



## Leonard Street, EC2A Shoreditch

£1,678.84 pw



- Excellent Natural Light
- High Ceilings
- Ground Floor Frontage
- Kitchenette
- WC's
- Great Location
- Wood Floors
- Entry Phone System
- Excellent Transport Links

A light and airy office unit on the ground floor of this converted Victorian warehouse building located on the popular Leonard Street.

Benefits include good natural light, characterful timber flooring and own entrance.

Accommodation

Ground floor - 1,800 sq ft (167 sq m) Rent

£87,300 pa (£48.50 per sq ft)

VAT is payable on this rent Service Charge

£5,400 pa (£3 per sq ft)

VAT is payable on this rent Rates

The rates payable for 2018/19 are £16.57 per sq. ft., which equates to £29,826 per annum. Interested parties must verify these figures with The London Borough of Hackney. Legal costs

Each party to be responsible for their own legal costs incurred in the transaction. 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.



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:**

[www.nelsonssales.com](http://www.nelsonssales.com)

## Property images:



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## Location



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## 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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