Street, Shoreditch

Leonard Street runs east to west through the City Fringe, between City Road and Great Eastern Street. The property is on the south side, directly opposite St Michael's Church. Nearby occupiers include art'otel Shoreditch, The Book Club, Nobu Hotel, Pachamama, Eggslut, Ozone Coffee, Passione Vino and The Hoxton.

5 MIN WALK

Old Street

Northern, National Rail

7 MIN WALK

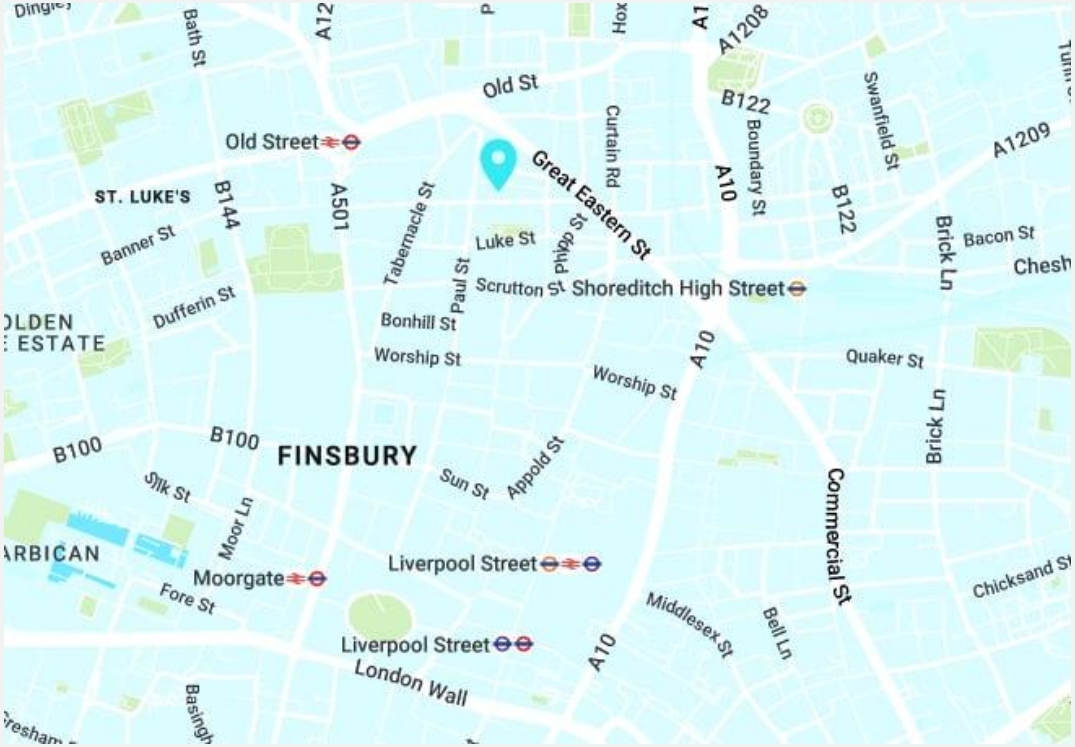
Shoreditch High Street

Overground

15 MIN WALK

Liverpool Street

Elizabeth, Central, Circle, H&C, Metropolitan, Overground, National Rail



66 Leonard Street, EC2

04 AVAILABILITY & TERMS

Available immediately

FLOOR	SQ FT	SQ M	STATUS
2nd	1,564	145.3	Available
1st	1,565	145.4	Under Offer
Total	**3,127**	**290.5**	

Rent	**£55.00 psf**	£171,985 pa
Business rates (est.)	**£16.30 psf**	Guide only
Service charge	**£13.00 psf**	Incl. gas & water

2ND FLOOR
£10,987 pcm

1ST FLOOR
£10,994 pcm

LEASE

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

TIMING

Available immediately.

RATES

A guide only. Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

MANAGED

Also offered on a fully managed basis. Get in touch for details.

CONTENT

View on our website →

BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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We Don’t Do Boring Offices