



**STIRLING  
ACKROYD**

## **TO LET / FOR SALE**

**68 - 72 Leonard Street,  
London, EC2A 4QX**

**2,754 sq ft**

**Office in the heart of  
Shoreditch for sale or to  
rent**

**[stirlingackroyd.com](http://stirlingackroyd.com)**





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## Description

Offering 2,754 sq ft of largely open plan floor space with excellent natural light via the large floor to ceiling glazing. The offices is currently configured to offer in excess of 35 workstations alongside three meeting rooms. It benefits from demised WC's and shower facilities.

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## Location

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, and is bisected midway along its length by Paul Street. The property is situated on the south side of Leonard Street directly in front of St Michael's Church.

Nearby occupiers include the amazing Zapote on the ground floor, Hart Hotel Shoreditch, The Book Club, Mondrian Hotel, Pachamama, Eggslut, Ozone Coffee, Passione Vino and The Hoxton Hotel.

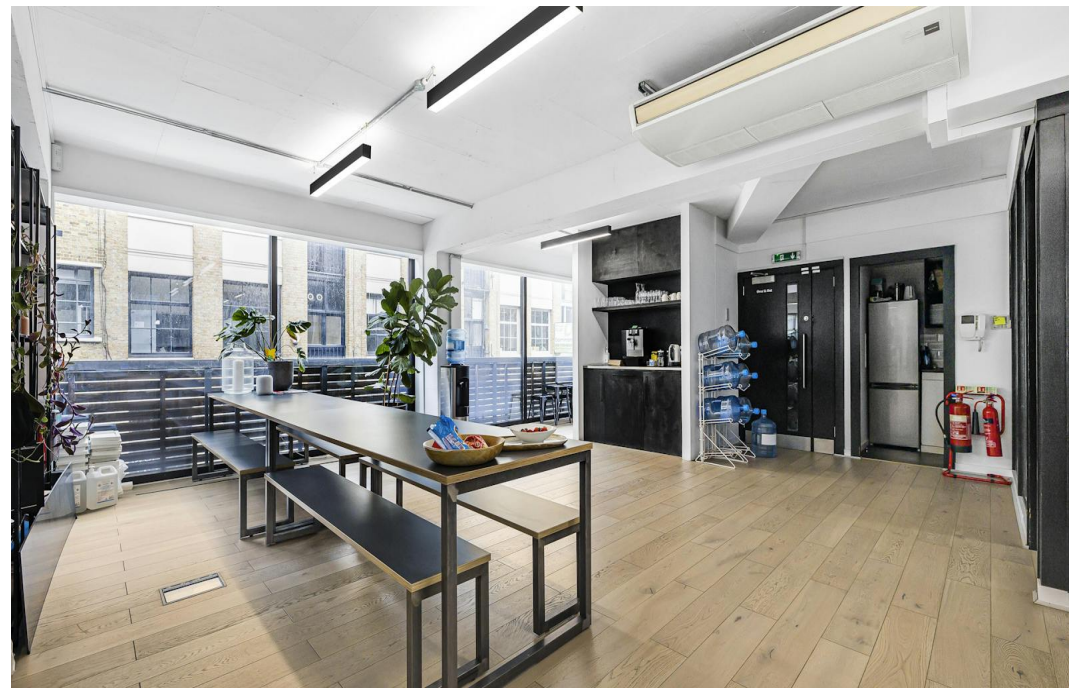
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## Key points

- First floor space of 2,754 sq ft
- Prime Shoreditch location
- Excellent natural light
- Open plan layout
- Air conditioned
- Multiple meeting rooms and 35 workstations
- Demised showers and WC's
- Underfloor heating







## Rents, Rates & Charges

Lease	New Lease
Rent	£47.50 per sq ft
Price	£2,500,000
Rates	£17.76 per sq ft
Service Charge	£1.65 per sq ft
VAT	To be confirmed
EPC	C (70)

## Viewing & Further Information



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