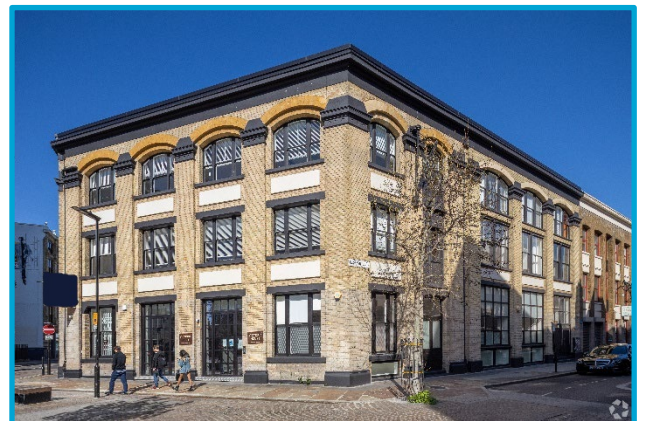
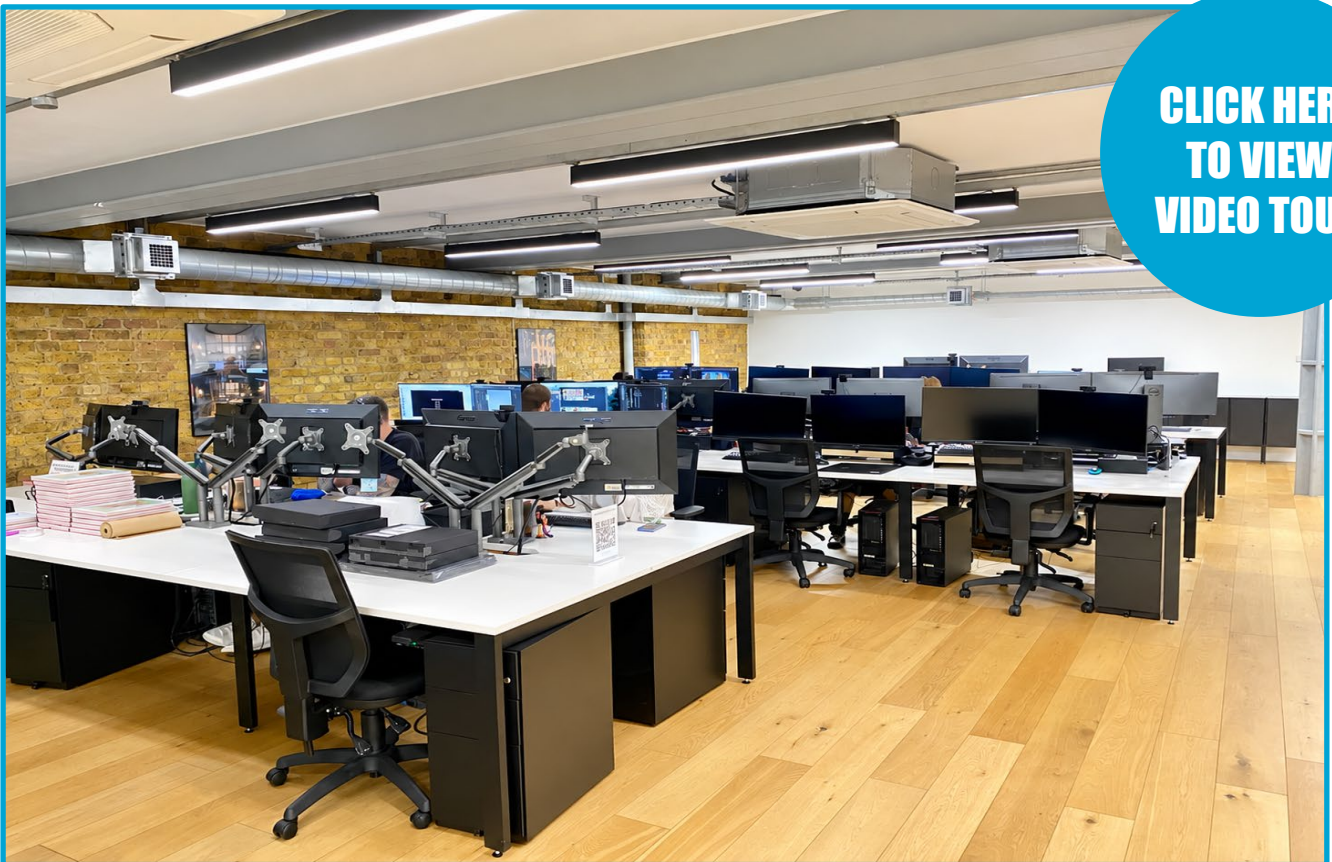
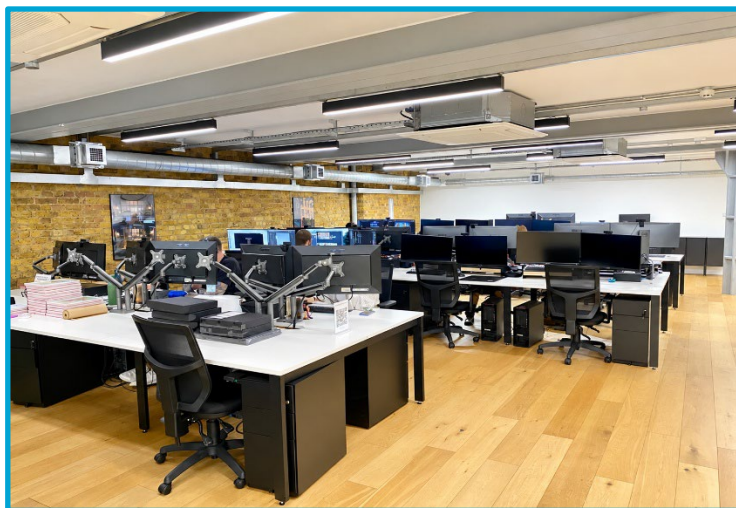
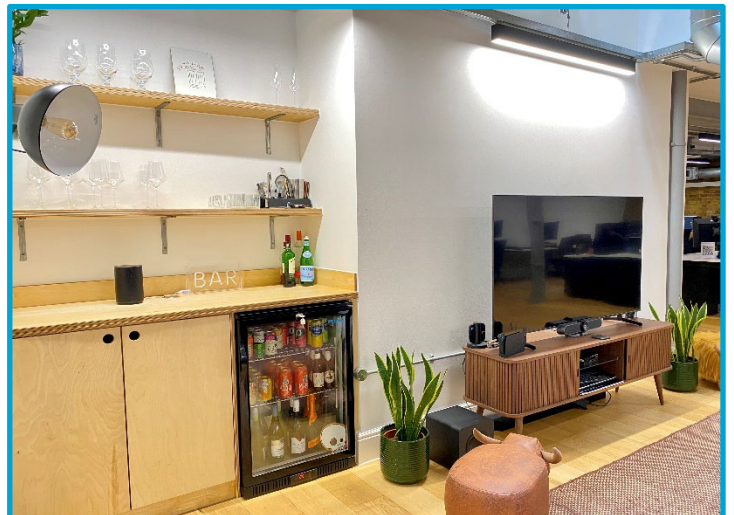
