

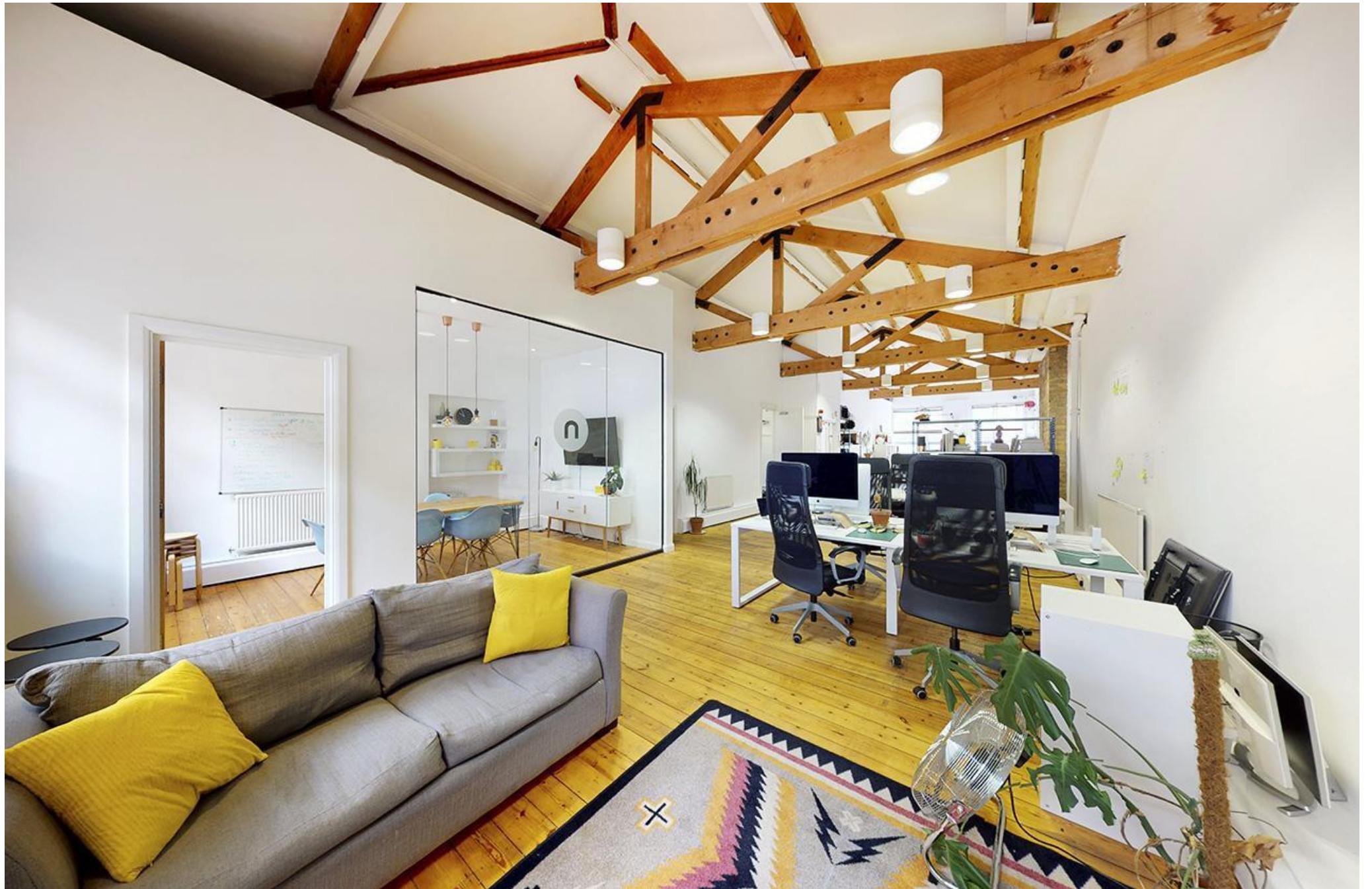
**WAREHOUSE STYLE
OFFICE SPACE**

**LEONARD STREET
SHOREDITCH
EC2A**

678 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

Second floor studios situated within an attractive mid-terrace Victorian warehouse building, each being self-contained with good natural light, warehouse style features and demised kitchenette & WC's.

