

Compton

Shoreditch

Galaxy House
32 Leonard Street
EC2A 4LX

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

For Sale
2,104 ft²

020 7101 2020
compton.london



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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 (served 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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Building Exterior

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Desk Area

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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 in a reimangined 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

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Terms

New 250 Year Lease

VAT

The property is elected for VAT

Possession

Available for vacant possession from April 2025

Legal Costs

Each party to bear their own legal costs incurred in this transaction

Local Authority

The London Borough of Islington

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Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st - Unit 4	2,104	£1,525,400	£16.49	£5	Coming Soon

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Contact Us

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

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