Shoreditch Galaxy House 32 Leonard Street EC2A 4LX

Fully Fitted Office Available for Rent in this Characterful Warehouse in the heart of Shoreditch

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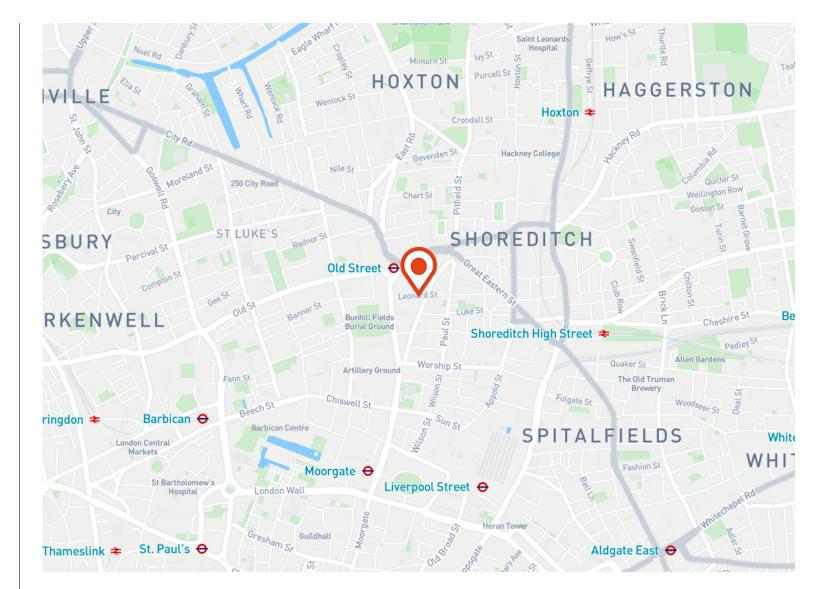
**For Rent** 2,104 ft<sup>2</sup>

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### Location

Leonard Street is ideally situated to enjoy the vibrant energy of the surrounding area while remaining just moments away from the City of London's Square Mile and the rapidly expanding Tech City. The neighborhood is home to a variety of excellent restaurants, bars, and amenities, with even more enhancements anticipated as the Old Street roundabout finalises its regeneration.

The property is exceptionally well-connected, with Old Street tube station just 1 minute walk away, and Liverpool Street Station (serviced by the Hammersmith & City, Circle, District, and Central lines, as well as British Rail) within a 10 to 12-minute walk.

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## **For Rent** 2,104 ft<sup>2</sup>

### Amenities

- Fitted office suite comprising x12 Desks, 1 meeting room, 1 Kitchen and 1 breakout/personal office area
- Wooden floor throughout
- Fantastic natural daylight
- Kitchenette
- Communal WC facilities
- Passenger lift
- 24-hour access
- Entry phone system

### Description

We are pleased to present a beautifully bright, refurbished fitted office suite on the first floor of Galaxy House. This space features stylish wooden flooring throughout and offers a unique opportunity wihtin a reimagined Warehouse building.

The suite accommodates 12 desk spaces, 1 meeting room, a fully equipped kitchen, and a breakout area/personal office. Additionally, the building offers excellent amenities including bike storage and showers, ensuring convenience for active commuters.

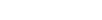
This space provides an ideal setting for businesses seeking an inspiring and well-connected location.

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Content



View in Virtual Reality

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View on Website

#### Terms

New FRI Lease Available Direct from the Landlord

VAT

The property is elected for VAT

**Possession** Available April 2025

**Legal Costs** Each party to bear their own legal costs in this transaction

Local Authority The London Borough of Islington

Shoreditch

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## Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
1st - (Unit 4) Fully-fitted	2,104	£57.50 /sq ft	£16.79 /sq ft	£5 /sq ft	£13,902.18	£166,826.16	Coming Soon

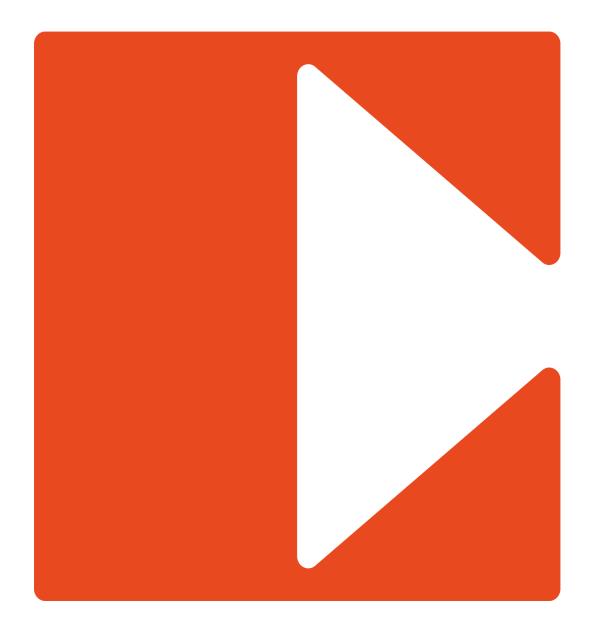
### Contact Us

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

Sonia Oberoi so@compton.london +44 (0) 7483 882 598

Shaun Simons ss@compton.london 07788 423131

Samantha-Jo Roberts sr@compton.london 07704343032



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