

THE OLD SCHOOL
HOUSE
66 LEONARD
STREET, EC2

1,565 - 3,130 SQ FT

TRULY UNIQUE FITTED WORKSPACE IN
PRIME SHOREDITCH, EC2



**The floors are currently undergoing refurbishment and will be provided fully fitted and furnished.*



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

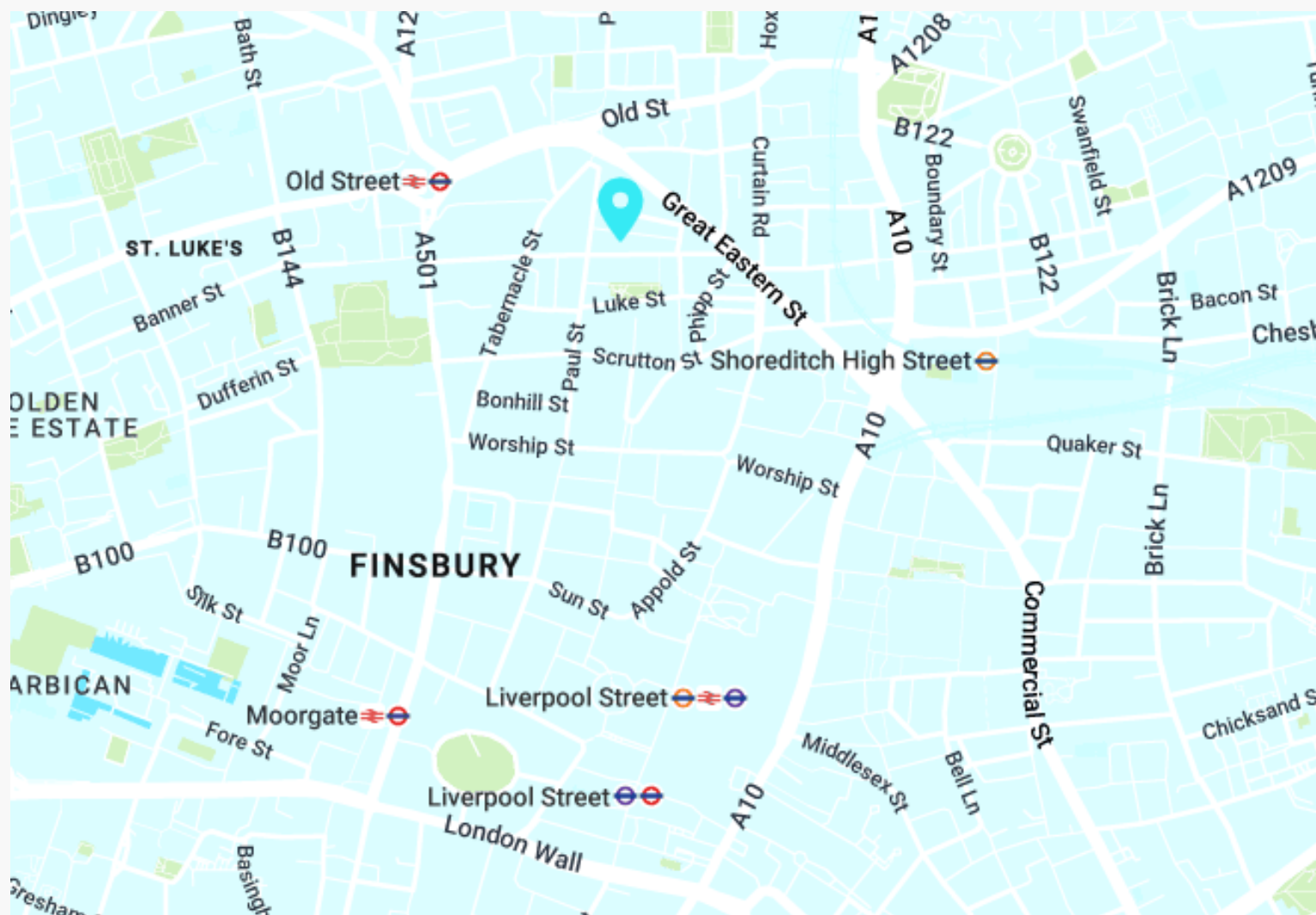


AREA

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 nd Floor	1,565	Available	£55.00	£16.30	£13.00	£10,994
1 st Floor	1,565	Available	£55.00	£16.30	£13.00	£10,994
Total	3,130	Available	£55.00	£16.30	£13.00	£21,988

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.

*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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