

**CHARACTERFUL
WAREHOUSE STYLE
SPACE**

**LEONARD CIRCUS
SHOREDITCH
EC2**

4,197 SQ FT

BELCOR



CITY FRINGE REAL ESTATE



DESCRIPTION

This beautiful original warehouse unit is situated on the lower ground floor within an attractive mid-terrace Victorian Warehouse building. The premises is self-contained and benefits from, warehouse style features, meeting rooms and demised kitchenette & WC's.

AMENITIES

-  Prime Shoreditch Location
-  Excellent Transport Links
-  Kitchenette & WCs
-  Exposed Columns
-  Warehouse Style
-  Self Contained

LOWER GROUND FLOOR IN THE HEART OF SHOREDITCH ON ECONOMICAL TERMS





LOCATION

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.

AVAILABILITY

| UNIT | SIZE (SQ FT) | STATUS | RENT(PSF) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|----------|--------------|-----------|------------|-------------|----------------------|-------------|
| LG Floor | 4,195 | Available | £20.00 | £9.00 | £3.00 | £11,186.67 |

TRANSPORT

OLD STREET

Northern Line

SHOREDITCH HIGH STREET

Overground

LIVERPOOL STREET

Metropolitan
Hammersmith & City
Central Line

LEASE

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

RATES

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

TIMING

Available Immediately

VAT

VAT is applicable

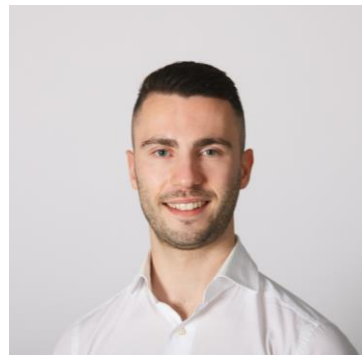
VIEWINGS VIA SOLE AGENTS

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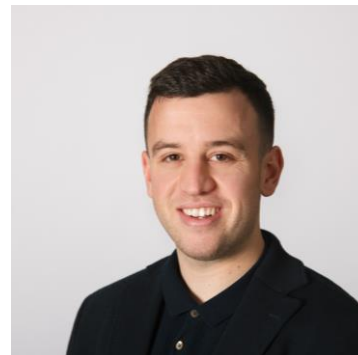
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