

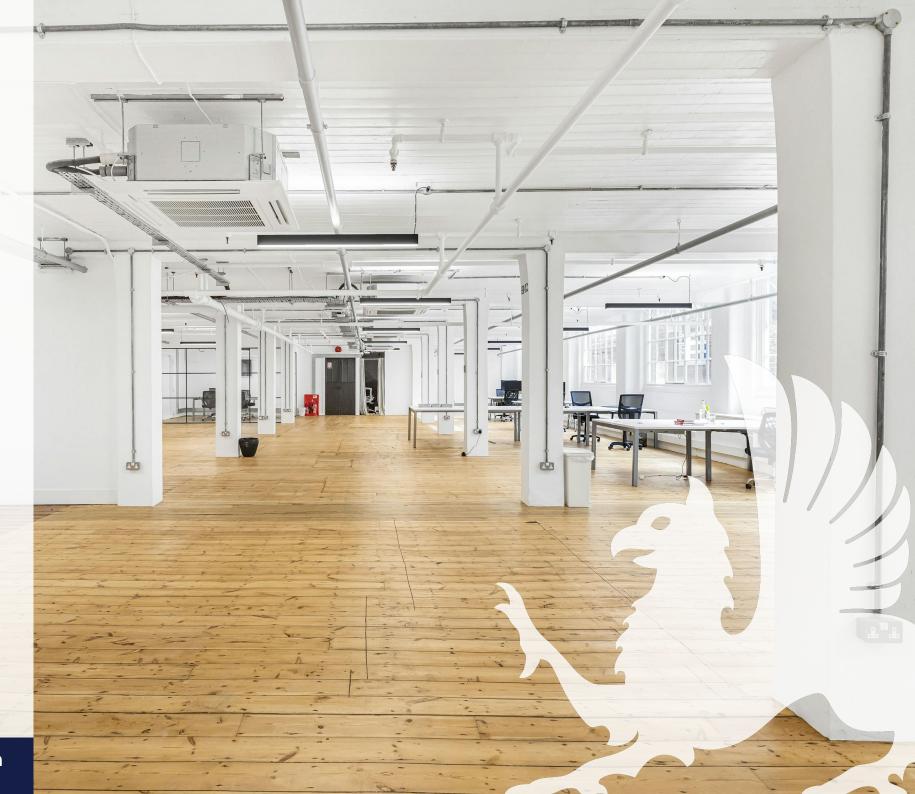
TO LET

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.





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.

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

- 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













Accommodation

Name	sq ft	sq m	Availability
2nd - Unit 2D	3,364	312.53	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£20 per sq ft
Service Charge	£4.50 per sq ft
VAT	Applicable
EPC	C (62)

Viewing & Further Information



Harry Mann 020 3967 0103 hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com



Brett Sullings 020 3967 0103 07826547772 bretts@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 27/09/2024