

SELF CONTAINED HQ BUILDING

## 3 Scrutton Street

London, EC2A 4HF

**Self-Contained  
Converted Warehouse  
office in the Heart of  
Shoreditch**

**751 sq ft**  
(69.77 sq m)

- Warehouse conversion
- Character features
- Original wooden flooring
- Kitchenette and shower
- Good natural light

# 3 Scrutton Street, London, EC2A 4HF

## Description

This self-contained office is arranged over lower ground and ground floors and provides a flexible space for a range of occupiers. The floors benefit from excellent natural light provided by windows on two aspects and good high floor to ceiling heights. The office further benefits from kitchen/breakout area, toilets and shower facilities.

## Location

Located in the heart of Shoreditch on Scrutton Street close to its junction with Curtain Road. The area offers an ever-changing and eclectic mix of cafés, bars, restaurants and hotels. The building's position between four key transport hubs provides excellent links throughout London and beyond, including Old Street, Moorgate, Liverpool Street and Shoreditch High Street Stations. Crossrail's opening at Liverpool Street Station later this year will further reduce travel times locally and regionally.

## Accommodation

The accommodation comprises the following

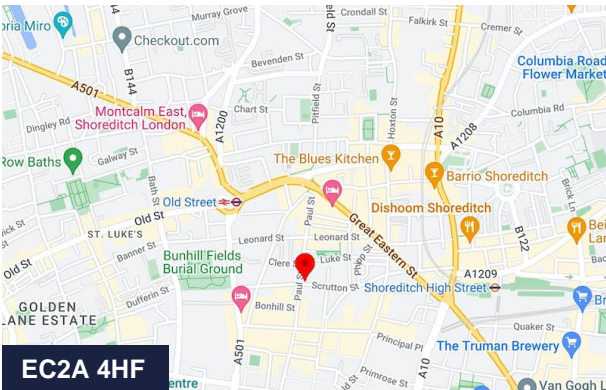
Name	sq ft	sq m	Availability
Lower Ground	400	37.16	Available
Ground	351	32.61	Available
<b>Total</b>	<b>751</b>	<b>69.77</b>	

## Specification

- Character features
- Original wooden flooring
- Painted brickwork
- Kitchenette and shower

## Viewings

Strictly via Stirling Ackroyd



## Summary

Available Size	751 sq ft
Rent	£29.50 per sq ft
Rates Payable	£17.28 per sq ft
Rateable Value	£58,000
Service Charge	N/A
EPC Rating	Upon Enquiry

## Viewing & Further Information



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