

**THE OLD SCHOOL HOUSE**  
**66 LEONARD STREET, EC2**

1,564 - 3,127 SQ FT

TRULY UNIQUE FITTED WORKSPACE IN PRIME  
SHOREDITCH, EC2





## DESCRIPTION

The Old School House is a Grade II\* listed building designed by James Brook, an RIBA Gold Medal winning architect.

Each floor offers exceptional floor to ceiling height, complimented by Gothic traceried windows allowing ample natural light on to the floor plates.

The interior of the Victorian property has been converted from a church schoolhouse into character offices, retaining many of its 19th century period features, including the 150-year-old stone façade, lead windows and timber barrel vaulted ceiling. This has facilitated a unique and highly desirable space.

## AMENITIES



PRIME SHOREDITCH



EXCELLENT TRANSPORT LINKS



LISTED BUILDING



FULLY FITTED



EXPOSED BRICKWORK



EXCELLENT NATURAL LIGHT



WAREHOUSE STYLE FEATURES



HISTORICAL FEATURES



GREAT CEILING HEIGHTS

## FULLY FITTED WORKSPACE WITHIN A GRADE II LISTED BUILDING





## TRANSPORT

Old Street - 5 mins



Shoreditch High Street – 7 mins



Liverpool Street – 15 mins

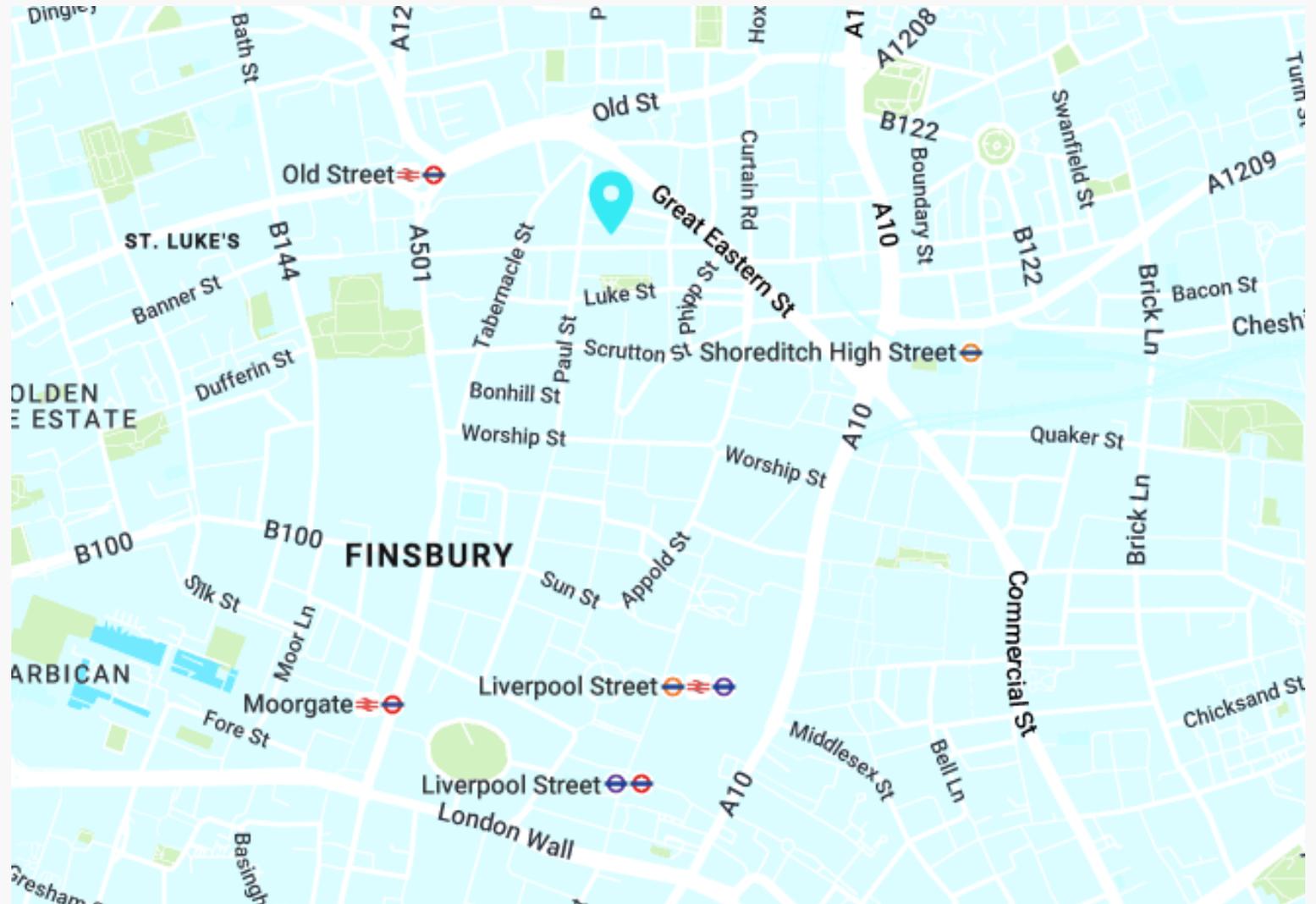


## AREA

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 Art'Otel Shoreditch, The Book Club, Nobu 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 <sup>nd</sup> Floor	1,564	Available	£55.00	£16.30	£13.00	£10,987
1 <sup>st</sup> Floor	1,565	Available	£55.00	£16.30	£13.00	£10,994
Total	3,127	Available	£55.00	£16.30	£13.00 *includes gas & water	£21,967

### 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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## TEAM



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