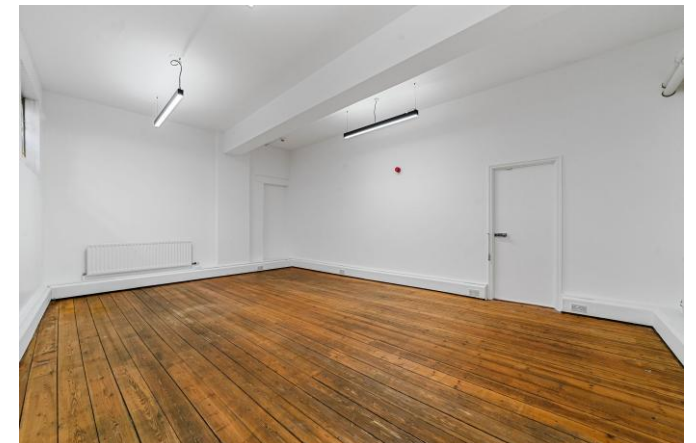


**65-67 LEONARD
STREET, EC2**

1,505 SQ FT
WAREHOUSE STYLE OFFICE IN PRIME
SHOREDITCH, EC2







DESCRIPTION

Located in a prime Shoreditch location, this first-floor E-class office space is set within an attractive mid-terrace former warehouse building. The unit features generous ceiling heights, dedicated meeting rooms, and is ideally suited for media, tech, and creative occupiers. Fully self-contained, the space includes a private kitchenette and WC facilities.

AMENITIES



PRIME
SHOREDITCH



EXCELLENT
TRANSPORT LINKS



AIR
CONDITIONING



KITCHENETTE



EXPOSED
BRICKWORK



E CLASS USE



WAREHOUSE
STYLE FEATURES



MEETING ROOMS



GREAT CEILING
HEIGHTS

WAREHOUSE STYLE OFFICE IN PRIME SHOREDITCH



TRANSPORT

Old Street - 5 mins



Shoreditch High Street - 9 mins



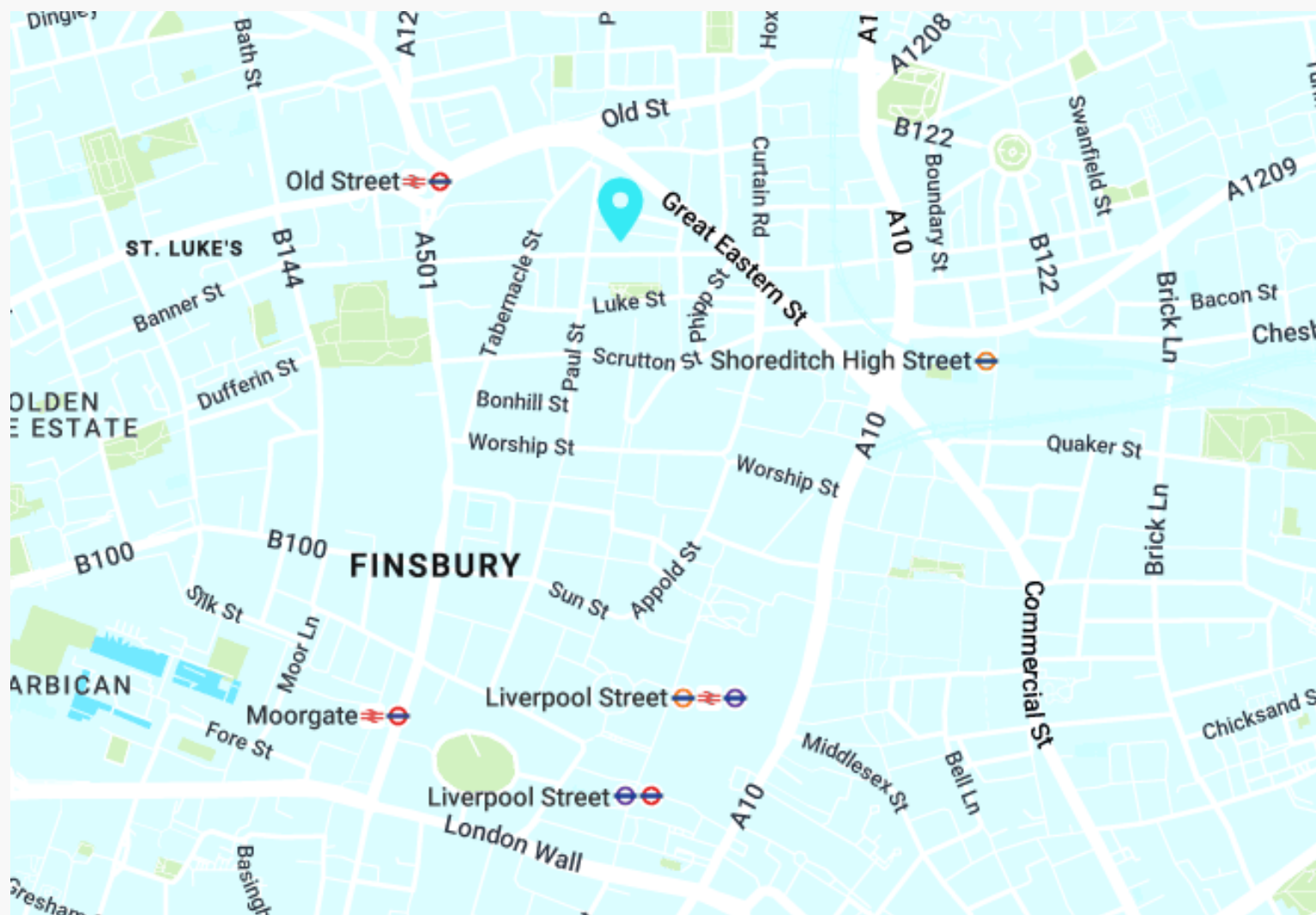
Liverpool Street - 12 mins



AREA

The premises is located close to the junction with Paul Street in the heart of prime Shoreditch, a short distance from the Old Street roundabout. The building is situated amongst a host of bars and restaurants and some of the leading commercial occupiers in the City Fringe.

LOCATION



AVAILABILITY

LEASE	SIZE (PSF)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 st Floor	1,505	Available	£35.00	£20.73	£6.50	£7,805

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

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM



DANIEL JACKSON
AGENCY
dj@belcor.london
07725 203 254



JACOB DOBRIN
AGENCY
jacob@belcor.london
07956 195 700

020 7375 3444
www.belcor.london