

# Compton

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## Shoreditch

26-28 Leonard Street  
EC2A 4BY

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Self-contained interconnecting  
Ground and 1st floor unit, being  
delivered in a newly refurbished  
and fully fitted condition.

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## For Rent

5,817 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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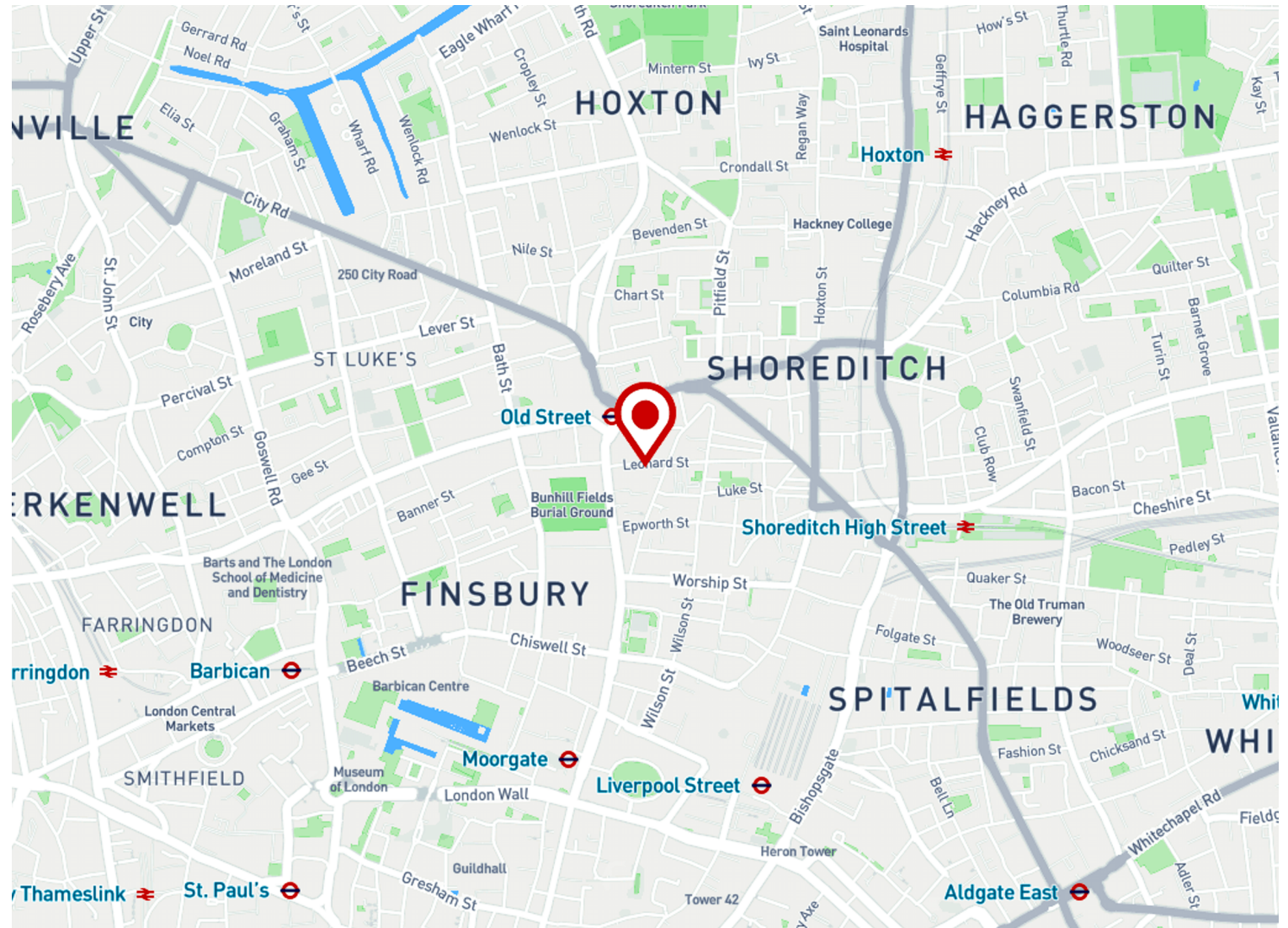
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## Location

26-28 Leonard Street sits in the middle of Shoreditch, an area that is surrounded by a variety of food offerings, to include Whitecross Street Market, Leonard Street food market, amongst other restaurant, cocktail bars, cafés, pubs and pop up event spaces. The area is continuously on the rise and attracts forward-thinking businesses who are drawn to the amenity offering as well as the creative environment.

The building is very conveniently located moments from Old Street Underground Station providing access to the Northern line and Great Northern Train Line. The space is a short walk from Shoreditch High Street Overground, Moorgate and Liverpool Street providing access to the new Elizabeth Line as well as Circle, Metropolitan, Hammersmith & City and Circle Lines.

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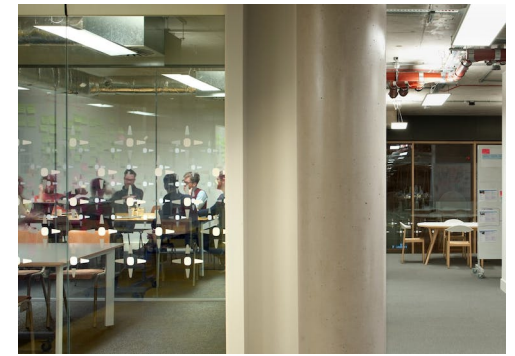
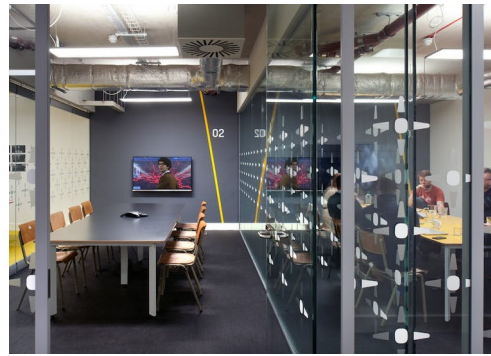
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## Amenities

- Self-Contained Ground and 1st floor unit with fantastic frontage on Leonard Street
- Newly refurbished and fully-fitted office/ showroom space
- 2 x large meeting rooms
- 3 x 1 person phone booths and 2 x 2 person phone booths
- Large kitchenette and break out space
- Interconnecting stairwell and lift access
- Demised WC's
- Floor to ceiling windows
- Air Conditioning
- Raised flooring
- DDA Access
- Cycle storage, demised shower facilities & lockers

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## Description

26-28 Leonard Street offers a self-contained ground and 1st floor unit with an interconnecting stairwell. The space also benefits from frontage on to Leonard Street making it an ideal space for a possible showroom.

The 1st floor benefits from floor to ceiling windows providing an abundance of natural light to the space. The office has been fitted with workstations, 2 meeting rooms with a further 3 x 1 person phone booths and 2 x 2 person phone booths. Along side the office is a generous kitchenette with accompanying break out space.

The office benefits from demised WC facilities, shower and bike storage, lift access and is DDA compliant.

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## Content

[View on Website](#)



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## Tenure

Leasehold

## Lease Term

New full repairing and insuring lease available for term by arrangement  
direct from the Freeholder

## Specification

The floor is being delivered in a newly refurbished and fully fitted  
condition to include desks, chairs, meeting rooms, phone booths and a  
kitchenette.

## VAT

The property is elected for VAT

## Local Authority

The London Borough of Hackney

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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
Unit - Ground & 1st Floor (fully- fitted)	5,817	£65	£16.81	£4.66	£86.47	£41,916.33	£502,995.99	Available



# Compton

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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