

**75 LEONARD  
STREET, EC2**

**858 SQ FT**

**STUNNING WAREHOUSE STYLE OFFICE**

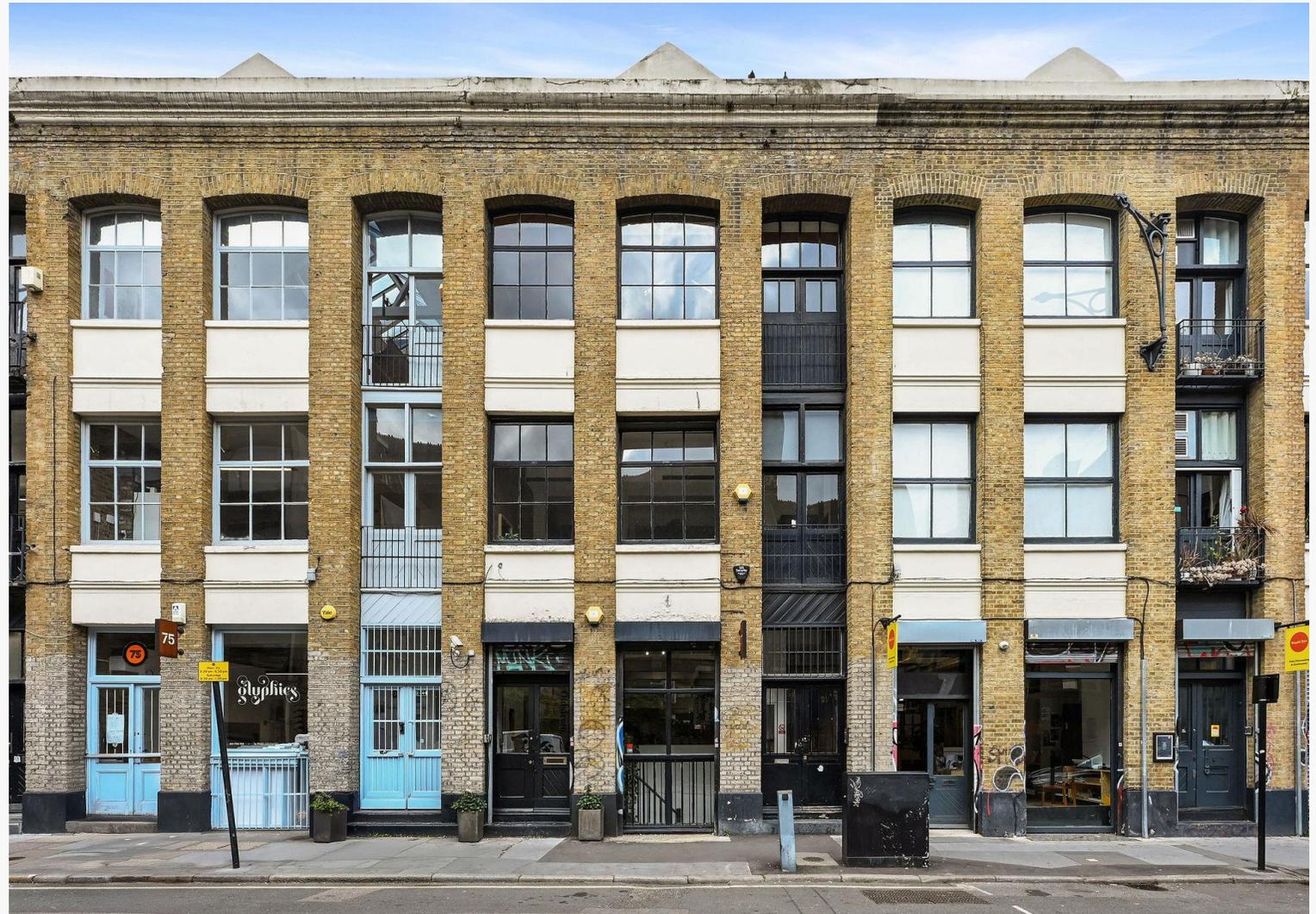
**SHOREDITCH, EC2**



## DESCRIPTION

Occupying the first-floor floor within an attractive mid-terrace former Warehouse building, this E-class office space offer excellent natural light, good ceiling height with a pitched exposed timber ceiling and would be of particular interest to media, tech and creative occupiers. The unit is fully self-contained with a kitchen , WC facilities and a meeting room.

