



TO LET

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

3,029 sq ft

**Prime Shoreditch
converted warehouse
office/showroom**



VIDEO TOUR

stirlingackroyd.com



Description

A modern fitted office/showroom over lower ground, ground and first floor, within a popular multi-let period former warehouse building and accessed via its own self-contained entrance on the popular Leonard Street.

The space has new lighting and wooden flooring, WC and a shower. Exposed cast brickwork gives character and the space benefits from air conditioning. 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

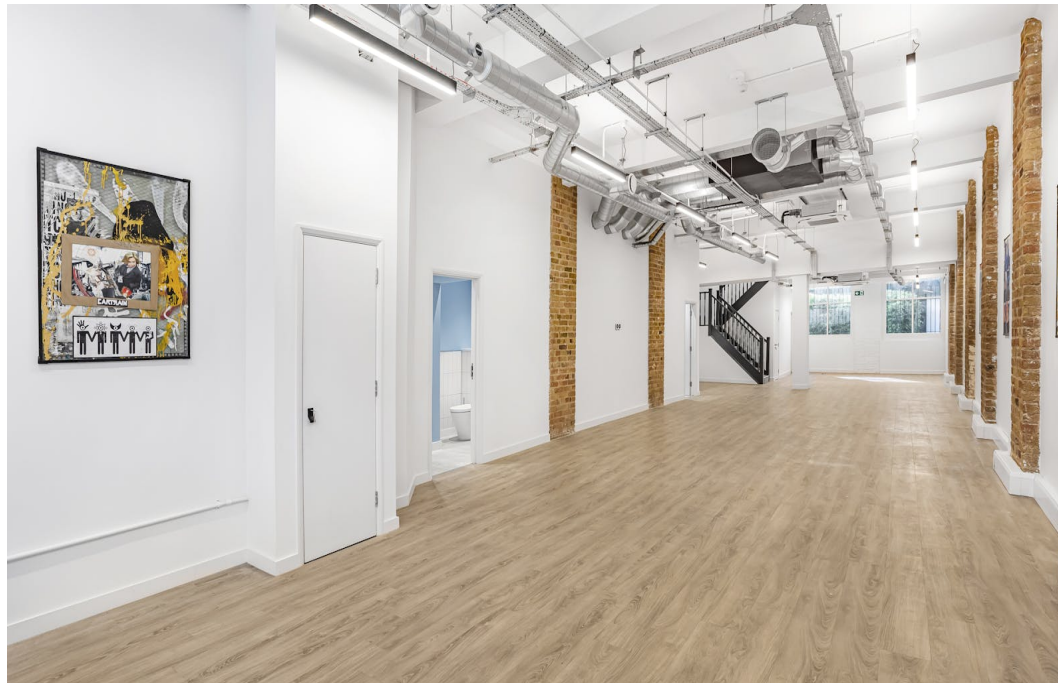
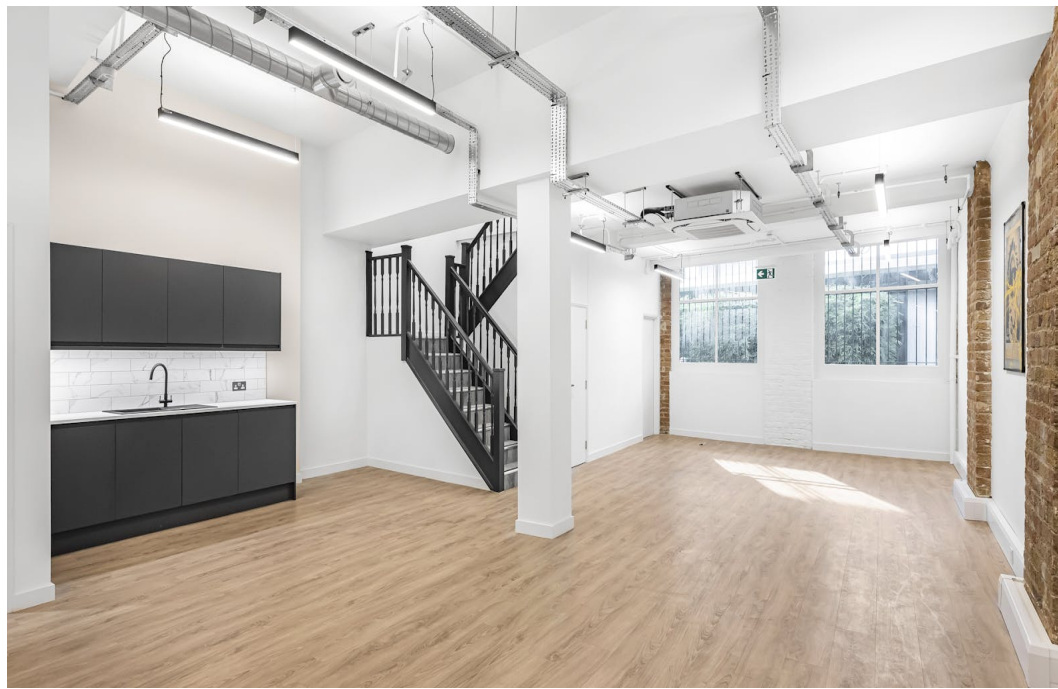
Leonard Street is located within the City fringe running in an east/west direction between its junction with City Road to the west and Great Eastern Street, and is bisected midway along its length by Paul Street. The property is situated on the south side of Leonard Street directly in front of St Michael's Church.

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

Key points

- Total Area - 3,029 square feet
- Prime Shoreditch converted warehouse
- Ground floor open plan office space
- Newly refurbished
- An abundance of natural light
- High ceilings
- Newly fitted kitchen and bathrooms
- Shower facilities





Rents, Rates & Charges

Lease	New Lease
Rent	£39.50 per sq ft
Rates	£19 per sq ft TBC
Service Charge	On application
VAT	On application
EPC	C (75)

Viewing & Further Information



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