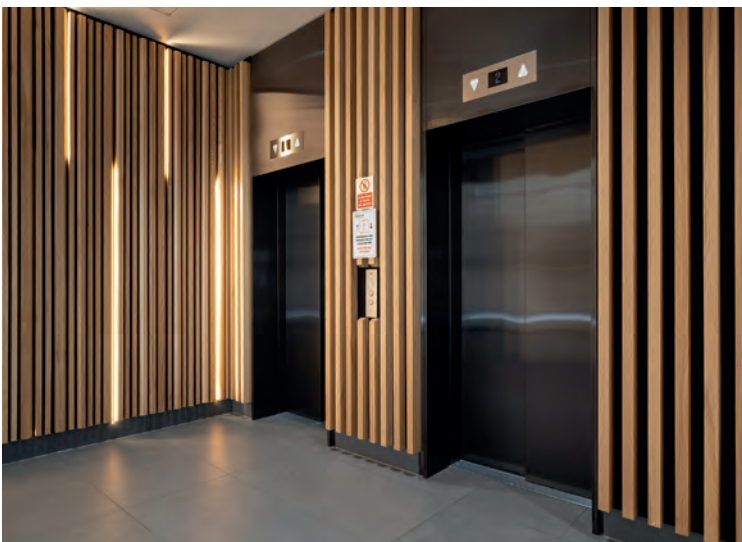
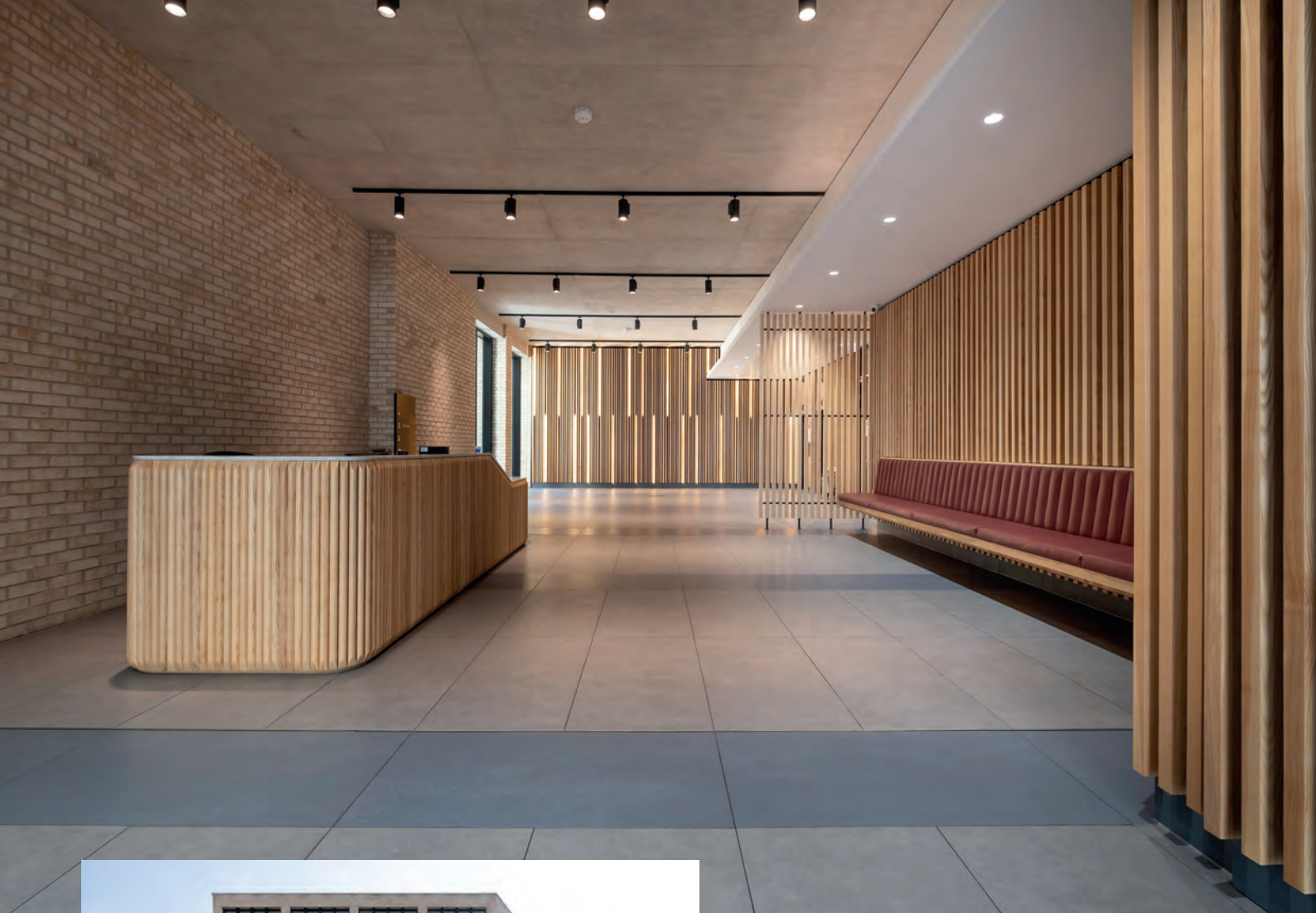




