

**2ND FLOOR 71
LEONARD STREET,
EC2**

**1,061 SQ. FT
PRIME SHOREDITCH WAREHOUSE STYLE
OFFICE SPACE
SHOREDITCH, EC2**





DESCRIPTION

Occupying the 2nd floor within an attractive mid-terrace former warehouse building, this fully fitted office space offers 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, WC facilities and a beautiful Juliet balcony.

PRIME SHOREDITCH WAREHOUSE STYLE OFFICE SPACE



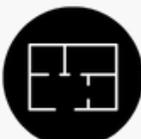
AMENITIES



PRIME
SHOREDITCH



EXCELLENT
TRANSPORT LINKS



OPEN PLAN



NEWLY
REFURBISHED



EXCELLENT
NATURAL LIGHT



E CLASS USE



WAREHOUSE
STYLE FEATURES



SELF-CONTAINED



GREAT CEILING
HEIGHTS

TRANSPORT

Old Street - 5 mins



Shoreditch High Street – 7 mins



Liverpool Street – 15 mins

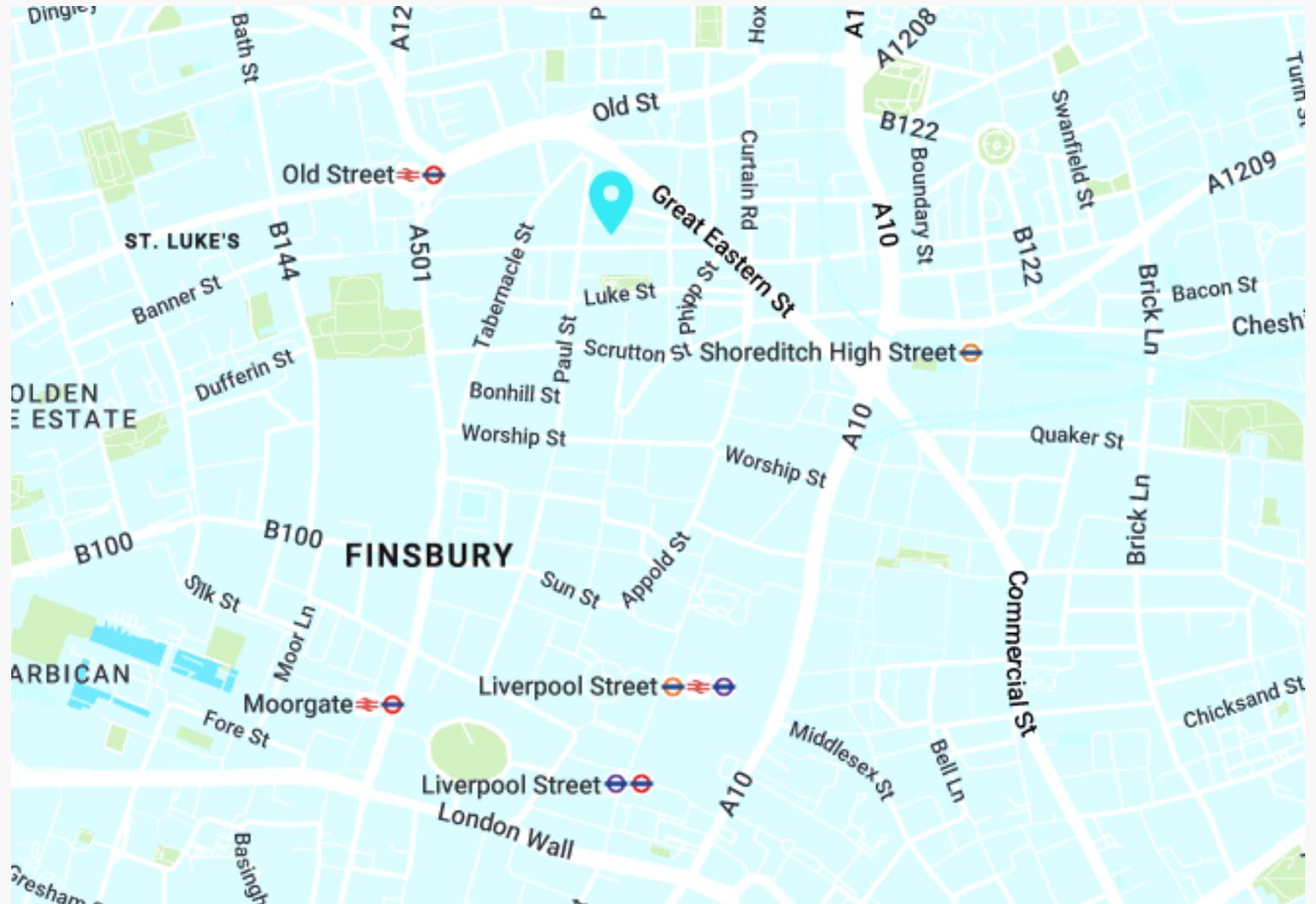


AREA

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)
2 ND Floor	1,061	Available	£39.50	£16.00	£6.50	£5,481.83

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.

VIEWINGS VIA SOLE AGENTS

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