

26 LEONARD STREET
SHOREDITCH EC2

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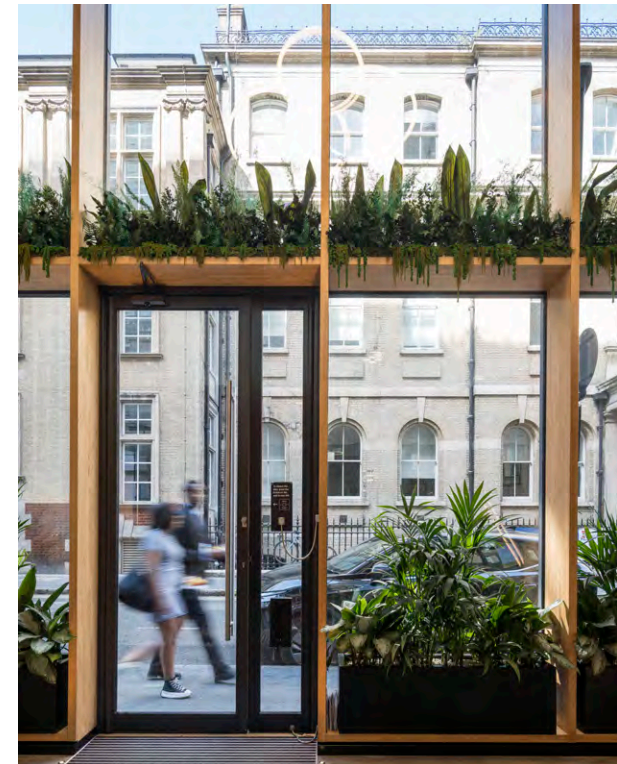
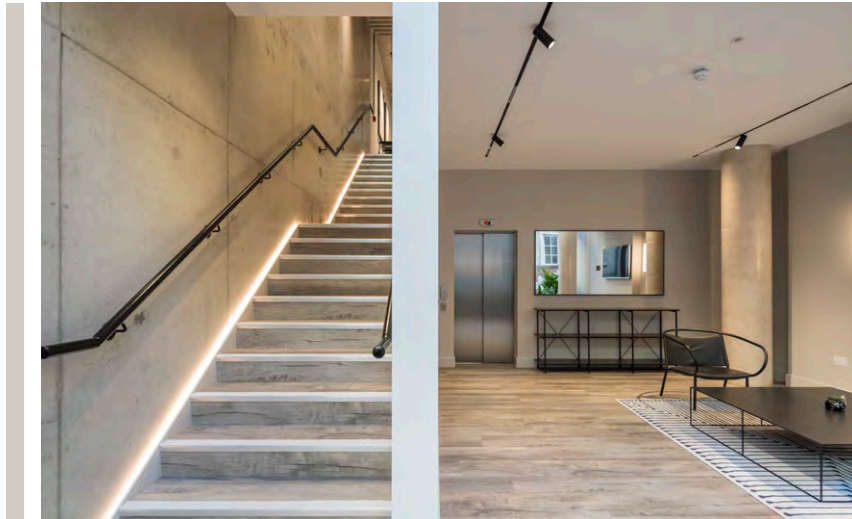
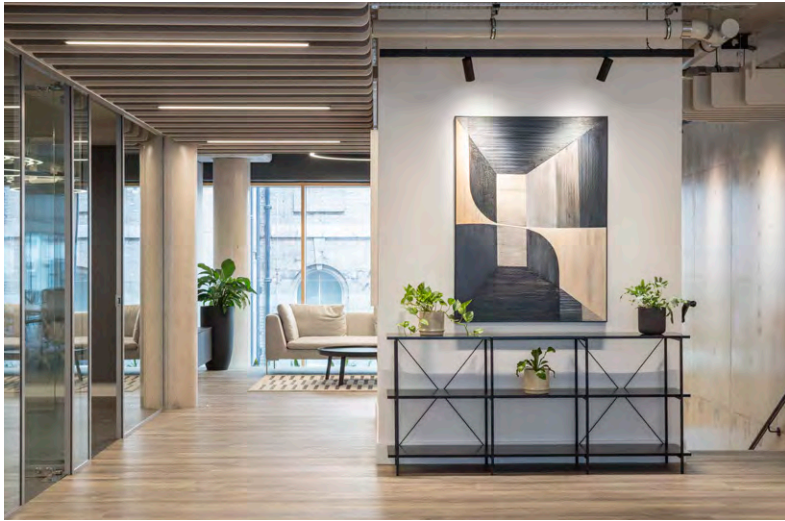
Your own front door,
moments from
Old Street roundabout.

