



**STIRLING  
ACKROYD**

**TO LET**

**Unit 2D Zetland House,  
5-25 Scrutton Street,  
London, EC2A 4HJ**

**3,364 sq ft**

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



**VIDEO TOUR**

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## Description

The office unit has recently been refurbished including new AC, new lighting and kitchen area. There is also a large crital style glazed meeting room with the remainder of the space being open plan.

Situated on the second floor of this converted Victorian warehouse building and with an abundance of character including large windows running the entire length of one side, timber floors, exposed brickwork and excellent floor-to-ceiling heights.

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## 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).

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## Key points

- Second floor - 3,364 square feet
- Air conditioning
- Crital style meeting room
- Excellent on site facilities such as coffee shop, meeting rooms and cafe
- Open plan workspace
- Kitchenette
- Cycle storage
- Lots of features, timber flooring, exposed brickwork etc

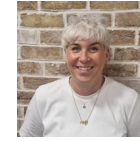




## Rents, Rates & Charges

Lease	New Lease
Rent	£45.00 per sq ft
Rates	£20 per sq ft
Service Charge	£4.50 per sq ft
VAT	Applicable
EPC	C (62)

## Viewing & Further Information



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