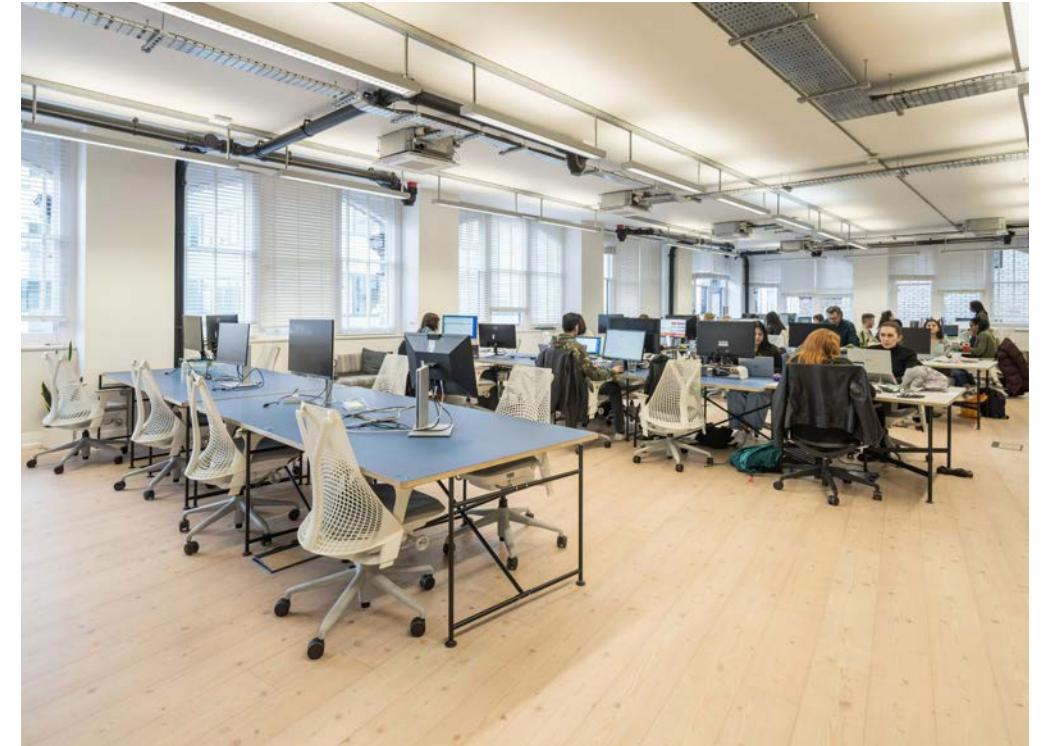




SHOREDITCH | EC2

VICTORIA HOUSE

BE AT THE HEART OF SHOREDITCH'S THRIVING CREATIVE AND TECH DISTRICT

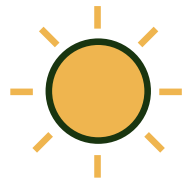


Victoria House — a characterful former warehouse building moments from Old Street station. Combining industrial heritage with modern office functionality, the building offers a flexible, design-led workspace ideal for creative, media, technology and professional occupiers.



The part 1st and entire 2nd floors are available as a single unit at Victoria House, offering characterful warehouse-style office accommodation with excellent natural light and efficient open-plan floorplates.

The space combines original industrial features with contemporary finishes, ideal for creative, media and technology occupiers.



EXCELLENT
NATURAL LIGHT



EFFICIENT OPEN-PLAN
FLOORPLATES



FULLY
FITTED



NUMEROUS
MEETING ROOMS



CONTEMPORARY
FITTED KITCHEN



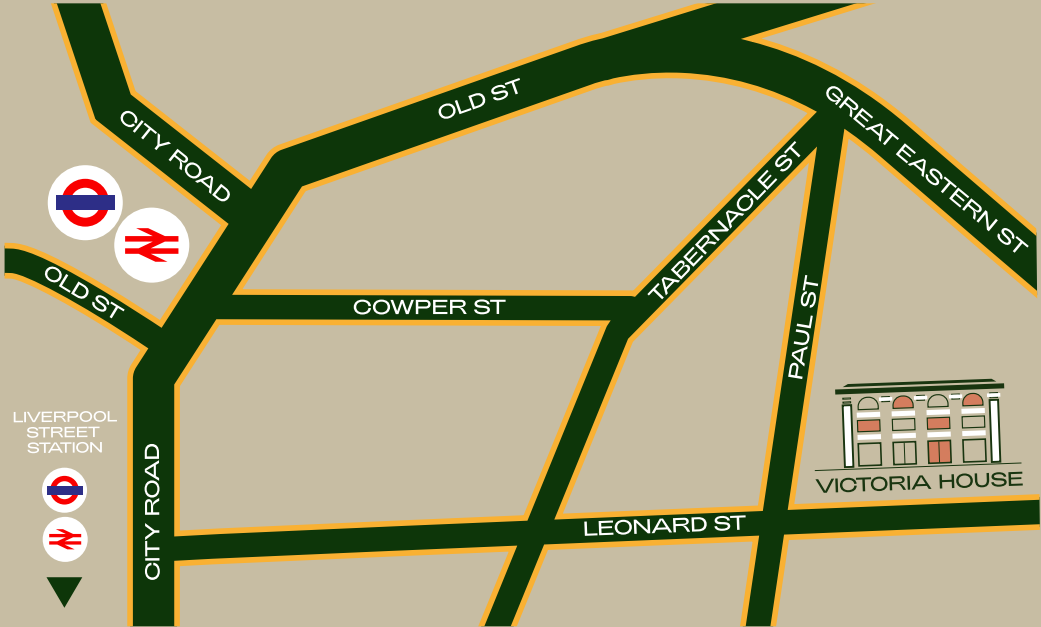
BREAKOUT
AREAS





PRIME SHOREDITCH

Victoria House occupies a prime position on Leonard Circus in the heart of Shoreditch, moments from Old Street station and within walking distance of Liverpool Street. The building sits amongst a vibrant mix of cafés, restaurants, bars and leading tech and creative occupiers.



VICTORIA HOUSE

LIVERPOOL STREET STATION
10 MINS WALK



SHOREDITCH HIGH STREET STATION
8 MINS WALK



POINTS OF INTEREST

- 1 The Shard
- 2 22 Bishopsgate
- 3 Amazon
- 4 VICE UK
- 5 Broadgate Circle
- 6 Spitalfields Market
- 7 Art'otel London
- 8 The Honourable Artillery Company (HAC)

THINGS TO DO

- 1 Boxpark
- 2 Flightclub
- 3 Gloria
- 4 Lagana
- 5 The Fox
- 6 The Photobook Café
- 7 MK Pilates
- 8 The Vault Gym

OLD STREET STATION
4 MINS WALK



FLOORPLANS



PART 1ST FLOOR - 3,629 SQ FT



2ND FLOOR - 6,979 SQ FT



VICTORIA HOUSE,
1 LEONARD CIRCUS, LONDON EC2A 4DQ

10,608 SQ FT. (985 SQ M)
AVAILABLE Q1 2027

FLOOR	SQ FT	SQ M	AVAILABILITY
2nd	6,979	648	Q1 2027
1st	3,629	337	Q1 2027
TOTAL	10,608	985	

FINANCIALS

Rent: £65.00 per sq ft pax
Rates: Estimated £19.14 per sq. ft
S/C: c.£8.14 per sq ft

VIEWINGS

Strictly by appointment only
through joint agents, SHB and
Stirling Ackroyd.



SHB/



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