

96-98 LEONARD STREET, G & LG

2,368 SQ FT
PRIME SHOREDITCH RETAIL/
SHOWROOM OPPORTUNITY
SHOREDITCH, EC2







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



SELF-CONTAINED



GOOD FRONTAGE



OPEN PLAN



24 HOUR ACCESS



7 DAY TRADE



HIGH FOOTFALL



PRIME LOCATION



E CLASS USE



FLOOR TO CEILING
GLAZING

LOCATION

Old Street – 5 mins



Shoreditch High Street– 7 mins

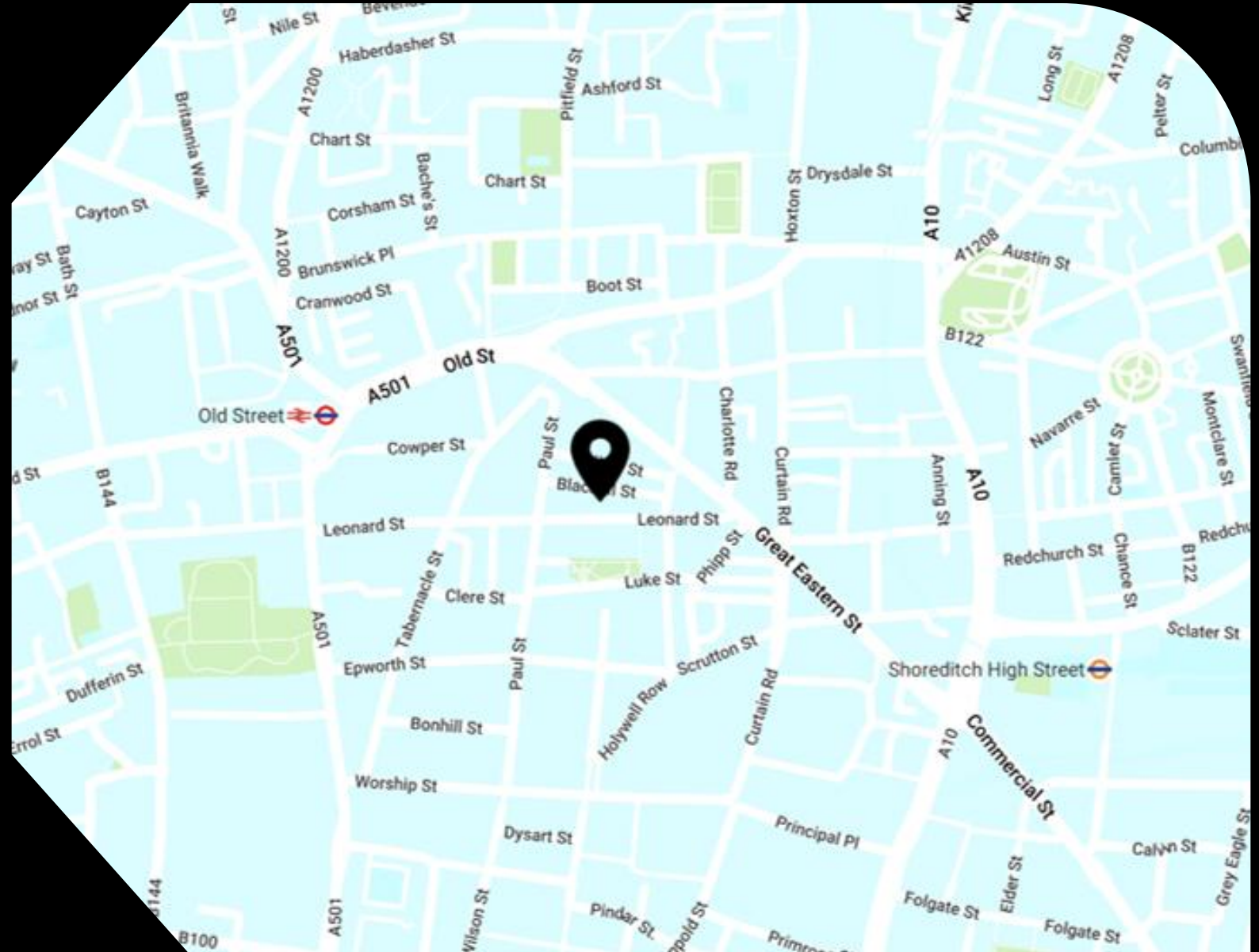


Liverpool Street – 15 mins



AREA

The premises is located close to the junction with Great Eastern Street in the heart of prime Shoreditch, a short distance from Old Street Roundabout, now known as London's 'Tech City'. The premises is situated amongst a host of bars and restaurants and some of the leading commercial occupiers in the City Fringe.



AVAILABILITY

UNIT	SIZE (PSF)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
G & LG	2,368	Under Offer	£110,000	TBC	£6.00	£10,351

LEASE

A new lease or sublease to be contracted outside the Landlord and Tenant Act.

TIMING

Available immediately

VAT

VAT is applicable

CONTENT



View on our website

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VIEWINGS VIA SOLE AGENTS

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