2 | LEONARD CIRCUS

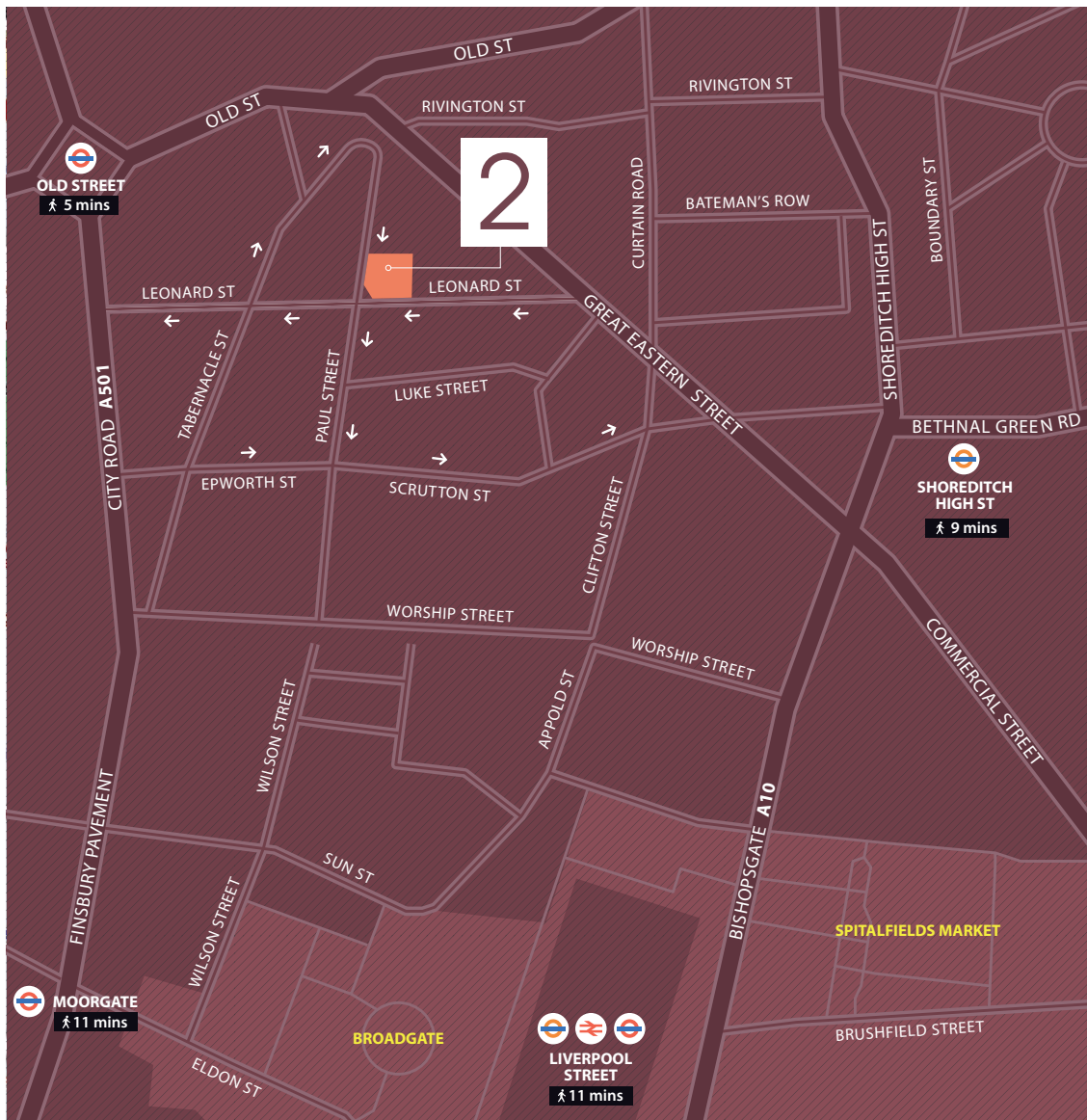
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LONDON
EC2A 4NA

