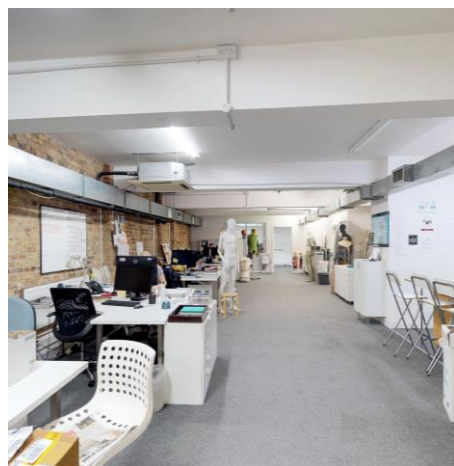


TO LET

CONVERTED VICTORIAN WAREHOUSE OFFICE / SHOWROOM

65 LEONARD STREET, LONDON EC2A 4QS

3,728.6 FT² (346.4 M²)



65 LEONARD STREET

LONDON EC2A 4QS



Located a short walk from Old Street station, the space retains a number of original features, including exposed brickwork and timber floors.

In the heart of Shoreditch, there are plenty of amenities all around you. Boasting a number of popular bars and restaurants.

Old Street underground (Northern line) is just a few minutes' away as are Shoreditch High Street (Overground) and Liverpool Street (Central, Hammersmith & City, Metropolitan and National Rail lines)

Description

The unit is arranged over the ground, mezzanine and lower ground floors of an attractive mixed use block. The unit benefits from a prominent frontage with substantial ceiling heights at ground floor level. Due to the ground floor presence and self-contained nature of the space the unit offers strong branding opportunities in a highly prominent section of Leonard Street.

Accommodation

	ft ²	m ²
Basement	1,702	158.1
Ground	1,700	157.9
Mezzanine	327	30.4
Total	3,729	346.4

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease

A new lease is available from September 2018, direct from the landlord, on a term to be agreed.

Rent

£150,000 per annum exclusive

Service Charge

TBC

Business Rates

Rateable Value 2018/2019 - £106,000

Rates Payable 2018/2019 - £52,258

VAT

TBC

EPC

TBC

Legal Costs

Each party to bear their own legal costs.

Viewing

By appointment with agents **Strettons**
1-3 Sun Street
London
EC2A 2EP

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