## WAREHOUSE STYLE OFFICE IN PRIME SHOREDITCH



## AMENITIES



PRIME SHOREDITCH



EXCELLENT TRANSPORT LINKS



OPEN PLAN



KITCHENETTE



EXPOSED BRICKWORK



E CLASS USE



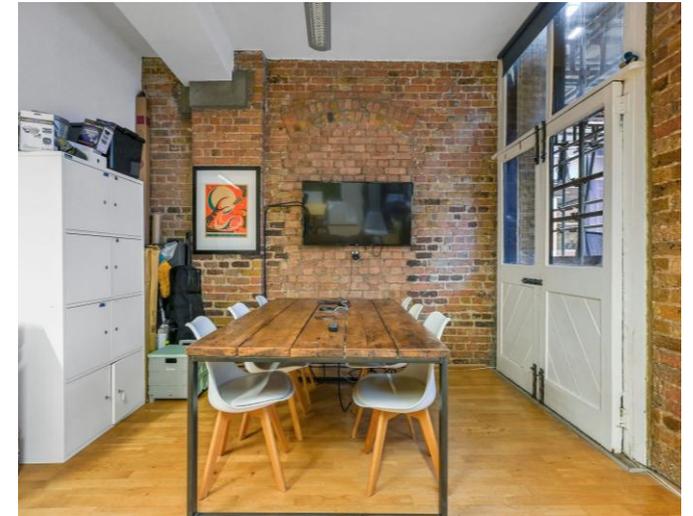
WAREHOUSE STYLE FEATURES



ORIGINAL FLOORING



GREAT CEILING HEIGHTS



## TRANSPORT

Old Street - 5 mins



Shoreditch High Street – 7 mins



Liverpool Street – 15 mins

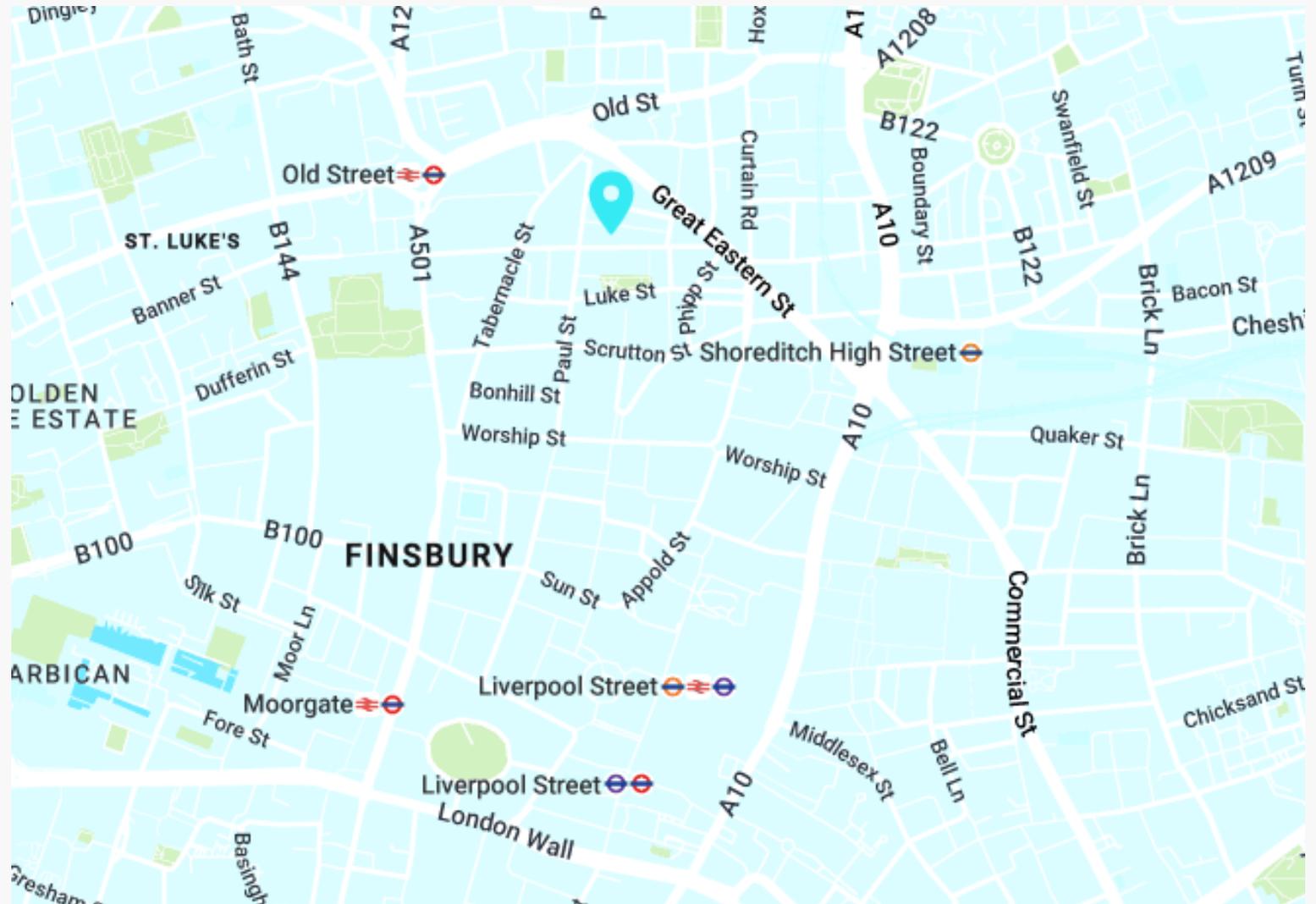


## AREA

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)	TOTAL (PCM)
1st Floor	858	Available	£52.50 *	£17	£4,969.25

### 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.

### RENT

Rent is inclusive of service charge & building insurance

# VIEWINGS VIA SOLE AGENTS

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