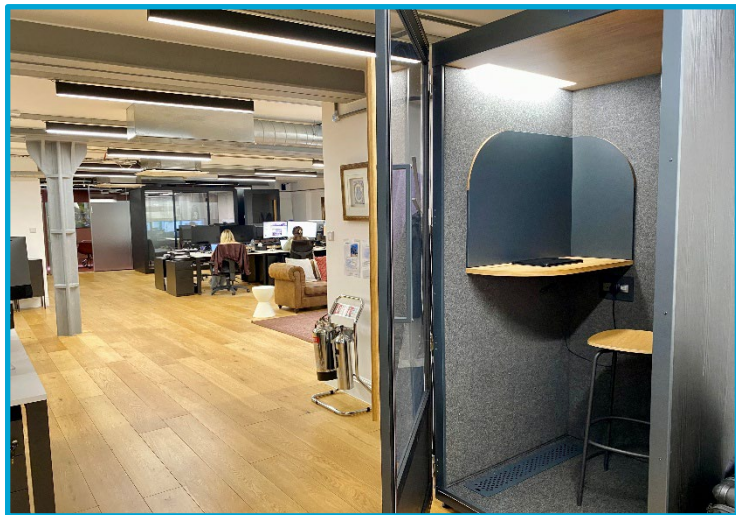
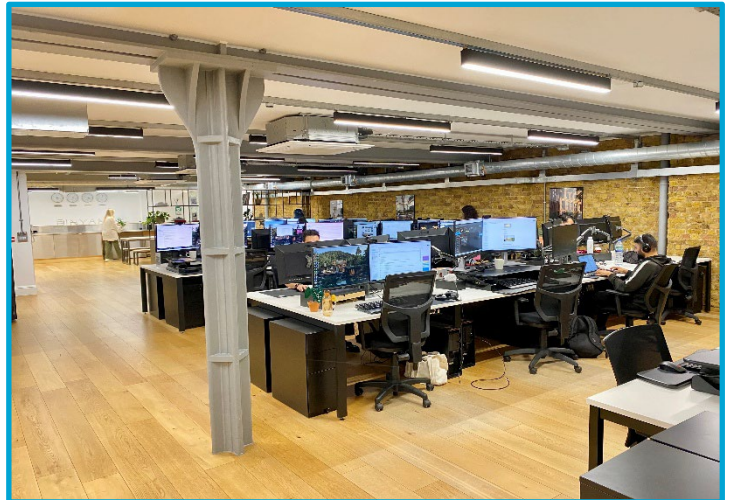
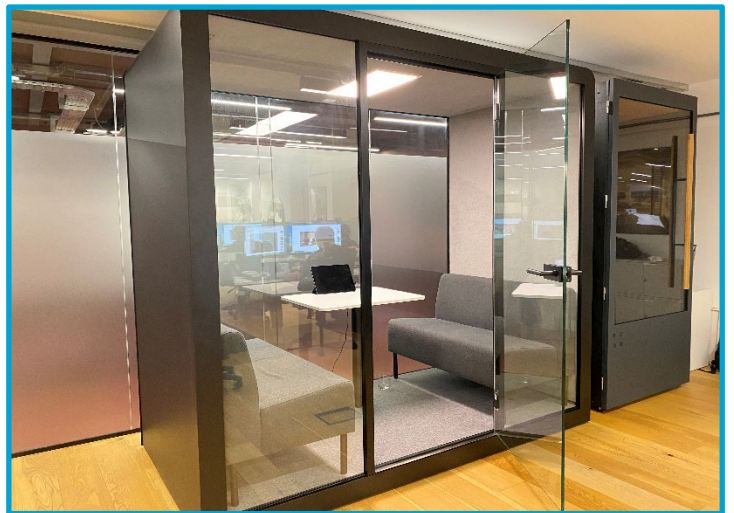