5,817 SQ FT READY FOR WORK





Self-contained, contemporary open-plan workspace in central Shoreditch





INTRODUCTORY SUMMARY

PLUG AND PLAY WORKSPACE A SECONDS WALK FROM OLD STREET



Situated in one of the most prime locations in Shoreditch, 26 Leonard Street has been designed to be your businesses home from home.

The unit has a unique street-level entrance, with an inviting and private reception area, presenting the opportunity to brand this space. The office space comprises the entire first floor of the building and offers a vibrant environment with its open-plan floors high ceilings and abundant natural light on the first floor. Conveniently located, with cafés, restaurants, and fitness centres on its doorstep, 26 Leonard Street stands as a beacon of the area's transformation into a dynamic hub for creative and digital industries.

STEEPED IN HISTORY, DESIGNED FOR NOW



The redevelopment of 26 Leonard Street is a significant part of Shoreditch's urban renewal, blending modern architectural designs with the area's historical charm. Designed by Allford Hall Monaghan Morris in 2013, this self-contained office space is part of an eight-storey masonry structure that steps back from the narrow street, ensuring it doesn't dominate long-range views. The facade is adorned with a grid of vertically proportioned, recessed windows, creating a harmonious and visually pleasing appearance.

Revitalising one of the last remaining bomb sites in central London, 26 Leonard Street has given a new life to an underutilised site in the heart of London's creative and technology quarter.



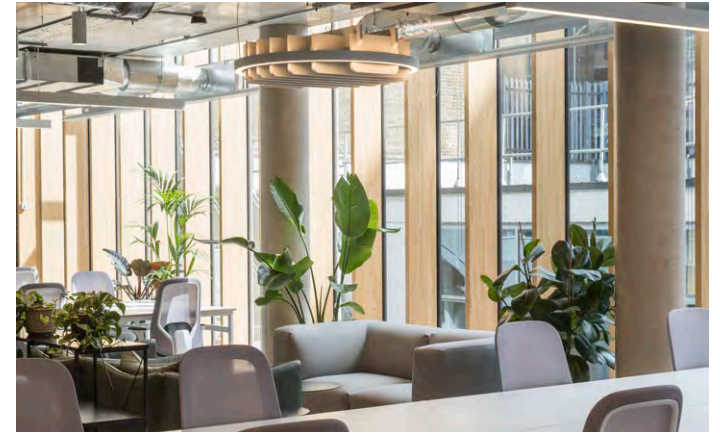
26 Leonard Street



The thoughtful design not only enhances the building's aesthetic appeal but also mirrors the area's transformation into a dynamic hub for creative and digital industries.

2

THE REFURBISHMENT



LET THE LIGHT IN

Designed to a high-specification the space has floor-to-ceiling windows letting in plenty of natural light, which complements the neutral, yet bright, wooden floor, pillars and furnishings.



STRATEGICALLY DESIGNED FOR CREATIVITY



In 2024, 26 Leonard Street underwent a significant refurbishment, transforming it into a modern, self-contained office space perfect for collaborative working.

The building is now a fully fitted, plug and play office unit, comprising 5,817 St Ft of office space fitted with 56 workspaces, additional high-top hot desks, breakout areas and glass-fronted meeting rooms on the first floor.

The ground floor features a 345 sq ft entrance with an inviting fireplace and reception area, setting a warm and welcoming tone and an element of privacy for the tenants.