AMENITIES



GOOD NATURAL LIGHT



EXCELLENT
TRANSPORT LINKS



WAREHOUSE STYLE
FEATURES



SELF-CONTAINED



KITCHENETTE



FULLY FITTED

FULLY FITTED WAREHOUSE STYLE OFFICE SPACE





TRANSPORT

Old Street - 4 mins



Shoreditch High Street- 9 mins



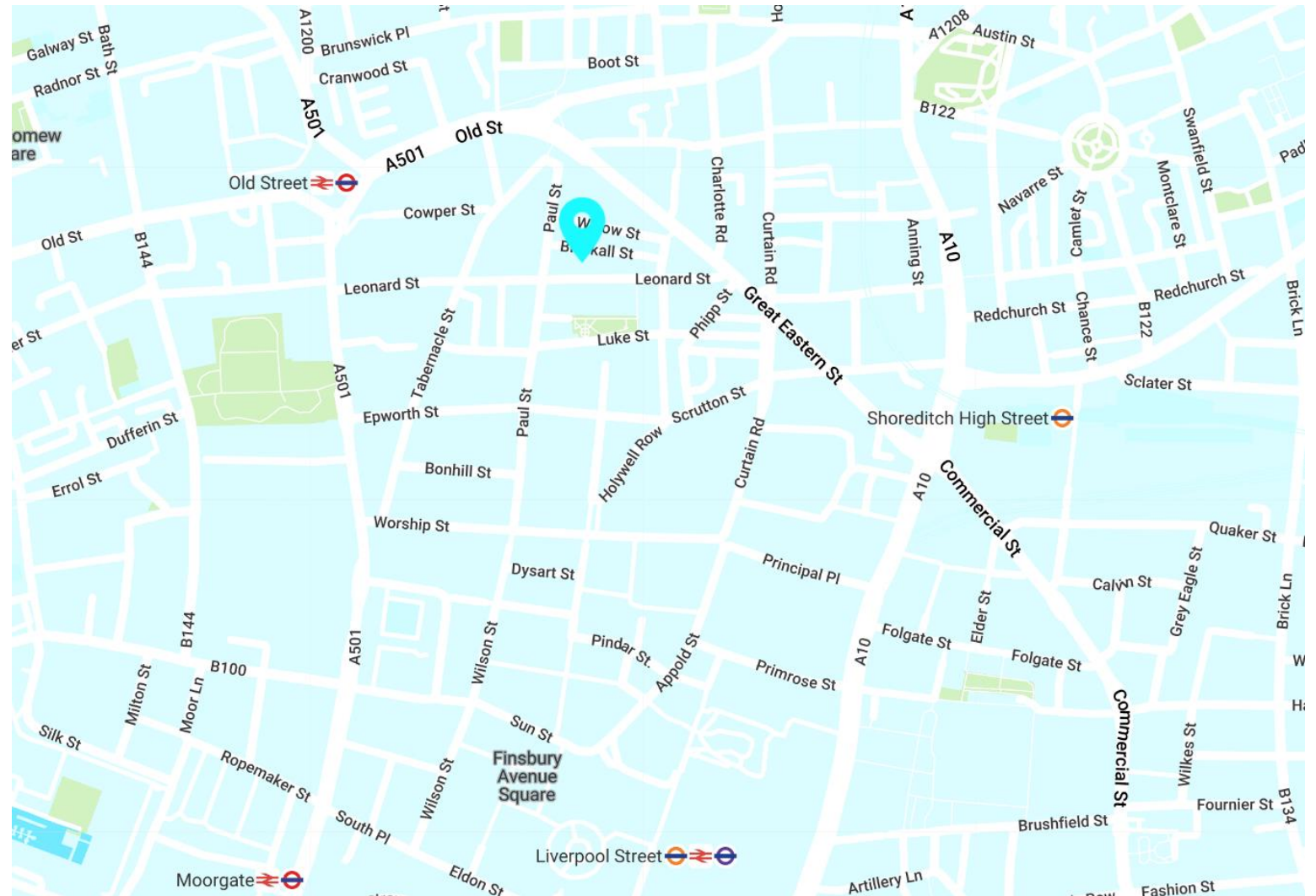
Liverpool Street - 15 mins



AREA

The premises is located close to the junction with Great Eastern Street in the heart of prime Shoreditch, a short distance from Old Street Roundabout, now known as London's 'Tech City'. The premises is situated amongst a host of bars and restaurants and some of the leading commercial occupiers in the City Fringe.

LOCATION



AVAILABILITY

UNITS	SQ FT	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Unit 4	678	Available	£35.00	£17.35	£4.00	£3,183.78

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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