

**96-98 LEONARD
STREET, EC2**

2,368 SQ. FT

PRIME SHOREDITCH RETAIL/SHOWROOM
OPPORTUNITY
SHOREDITCH, EC2



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94

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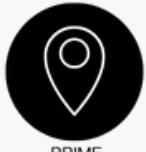


DESCRIPTION

Occupying the ground and lower ground floors within a mid-terrace former warehouse building, the premises offers excellent natural light and a fitted kitchenette.

The unit also benefits from having a prominent glass frontage, good footfall and would be suitable to a range of showroom and leisure occupiers.

AMENITIES



PRIME
SHOREDITCH



EXCELLENT
TRANSPORT LINKS



7 DAY TRADE



GOOD FOOTFALL



EXPOSED
BRICKWORK



E CLASS USE



WAREHOUSE
STYLE FEATURES



FLOOR TO
CEILING GLAZING



GOOD FRONTAGE

FULLY FITTED WAREHOUSE STYLE OFFICE SPACE



TRANSPORT

Old Street - 5 mins



Shoreditch High Street – 7 mins



Liverpool Street – 15 mins

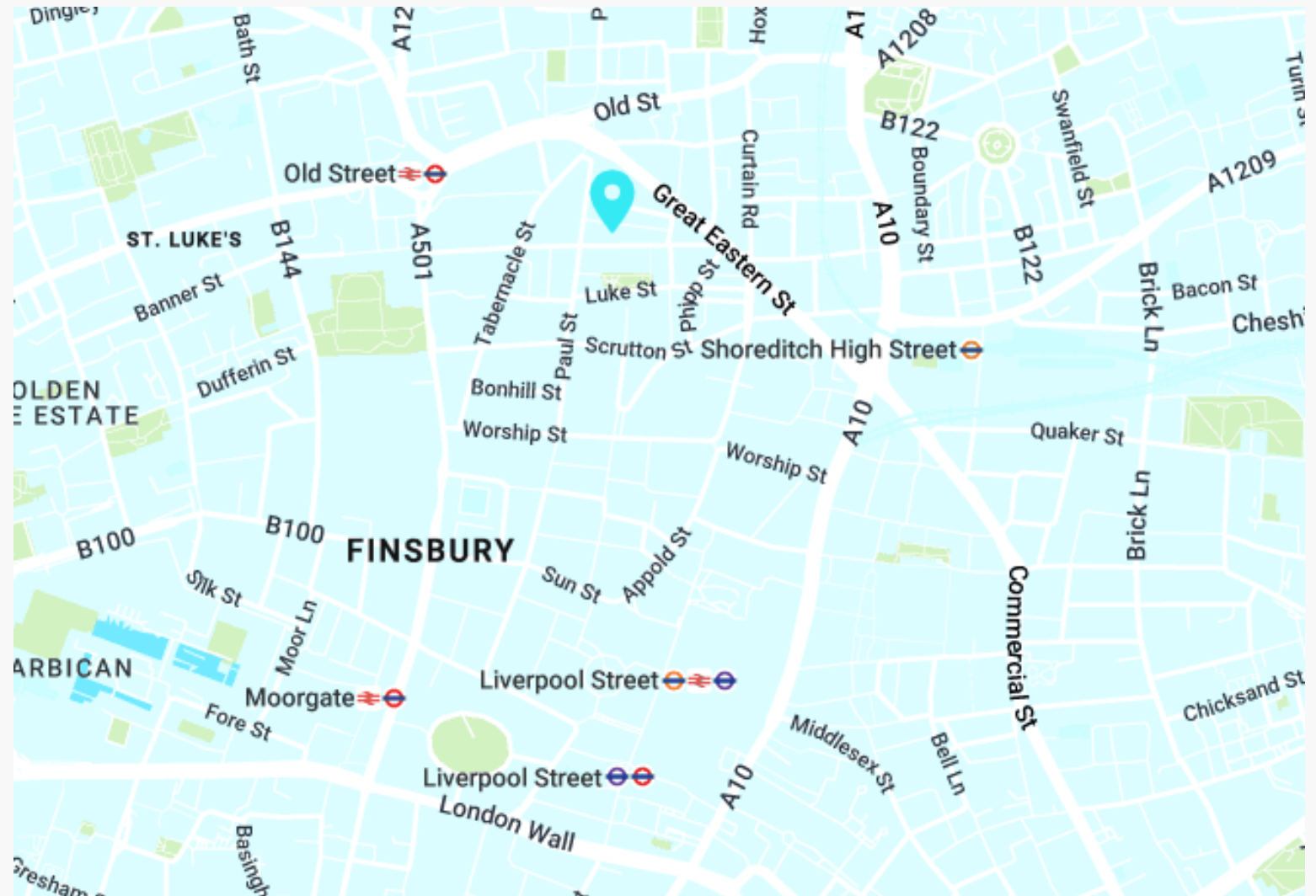


AREA

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 (PA)	RATES (PA)	SERVICE CHARGE (PA)	TOTAL (PCM)
G & LG	2,368	Under Offer	£110,000	£35,582	£14,208	£13,316

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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