

**SELF CONTAINED
WAREHOUSE STYLE
E-CLASS SPACE**

**LEONARD STREET
SHOREDITCH
EC2**

BELCOR

CITY FRINGE REAL ESTATE

3,030 SQ FT



DESCRIPTION

This beautiful original warehouse duplex unit is situated over ground, lower ground and mezzanine floor within an attractive mid-terrace Victorian Warehouse building. The premises is fully self-contained with direct street access and benefits from good natural light, warehouse style features, meeting rooms and demised kitchenette & WC's.

AMENITIES



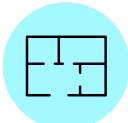
PRIME LOCATION



EXCELLENT
TRANSPORT LINKS



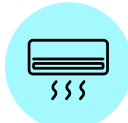
WAREHOUSE STYLE
FEATURES



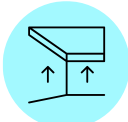
OPEN PLAN



NEWLY REFURBISHED



AIR CONDITIONING



GREAT CEILING HEIGHTS

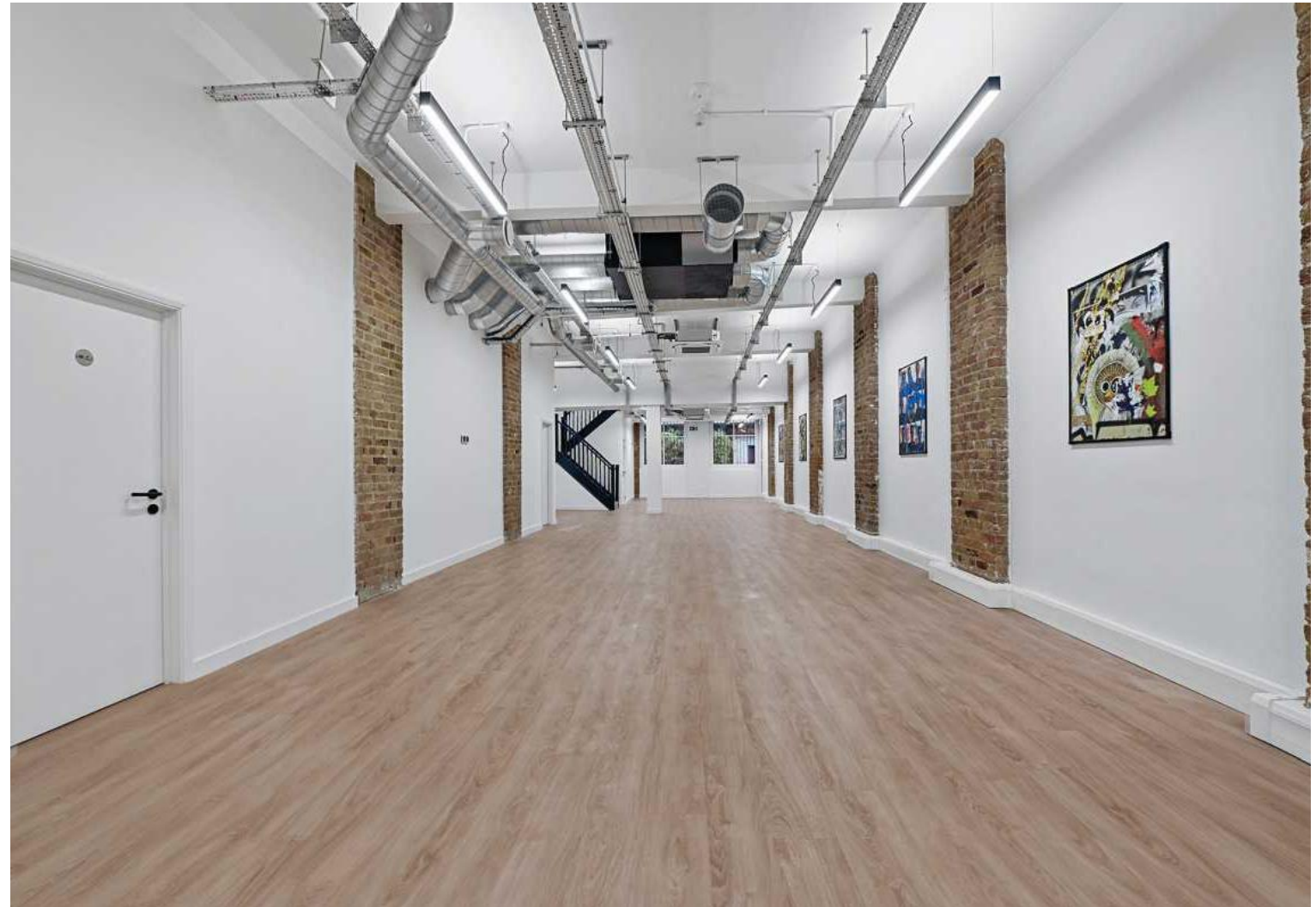


E CLASS USE



SELF-CONTAINED

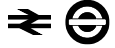
SELF CONTAINED WAREHOUSE STYLE E-CLASS SPACE





