



Leonard Street, EC2A Shoreditch

£538.00 pw



- Office / Studio
- Period Building
- Superb Location
- Shared Facilities
- 2nd Floor
- Timber Wood Floors
- Bright & Airy
- 590 Sq ft
- Excellent Transport Links
- High Ceilings

An office/studio unit on the 2nd floor of this characterful converted Victorian warehouse building located on Leonard Street, in the heart of Shoreditch.

The unit benefits from high ceilings, great natural light and timber floors. The area has become known as Tech City and is internationally recognised as the centre for creative, tech and media companies. Local amenities are unrivalled with various shops, coffee shops, bars and restaurants in close proximity. Accommodation Second Floor 590 sq. Ft. / 54.8 sq. M. Rent £28,025 pa £47.5 per sq. Ft. Service charge £4.5 per Rates Interested parties must verify these figures with The London Borough of Hackney. Legal Costs Each party are responsible for their own legal costs. Lease A new full repairing and insuring lease for a term by arrangement. Location A few minutes walk from Liverpool Street, Old Street and Shoreditch High Street Stations with numerous bus routes operating around the city.



To arrange a viewing for this property please call us on: **020 7261 1103**

A: 54 Southwark Bridge Road, London, SE1 0AR **T:** 020 7261 1103 **F:** 020 7401 2007 **W:**

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Property images:



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Location



Important Notice

These details have been prepared and issued in good faith and do not constitute representations of fact or form of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or otherwise relevant consent has been obtained.

Floor plan - All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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