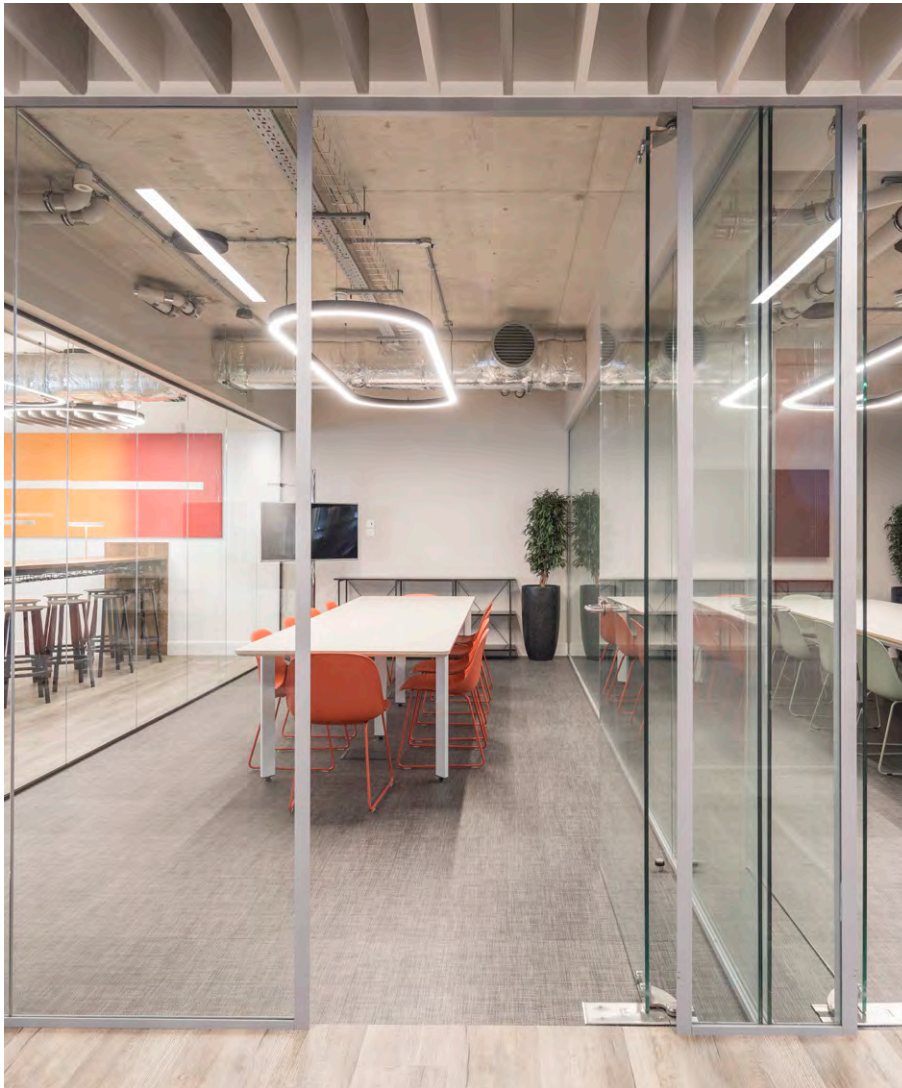
The home-from-home atmosphere continues throughout the entire office space, where you will find plenty of break-out spaces already furnished, comfortable sofa areas and already installed artwork throughout. This office space also includes an inviting, open-plan, modern kitchen designed to bring your team together.



3

THE OFFICE SPACE

HIGHLIGHTS & AMENITIES



Private street-level
entrance with branding
opportunity



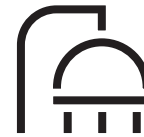
Air conditioning



Bike storage



Lifts



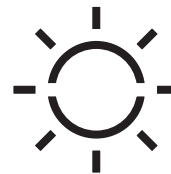
Showers



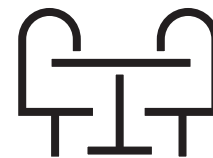
Fully-fitted with
56 desk spaces



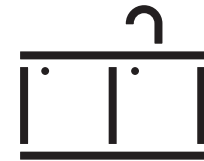
High Ceilings



Plenty of natural light



Private meeting rooms,
boardrooms and
phone booths



Modern open
plan kitchen

FLOOR PLANS

GROUND - SQFT²

345

FIRST - SQFT²

5,472

The Floor plans reflect the full refurbishment as of 2024. The entire space is fully fitted and furnished.



