



TOTAL APPROX. FLOOR AREA 2517 SQ.FT. (233.9 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2018



## Leonard Circus, Shoreditch, EC2A

B1 Office Space | Approx 2800 Sq ft | Prominent Shoreditch Location | Former Warehouse

**Per Calendar Month: £12,250.00**

Hunters 110 Curtain Road, Shoreditch, London, EC2A 3AH | 020 7613 1798  
 shoreditch@hunters.com | www.hunters.com

VAT Reg. No 918 7157 96 | Registered No: 06242984 England & Wales | Registered Office: 110 Curtain Road, London, EC2A 3AH  
 A Hunters franchise owned and operated under license by PR Alliance Limited

**DISCLAIMER**  
 These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.  
 All measurements are approximate



### **Leonard Circus, Shoreditch, EC2A**

Available units located over the ground and basement of this period former warehouse building and accessed via a communal entrance off Leonard Circus and has a possibility of a direct entrance off Paul Street. Benefits from natural daylight, recessed air conditioning units, raised full access floors, passenger lift, kitchen and communal toilets

#### Accommodation

Ground Floor Unit 2 - 2,800 sq.ft (260.12 m)

#### Rent

Ground Floor Units 2 £147,000 PA (£52.50 psf)

VAT is payable on this rent

#### Service charge

Approx. £4.00 per sq ft PA

VAT is payable on this rent

#### Communications

This office building is 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.

#### **OPENING HOURS**

Monday - Thursday 9am - 6:30pm

Friday 9am - 6pm

Saturday: 11am - 4pm

Sunday: Closed

#### **THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

