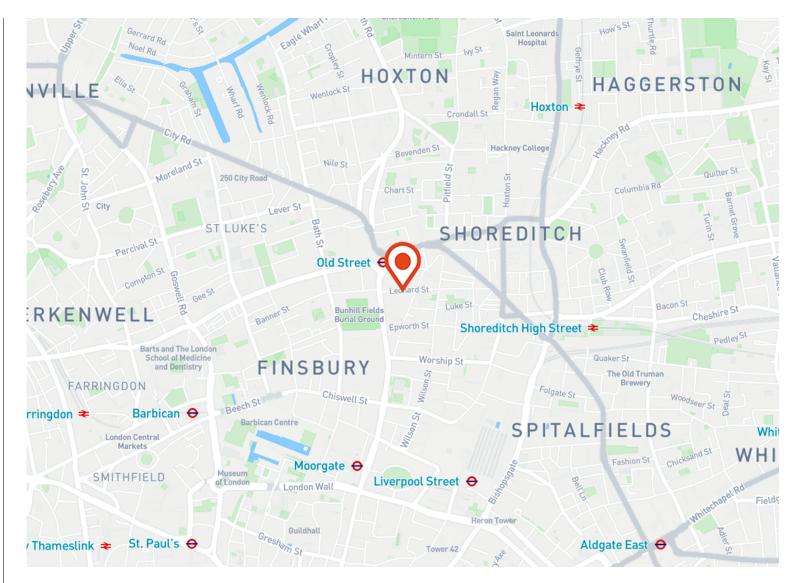


Shoreditch 26-28 Leonard Street EC2A 4BY

Self-contained interconnecting Ground and 1st floor unit, being delivered in a newly refurbished and fully fitted condition.

For Rent 5,817 ft²



Location

26-28 Leonard Street sits in the middle of Shoreditch, an area that is surrounded by a variety of food offerings, to include Whitecross Street Market, Leonard Street food market, amongst other restaurant, cocktail bars, cafés, pubs and pop up event spaces. The area is continuously on the rise and attracts forward-thinking businesses who are drawn to the amenity offering as well as the creative environment.

The building is very conveniently located moments from Old Street Underground Station providing access to the Northern line and Great Northern Train Line. The space is a short walk from Shoreditch High Street Overground, Moorgate and Liverpool Street providing access to the new Elizabeth Line as well as Circle, Metropolitan, Hammersmith & City and Circle Lines.

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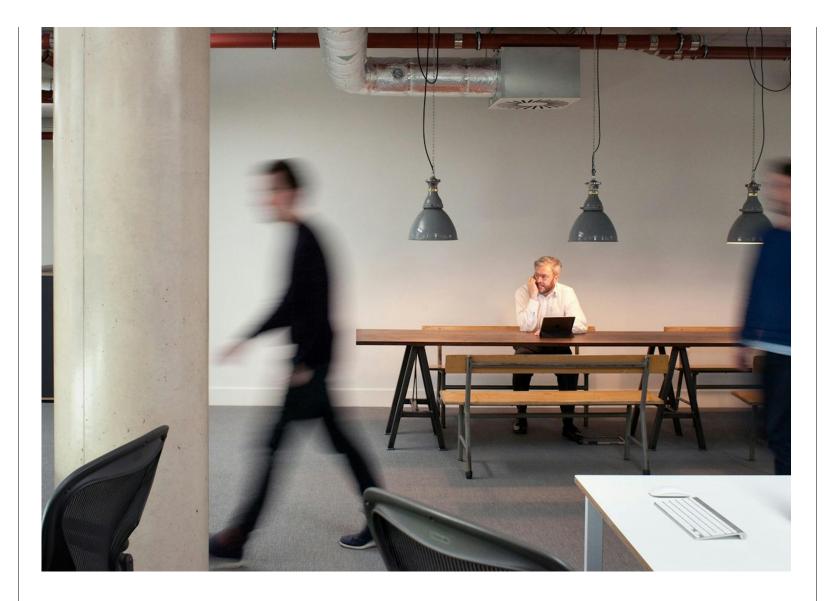
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Shoreditch 26-28 Leonard Street FC2A 4BY

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For Rent 5,817 ft2

Amenities

- Self-Contained Ground and 1st floor unit with fantastic frontage on Leonard Street
- Newly refurbished and fullyfitted office/ showroom space
- **-** 2 x large meeting rooms
- 3 x 1 person phone booths and 2 x 2 person phone booths
- Large kitchenette and break out space
- Interconnecting stairwell and lift access
- Demised WC's
- Floor to ceiling windows
- Air Conditioning
- Raised flooring
- DDA Access
- Cycle storage, demised shower facilities & lockers

Description

26-28 Leonard Street offers a self-contained ground and 1st floor unit with an interconnecting stairwell. The space also benefits from frontage on to Leonard Street making it an ideal space for a possible showroom.

The 1st floor benefits from floor to ceiling windows providing an abundance of natural light to the space. The office has been fitted with workstations, 2 meeting rooms with a further 3 x 1 person phone booths and 2 x 2 person phone booths. Along side the office is a generous kitchenette with accompanying break out space.

The office benefits from demised WC facilities, shower and bike storage, lift access and is DDA compliant.

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Content

View on Website



Tenure

Leasehold

Lease Term

New full repairing and insuring lease available for term by arrangement direct from the Freeholder

Specification

The floor is being delivered in a newly refurbished and fully fitted condition to include desks, chairs, meeting rooms, phone booths and a kitchenette.

VAT

The property is elected for VAT

Local Authority

The London Borough of Hackney

Shoreditch 26-28 Leonard Street EC2A 4BY

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name Total/sq Total month Total year **Availability** sq ft Rent Rates Service (sq ft) Payable (sq Charge (sq ft) ft) Unit - Ground & 5,817 £65 £4.66 £41,916.33 £502,995.99 Available £16.81 £86.47 1st Floor (fullyfitted)

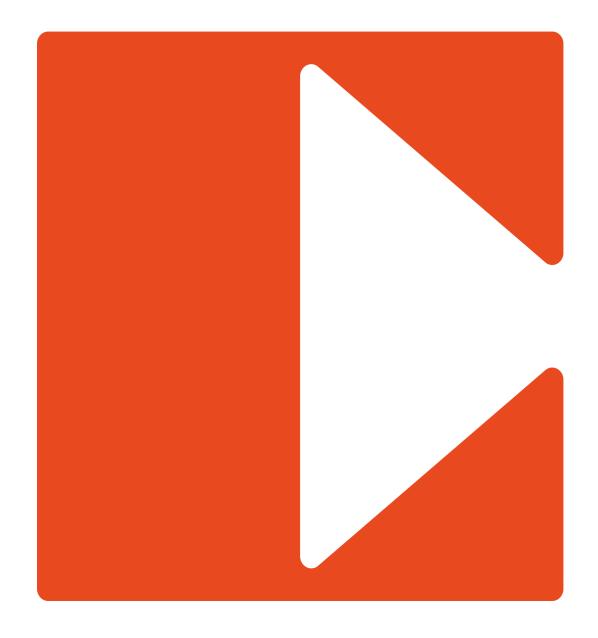
Contact Us

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

Shaun Simons ss@compton.london 07788 423131

Sarah Hill sh@compton.london 07936 338 774

Alex Sugar as@compton.london 07585 793 379



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