

**77 LEONARD  
STREET, EC2**

**858 SQ FT**

**STUNNING WAREHOUSE STYLE OFFICE IN  
PRIME SHOREDITCH, EC2**

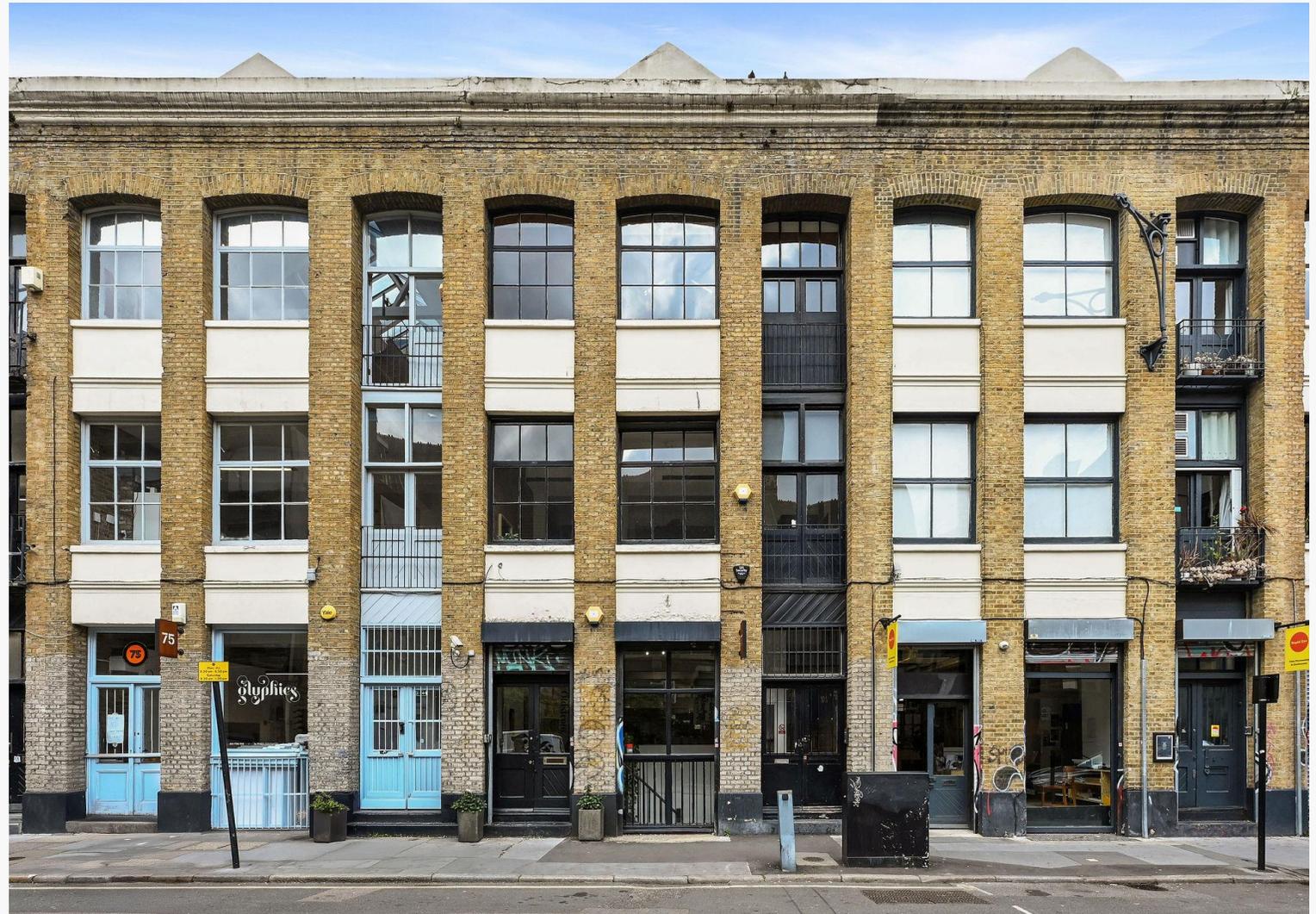




## DESCRIPTION

Occupying the second 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 and WC facilities.

