



## TO LET

**Part 1st & 2nd floors,  
Victoria House, Leonard  
Circus, London, EC2A  
4DQ**

**6,992 to 10,760 sq ft**

**Excellently located  
media style office space  
to rent in the heart of  
Shoreditch**

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## Description

10,760 square feet arranged over part first and second floors within a popular period former warehouse building accessed via an attractive communal entrance directly off Leonard Circus. Modern lighting and exposed cast iron columns give character, with the benefit of air conditioning throughout. The premises will be of particular interest to creative occupiers.

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## Location

Located on the corner of Paul Street and Leonard Street, 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. Leonard Circus during the week becomes a thriving food market creating a real buzz to the area. The property can be easily reached from Old Street Station being only three minutes’ walk away. Liverpool Street, Moorgate and Shoreditch High Street Stations are also within easy walking distance and the area is served by numerous bus routes.

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## Key points

- Gross internal space - 10,760 square feet
- Fantastic ceiling heights throughout
- Amazing natural light via modern sash windows
- Largely open plan layout
- Air conditioning
- Exposed services
- Exposed cast iron columns







## Accommodation

Name	sq ft	sq m	Availability
1st - Part Floor	3,768	350.06	Available
2nd	6,992	649.58	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£59.50 per sq ft
Rates	£18.67 per sq ft
Service Charge	£6.64 per sq ft
VAT	On application
EPC	C (73)

## Viewing & Further Information



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## Joint Agents

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