

# Compton

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## Shoreditch

94 Leonard Street  
EC2A 4RH

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Three office floors available,  
located in the heart of Shoreditch,  
the hub of tech and media  
companies.

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## For Rent

653 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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94 Leonard Street  
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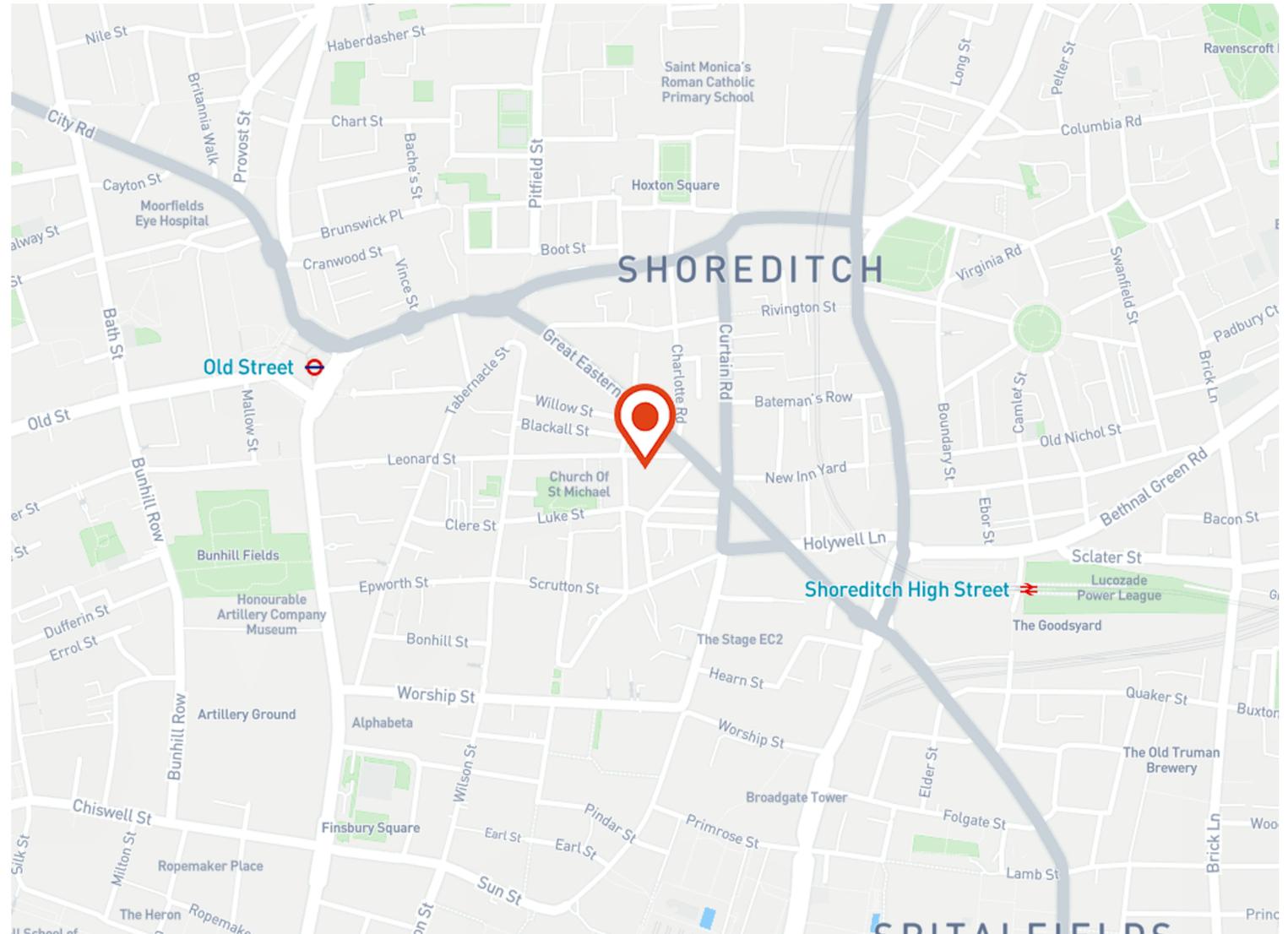
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## Location

The site is prominently located between Old Street Station and Shoreditch High Street Station, in addition to ample access to bus routes. Local amenities include Great Eastern Street and the renowned Leonard Circus food market, as well as Eggslut which can be found on the ground floor of the building. Shoreditch is a buzzing area filled with leisure activities including art and food venues such as Boxpark, enticing a mix of creative and tech companies.

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Facade

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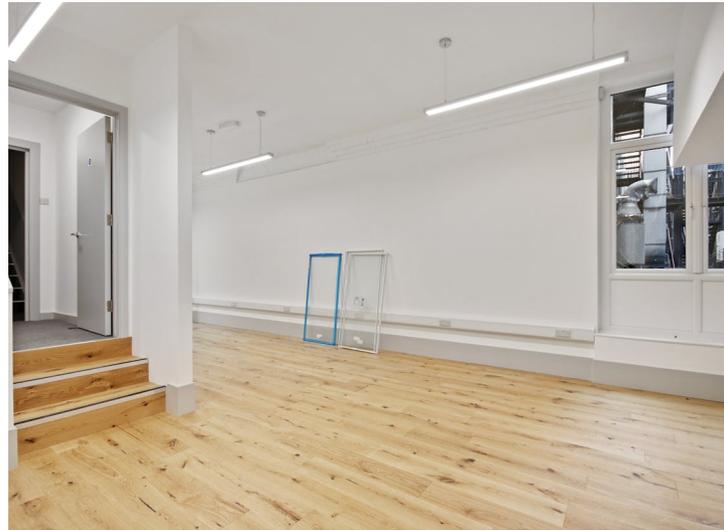
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## Amenities

- Plug & Play
- Wooden flooring
- Fully fitted
- 24 hour access
- Ample natural light
- Demised WCs
- Kitchennette

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## Description

This well located building offers three units of office accommodation on the 1st, 2nd and 3rd floor. Filled with natural daylight and fitted with kitchennette, WCs and wooden flooring, it is offered as a plug and play solution for ease of the potential occupier.

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## Content

Watch the film



View on Website



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## VAT

VAT is applicable

## Business Rates

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Lease

New full repairing and insuring lease available directly from the Landlord.

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## Floor Areas & Outgoings

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The accommodation comprises of the following

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
3rd	653	£39.50	£11.46	£7.40	£3,175.76	£38,109.08	Under Offer
2nd	629	£45	£11.70	£7.40	£3,359.91	£40,318.90	Under Offer
1st	572	£37.50	£14.18	£7.40	£2,816.15	£33,793.76	Under Offer

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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