



Unit B1

Victoria House, Leonard Circus, London, EC2A 4DQ

**FANTASTIC VALUE
LOWER GROUND
FLOOR IN THE HEART
OF SHOREDITCH FOR
£10 PER SQ FT**

**4,197 sq ft
(389.91 sq m)**

- Open Plan Layout
- Air Conditioning
- Engineered timber flooring
- Meeting Rooms
- Exposed Services
- Low initial headline rent

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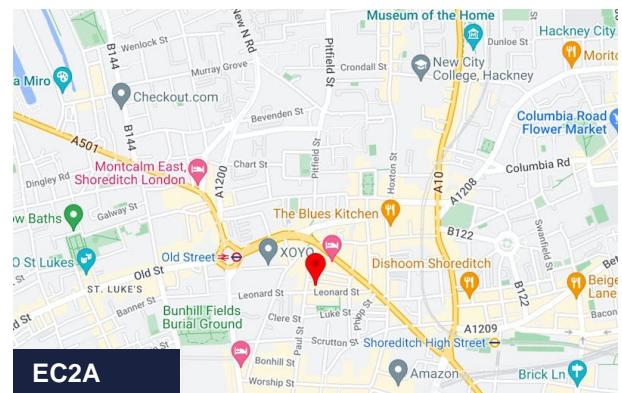
Description

An modern fitted lower ground floor office, within a popular multi let period former warehouse building and accessed via an attractive communal entrance directly off Leonard Circus. The space has new lighting and wooden flooring, with shared WC facilities and a lift. Exposed cast iron columns give character and the space benefits from air conditioning. The premises will be of particular interest to creative occupiers who seek economical studio/office space with the added bonus of some excellent street food vendors literally on your doorstep! The space lends itself to a range of uses including showroom, office, post production, leisure and wellness



Location

Located on the corner of Paul Street and Leonard Street. Located within the heart of the "Shoreditch Triangle" and just a short walk to Old Street Roundabout. This busy mixed-used area is occupied by many thriving businesses and is well served by shops, amenities, eateries and bars. The property can be easily reached from Old Street Station being only 5 minutes' walk away. Liverpool Street and Moorgate Stations are also within easy walking distance and is served by numerous bus routes



Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Lower Ground	4,197	389.91	Available
Total	4,197	389.91	

Specification

Wooden flooring
New lighting
Air conditioned
Exposed columns
Lift
Shared WC facilities

Viewings

Viewings only by appointment

Terms

New Lease at a commencing rent of £10psf for the first 12 months rising to £19.50psf thereafter

Virtual Tour

<https://my.matterport.com/show/?m=gAHyTQz2CrQ>

Summary

Available Size	4,197 sq ft
Rent	£10 per sq ft
Rates Payable	£9 per sq ft
Service Charge	£3 per sq ft
EPC Rating	Upon enquiry

Viewing & Further Information

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