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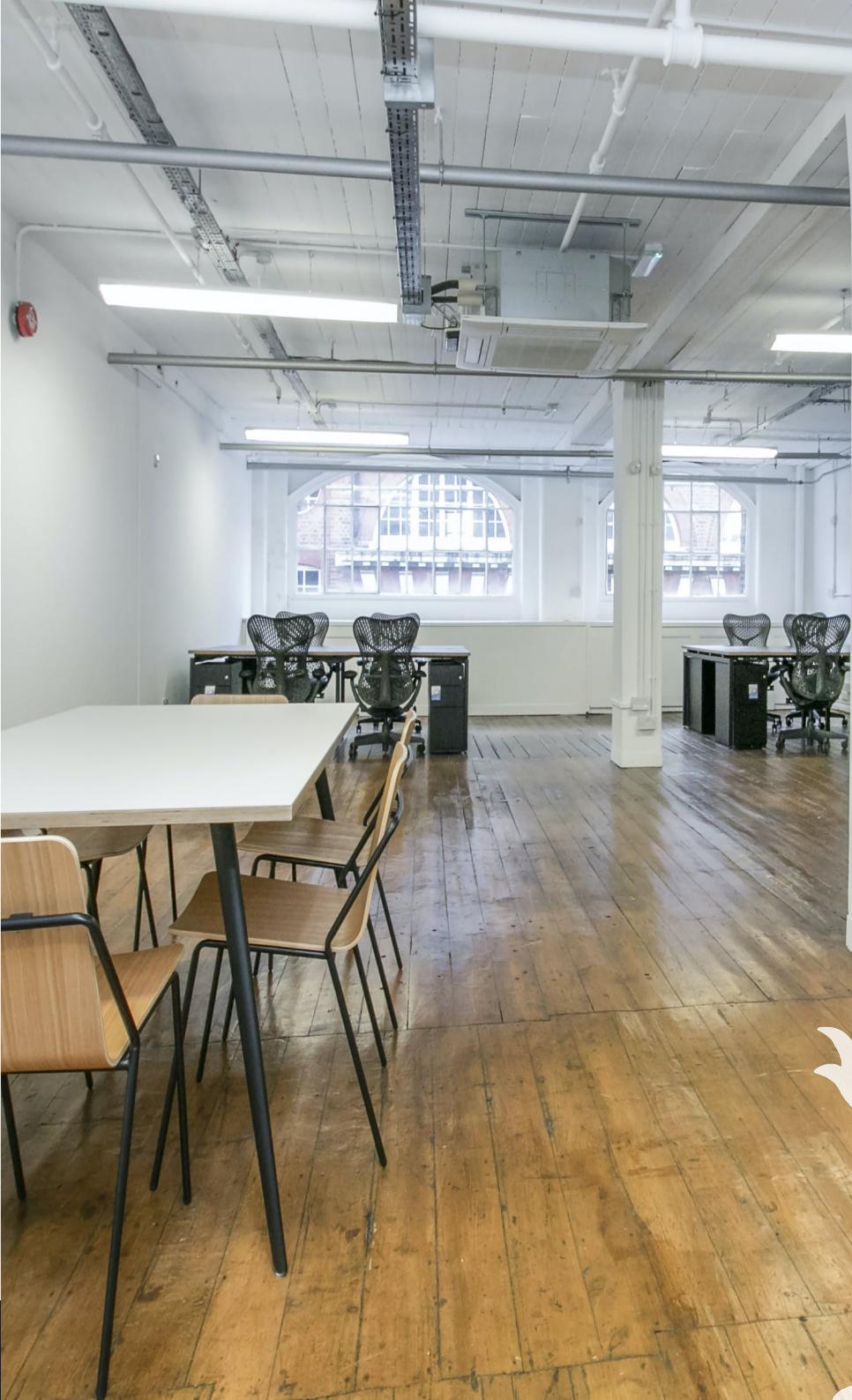
**TO LET**

**Unit 3D1 Zetland  
House, 5-25  
Scrutton Street,  
London, EC2A 4HJ**

1,042 sq ft

An open-plan warehouse  
studio in a popular  
courtyard development.