## WAREHOUSE STYLE OFFICE IN PRIME SHOREDITCH



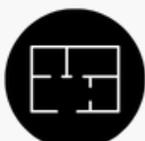
## AMENITIES



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

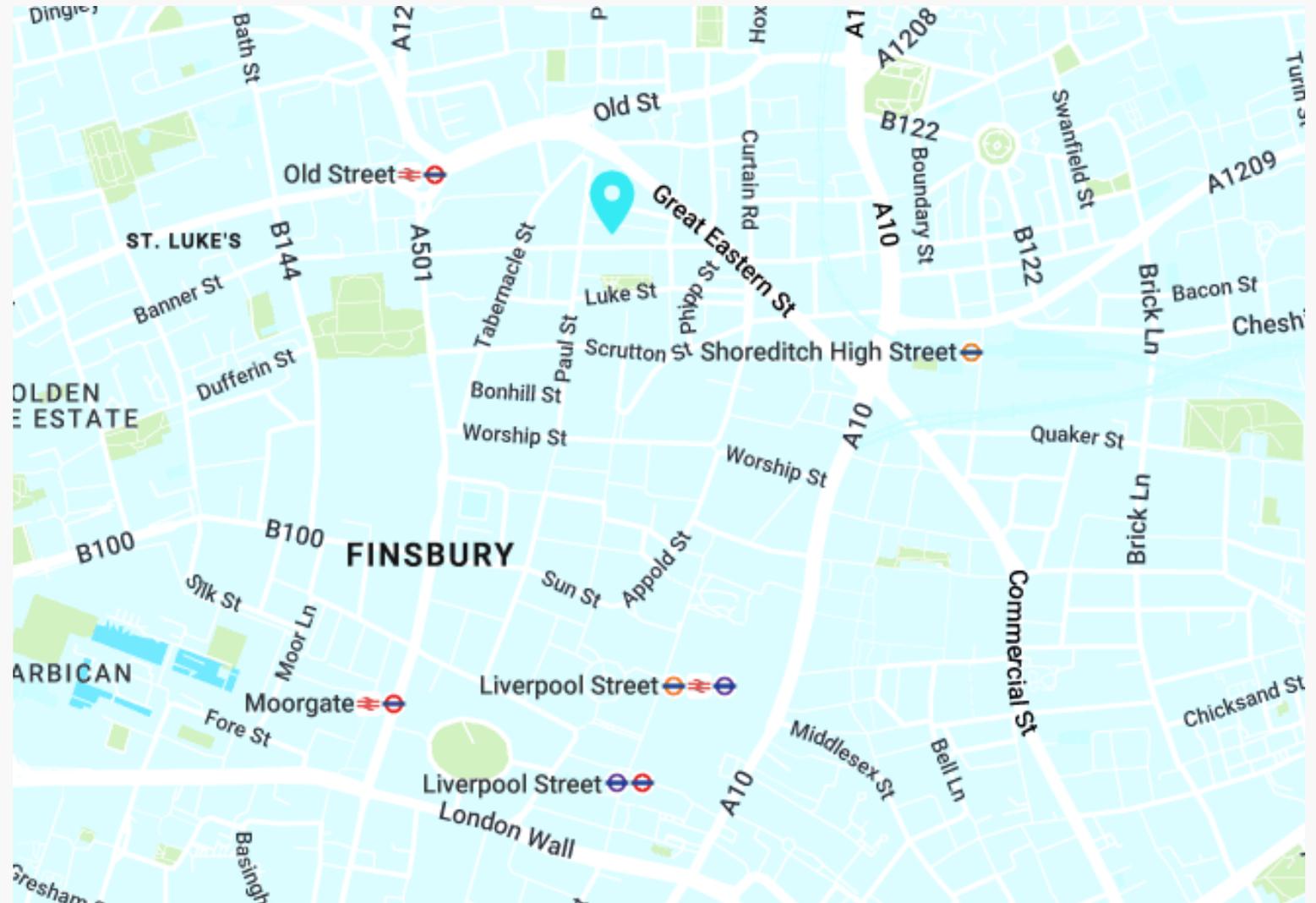


## AREA

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)	SERVICE CHARGE (PSF)	TOTAL (PCM)
2nd Floor	858	Under Offer	£45.00	£17	£10.00	£5,150

### 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