TRANSPORT

Old Street - 5 mins



Shoreditch High Street - 9 mins



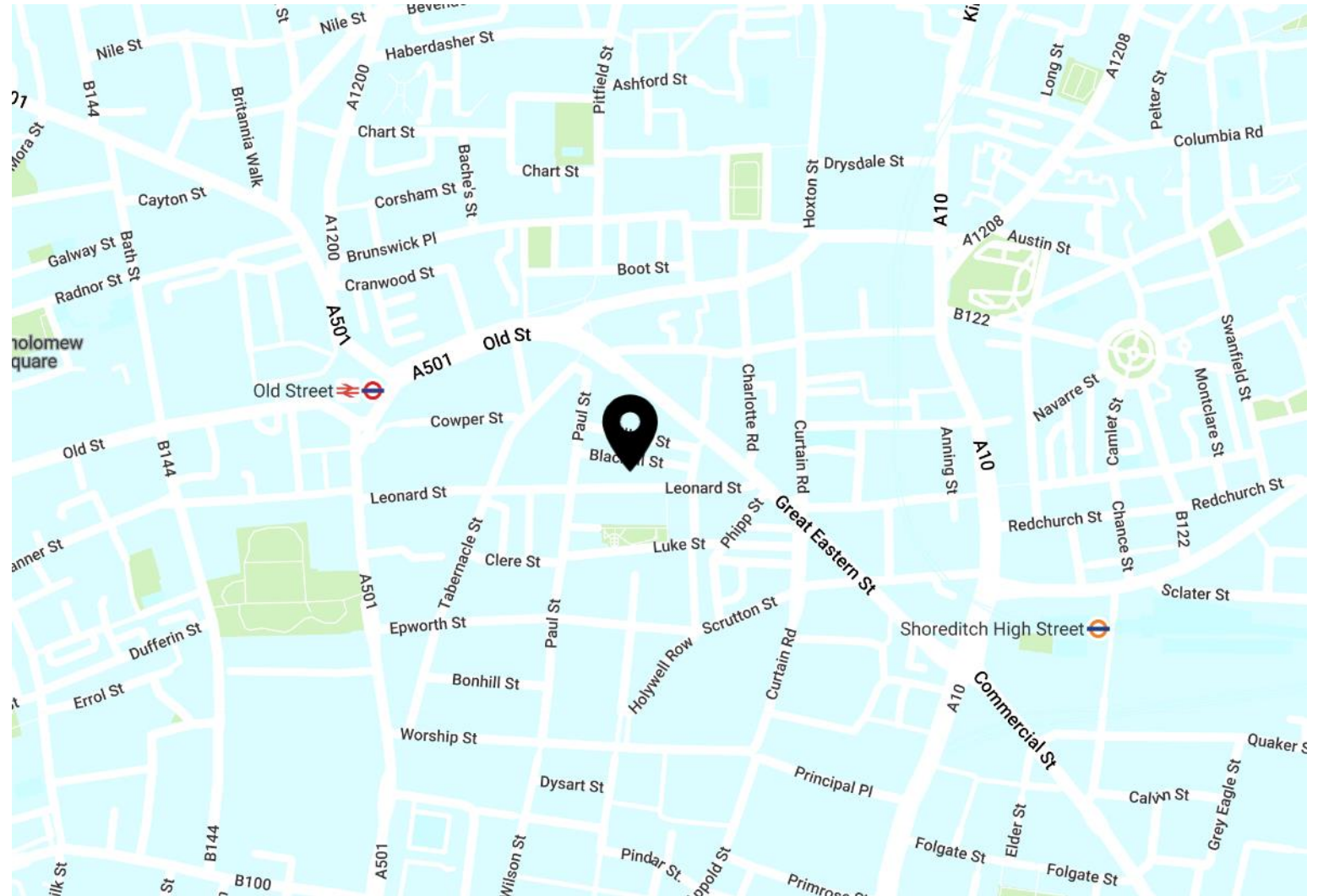
Liverpool Street - 12 mins



AREA

The premises is located close to the junction with Paul Street in the heart of prime Shoreditch, a short distance from Old Street Roundabout. The building is situated amongst a host of bars and restaurants and some of the leading commercial occupiers in the City Fringe.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
LG floor		Available	£39.50	£14.55	£3.00	-
G floor		Available	£39.50	£14.55	£3.00	-
Mezzanine		Available	£39.50	£14.55	£3.00	-
Total	3,030	Available	£39.50	£14.55	£3.00	£14,405.12

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

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