



TO LET

**77 Leonard Street,
London, EC2A 4QS**

875 sq ft

**Prime Shoreditch
converted warehouse
office**



VIDEO TOUR

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Description

An modern fitted office/showroom based on the first floor, within a popular multi let period former warehouse building and accessed via communal entrance on the popular Leonard street.

The space has fantastic natural light, wooden flooring, its own WC and kitchen. Exposed brickwork gives character and the space benefits from two glass meeting rooms already fitted. The premises will be of particular interest to creative occupiers who seek economical studio/office space with the added bonus of some excellent street food vendors literally on your doorstep! The space lends itself to a range of uses including showroom, office, post production, leisure and wellness

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 Hart Hotel Shoreditch, The Book Club, Mondrian Hotel, Pachamama, Eggslut, Ozone Coffee, Passione Vino and The Hoxton.

Key points

- First floor - 857 square feet
- Prime Shoreditch converted warehouse
- First floor open plan office space
- An abundance of natural light
- High ceilings
- Fitted glass meeting rooms
- Timber flooring and exposed brickwork
- Ideal space for showroom, office, post production, leisure and wellness





Rents, Rates & Charges

Lease	New Lease
Rent	£45.00 per sq ft
Rates	£16.53 per sq ft
Service Charge	£8.09 per sq ft
VAT	On application
EPC	C (75)

Viewing & Further Information



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