

GRADE A FITTED OFFICES



***Last Remaining Floor* - Fully Fitted Grade A Offices in Leonard Circus with Stunning Features**

2 Leonard Circus

EC2A 4DQ

Office

TO LET

3,542 sq ft

(329.06 sq m)

- Fully Fitted 2nd Floor
- Grade A Media-Style Offices
- Stylish Building Reception Lobby
- Air Conditioning
- Raised Floors
- 2 x Passenger Lift
- Bike Racks & Showers

A Creative Approach to Commercial Property

2 Leonard Circus, London, EC2A 4DQ

Summary

Available Size	3,542 sq ft
Rent	£65 per sq ft
Rates Payable	£24 per sq ft
Service Charge	£14 per sq ft
Estate Charge	N/A
EPC Rating	Upon Enquiry

Description

Fantastic office development off Leonard Circus providing Grade A office accommodation with Stunning Features. The 2nd floor has been fully fitted with an open plan desk area, meeting & breakout areas and a kitchen.

Location

2 Leonard Circus is conveniently located between Old Street, The City and Shoreditch, offering a wide range of bars, restaurants and shops in close proximity. In addition, just in front of the building, occupiers benefits from a pop up street food market for quick, diverse lunch options.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
4th - w/ Terrace	2,777	257.99	To let	Let
2nd	3,542	329.06	To let	Available
1st	3,555	330.27	To let	Let
Total	9,874	917.32		

Specification

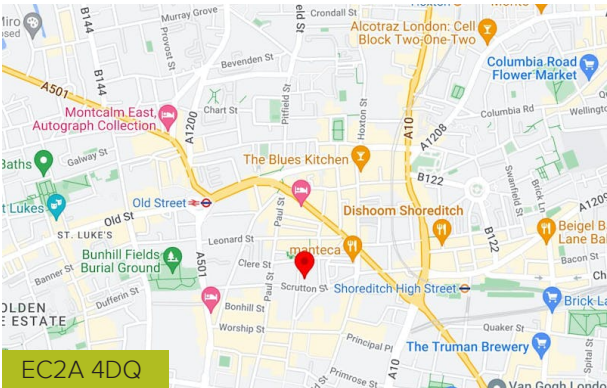
- Grade A Fitted Offices
- Impressive reception area
- 2 x Passenger Lifts
- Air conditioning
- Raised floors
- Showers
- Bike racks

Viewings

Through sole agents

Terms

New lease(s) direct from the landlord on terms by arrangement



Viewing & Further Information



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