[stirlingackroyd.com](http://stirlingackroyd.com)



## Description

The office unit has recently been refurbished to a CAT A+ standard, making it the perfect fully furnished plug and play office for your company.

The fully furnished unit comes with eight desks and six person breakout space. Offering the ability to connect to the inhouse dedicated 100MB up and down line, firewalling protection and POE+ network connectivity service.

This warehouse office situated on the third floor of this converted Victorian warehouse building and has an abundance of character including original sash windows, timbers floors, exposed brickwork and excellent floor-to-ceiling heights.

The floor benefits from an open-plan layout with newly installed kitchenette in situ.



## Location

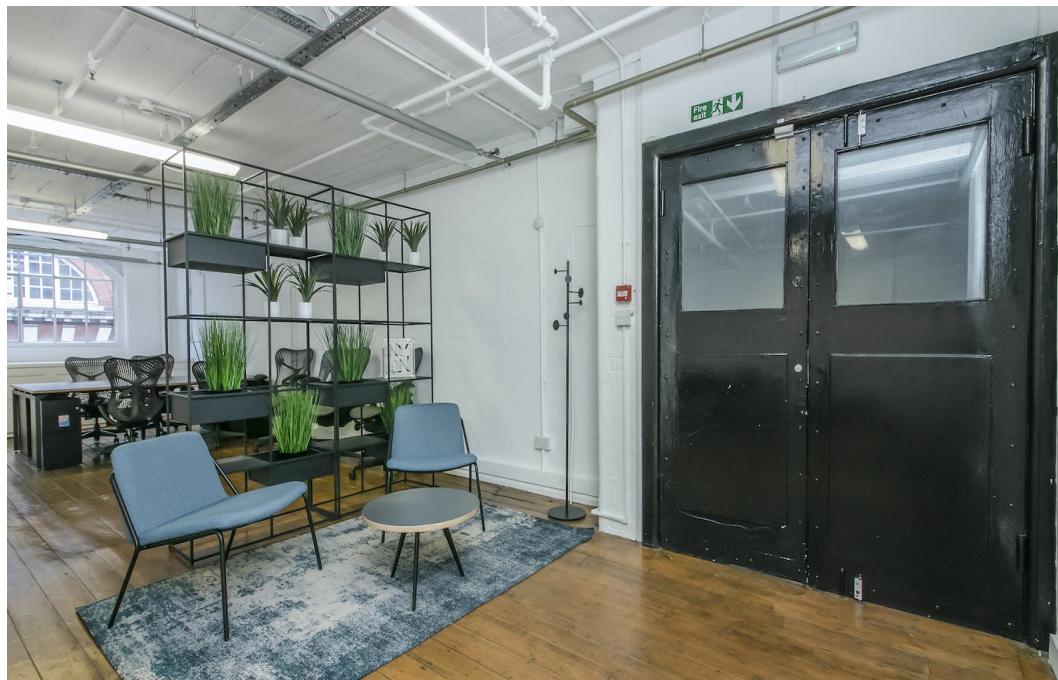
Zetland House is a unique and striking property, situated in the heart of Shoreditch. The building was originally a print works for The Bank of England printing banknotes, stamps and bonds. More recently it was a home for street artist and screen printer Banksy.

Located a short walk from Old Street Station (Northern Line) and Shoreditch High Street Station (London Overground), and with both Moorgate and Liverpool Street Stations under a 10 minute walk away (providing further access to Northern, Circle, Metropolitan and Hammersmith and City lines, as well as National Rail services).



## Key points

- Fully furnished plug and play office
- Excellent on site facilities such as coffee shop, meeting rooms and cafe
- Air conditioning
- Fitted with eight workstations and breakout area
- Cycle storage
- Refurbished
- Well-presented
- Kitchenette



## Rents, Rates & Charges

Lease	New Lease
Rent	£37.50 per sq ft
Rates	£17.81 per sq ft
Service Charge	£4.50 per sq ft
VAT	On application
EPC	C (69)

## Viewing & Further Information



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