NEW CONTEMPORARY OFFICE SPACE
FROM 1,986 TO 13,333 SQ FT TO LET



A contemporary mixed-use development of office, residential, retail and restaurant on the junction of Paul Street and Leonard Street, set in the heart of the Shoreditch conservation area

The offices, with its own dedicated entrance and reception, offers 1,986 – 13,333 sq ft of Grade A quality office accommodation over five floors with a courtyard and terraces.



Contemporary culture - A vibrant eclectic scene with many bars, cafés, restaurants & pubs close by

2 Leonard Circus is conveniently located between Old Street, The City and Shoreditch, offering a wide range of bars, restaurants and shops in close proximity. In addition, just in front of the building, occupiers benefits from a pop up street food market for quick, diverse lunch options.

2 Leonard Circus is supported by the Cycle Super Highway from North London to the City. Stations within easy walking distance include Old Street, Liverpool Street and Moorgate. Liverpool Street will join the Elizabeth Line from 2022.



A blend of contemporary design and local history

2 Leonard Circus is situated adjacent to the Grade II listed St. Michael and All Angels Church. The building shares a party wall with the Clergy House, the covenant at the church, which has been restored and incorporated into the design of the building, joining it intrinsically with the rich architectural history of the building.





Garden floor courtyard



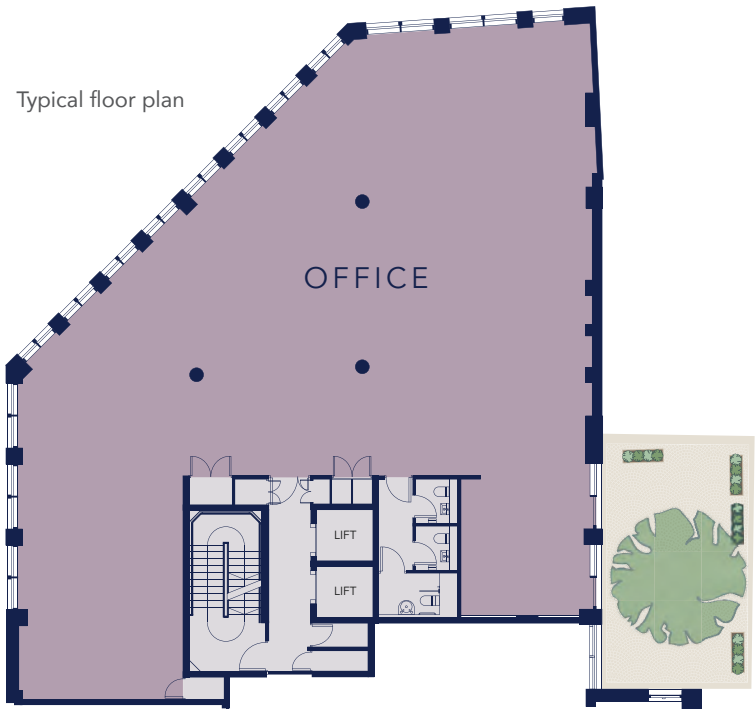
SPECIFICATION

- Imposing dedicated office entrance
- Courtyard on garden floor
- Raised floors
- Furniture available on some floors
- Fitted kitchens on most floors
- 3 x showers
- Terraces on third & fourth floors
- Air conditioning
- 2 x 10 person lifts
- 29 x bike spaces

ACCOMMODATION

Floor	sq ft	sq m
Garden (Private Courtyard)	1,986	184.5
Reception	1,473	136.8
First	3,555	330.5
Second	3,542	329.1
Third	Let	
Fourth (Terrace)	2,777	258.0
Total	13,333	1,238.9

Typical floor plan



2 LEONARD CIRCUS

LONDON
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TERMS

New lease on terms by arrangement.

VIEWING

By appointment through the sole agents.



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