

96-98 LEONARD STREET, EC2

1,045 SQ FT

FULLY FITTED WAREHOUSE STYLE OFFICE
SPACE

SHOREDITCH, EC2



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Alumier



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

FULLY FITTED WAREHOUSE STYLE OFFICE SPACE

AMENITIES



PRIME
SHOREDITCH



EXCELLENT
TRANSPORT LINKS



OPEN PLAN



KITCHENETTE



EXPOSED
BRICKWORK



E CLASS USE



WAREHOUSE
STYLE FEATURES



MEETING ROOMS



GREAT CEILING
HEIGHTS



TRANSPORT

Old Street - 5 mins



Shoreditch High Street – 7 mins



Liverpool Street – 15 mins

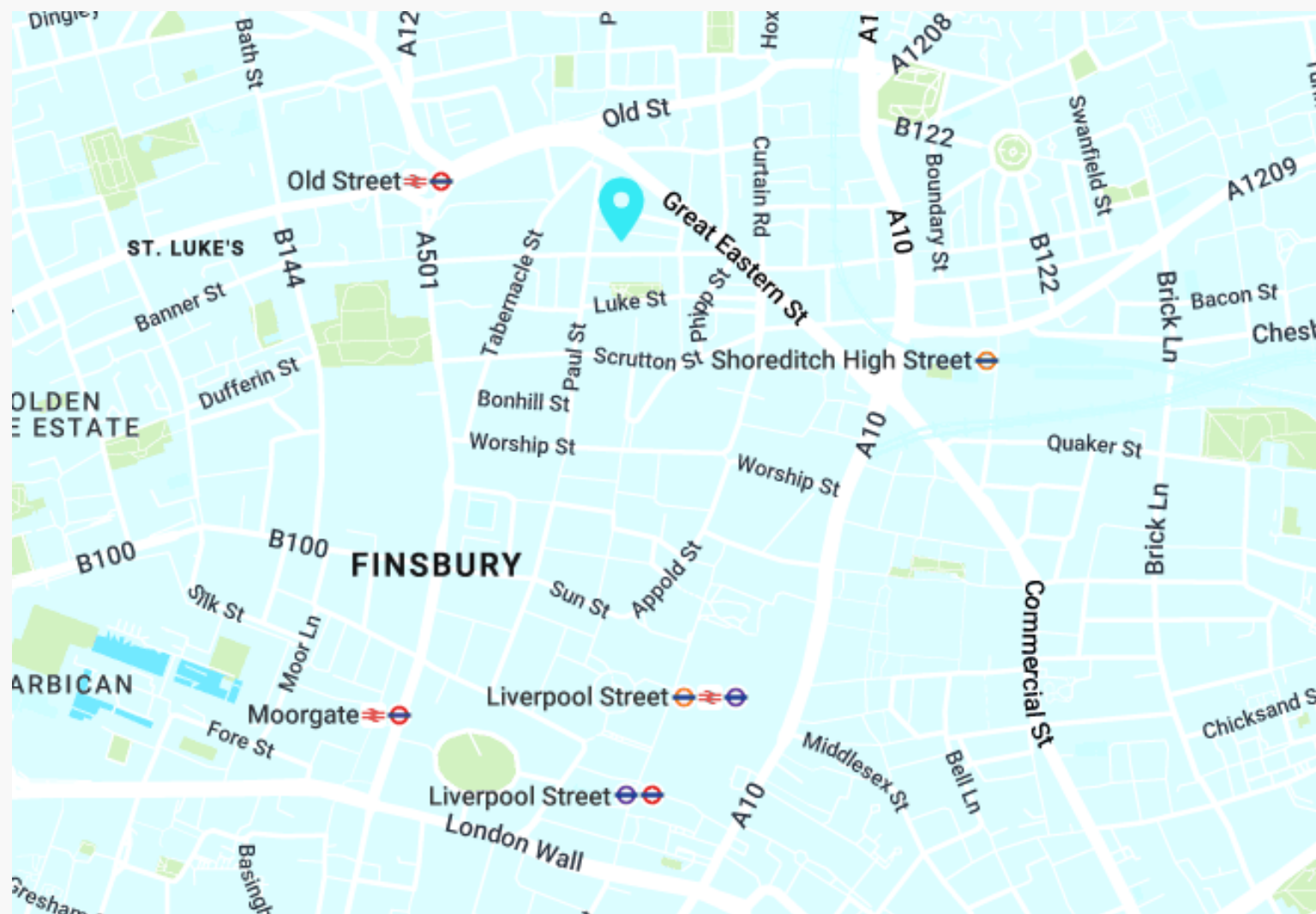


AREA

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 st Floor	1,045	Under offer	£45.00	£16.38	£4.00	£5,733.00

LEASE	TIMING	CONTENT
A new lease to be contracted outside the Landlord & Tenant Act	Available immediately	View on our website 

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

VIEWINGS VIA SOLE AGENTS

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