6-12 DESKS AVAILABLE TO OCCUPY NOW
FULLY INCLUSIVE, FLEXIBLE LICENCE TERMS
CREATIVE OFFICE SPACE WITH A FREE BOARDROOM
3 MEETING/CALL PODS AND STAFF BREAKOUT AREAS
ONLY A 5 MINUTE WALK TO OLD STREET STATION

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TO VIEW
VIDEO TOUR**



UNIT B2, VICTORIA HOUSE, 1 LEONARD CIRCUS, LONDON, EC2A 4DQ





Location

Victoria House is positioned on Leonard Circus and located in the heart of Shoreditch. The area is known for its creative atmosphere, historic character and excellent modern amenities. The location provides an attractive setting for a business seeking a well-connected presence within one of London's established commercial districts. Old Street Station is only a 5 minute walk away providing convenient access to the City, West End and wider London via the Northern Line alongside a range of bus services. Shoreditch High Street Overground (7 minute walk) and Liverpool Street (10 minute walk) stations are also within easy reach, providing access to the Elizabeth, Central, Hammersmith & City, District and Overground Lines.

Description

This modern office is located on the lower ground floor of this period warehouse building. The floor has been fully fitted and furnished to a high standard allowing for a prospective occupier to move in quickly without incurring capital expenditure on a new fit-out. There are 6-12 large desks (1,400mm) available and computer screens allowing an occupier to immediately plug in and start working. The office has engineered wooden floors, LED lighting, exposed brickwork and cast iron columns giving the space character along with the benefit of air conditioning throughout. A large atrium light-well is in the middle of the floor alongside pavement windows which deliver a good level of natural light to the unit.

A x10 person boardroom is available to hire at no extra cost. In addition to this, there are soundproofed 2 x1 person meeting pods and 1 x4 person meeting pod for private meetings/calls if the boardroom is in use. This co-working environment provides an energetic feel with breakout areas including a sofa, TV, minibar, a darts board and a large kitchen area fully equipped with cooking essentials.

Features Include

- ✓ Fully fitted and furnished office, ready to move in
- ✓ 6-12 desks (including PC screens) available
- ✓ 1 x10 person boardroom for hire at no extra cost
- ✓ x3 Soundproofed meeting/call pods
- ✓ Breakout areas with sofa, TV, minibar and dart board
- ✓ Large, fully equipped kitchen
- ✓ Good natural light from a large atrium
- ✓ Air-conditioning and LED lighting
- ✓ Passenger lift
- ✓ Engineered wooden floors and exposed brick wall

Accommodation

Unit B2, Lower Ground Floor (2,813 sq ft total)

6-12 desks available now

Terms

A flexible, all-inclusive licence at a price of £400 per desk + VAT per month for a maximum term up to 15th October 2027. The price includes all running costs and is payable monthly.

EPC

The property has an EPC rating of 'C' and valid until 22nd August 2033.

VAT

Applicable

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TO VIEW
VIDEO TOUR**

Further Information & Viewings (via Sole Agents)

Contact

Connor Cummings
Cummings Commercial Ltd.
020 7758 4134
07957 263 140
cmc@cummings-commercial.com



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