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THE LOCAL AREA

CREATIVITY AT EVERY CORNER



26 Leonard Street's location, centrally located in Shoreditch, will offer both your business and employee's incredible opportunities during and after working hours.

Shoreditch is a major tech and creative hub, recognised by both startups and established businesses. Companies like Monzo and Amazon have been part of its growth for over a decade.

The area is often nicknamed Tech City or Silicon Roundabout, and now attracts progressive culture and arts events throughout the calendar year. There is a sense of community within the area from businesses who are based here and plenty of networking opportunities available. In addition to established events, the resurgence of street art and market stalls now make the streets of Shoreditch a vibrant, creative hub even while walking to work.

Whether you host events, entertain clients or want to offer your employees a healthy work-life balance, there are a host of restaurants, bars and cafés on your doorstep. For more active members of your team, there are plenty of gyms and fitness classes available around the clock and the showers onsite make for a seamless transition any time of day.

The Local Area



The Angel - Leonard St



Hoxton Square



Passione Vino - Leonard St



Brick Lane Beigel - Brick Lane



RESTAURANTS

- 1 Gloria**
kitsch design, authentic Italian food
5-minute walk
- 2 Black Lock Shoreditch**
a meat-eaters paradise
6-minute walk
- 3 The Clove Club**
Michelin-starred traditional British menu
9-minute walk

GYMS

- 4 Barry's Bootcamp**
The Most Intense Bootcamp In London
5-minute walk
- 5 1 Rebel**
Classes, Trainers, Health Shakes & more
18-minute walk
- 6 GymBox**
Functional Fitness Centre with a fun twist
4-minute walk

COFFEE

- 7 Ozone Coffee Roasters Café**
Sustainable, health-focused treats
1 minute walk
- 8 London Grind**
Insta-worthy coffee
4-minute walk
- 9 The Attendant**
A no-fuss, no-frills roastery
5-minute walk

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The Owl & Pussycat - Redchurch St

Boxpark - Shoreditch



26 Leonard Street

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TRAVEL & TRANSPORT

EASILY ACCESSIBLE FOR SEAMLESS COMMUTES



26 Leonard Street is situated perfectly to allow employees to reach the building easily by train or bus. Old Street Station is a quick, 3-minute walk from the unit giving access to the Northern Line, while Liverpool Street Station is only 13 minutes away and will enable commuters to access the Central, Circle, Hammersmith & City and Metropolitan lines, as well as the overground.

BY TRAIN

Old Street Station

3 Minute Walk



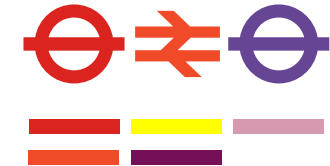
Shoreditch High Street Station

11 Minute Walk



Liverpool Street Station

12 Minute Walk



BY BUS

205

Paddington

141

Moorgate Station

55

Walthamstow Central

243

Wood Green

6

LEASE INFORMATION

COSTS & EXPENDITURE



26 Leonard Street is available on a new lease from the landlord.

EPC Rating B

Ground & First Floor Fully Fitted

UNIT - SQFT²	5,817
RENT - SQFT²	£65.00
BUSINESS RATES - SQFT²	£16.81
SERVICE CHARGE - SQFT²	£4.66
TOTAL - SQFT²	£86.47
TOTAL MONTH	£41,916,33
TOTAL ANNUAL	£502,995.99

Additional costs and rates payable



AGENT & CONTACT INFORMATION

To arrange a viewing please
contact sole agents Compton.



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