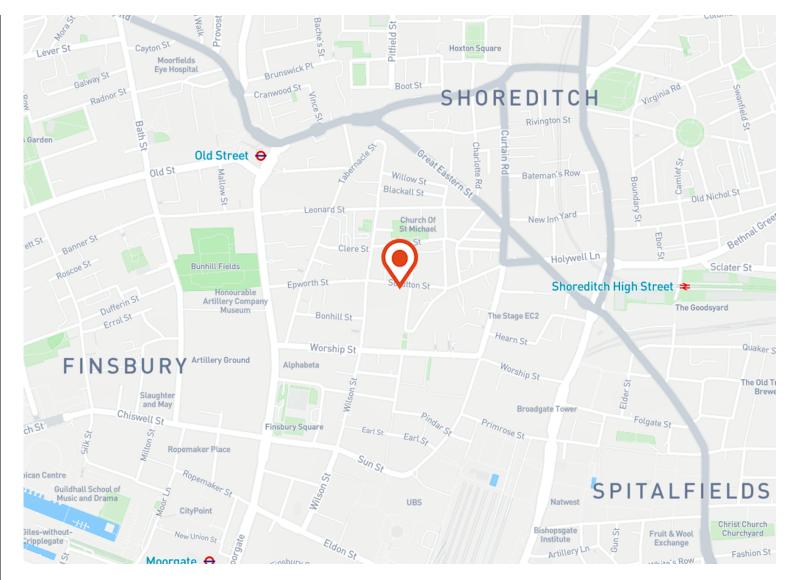
# Compton Shoreditch Shoreditch Works 2-20 Scrutton Street EC2A 4RP Newly refurbished, characterful offices, available on both a conventional and managed basis in a vibrant Shoreditch location. **For Rent** 663 to 8,169 ft <sup>2</sup> 020 7101 2020 compton.london

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#### Location

Shoreditch is a buzz of bars, restaurants and art galleries. It has transformed from a commercial district into a thriving metropolis of young media, design and fashion companies.

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 & City Lines, the Elizabeth Line, as well as national rail services).

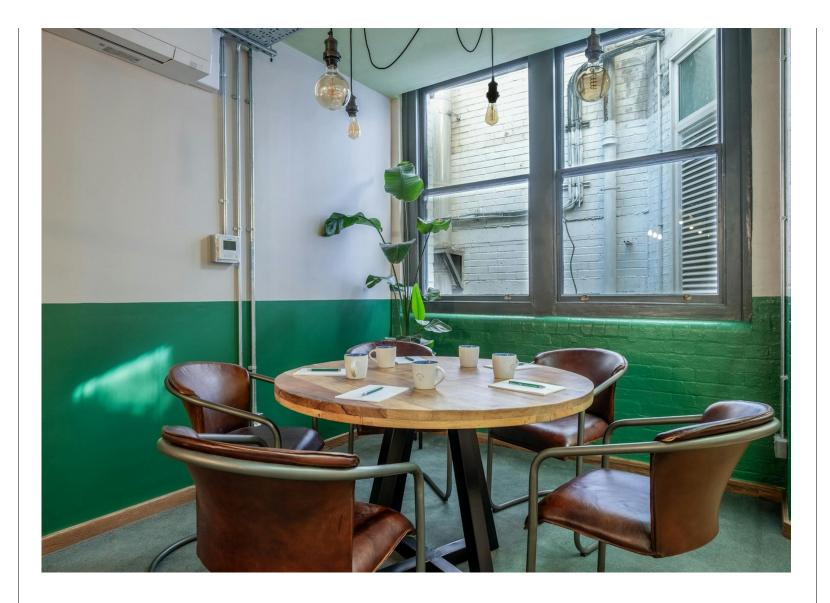
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#### **Amenities**

- Newly refurbished office units
- Available on flexible leasesboth conventional and managed
- Can be offered fully managed from £110psf
- Can be offered CAT A or Fully Fitted
- **–** Fibre internet installed
- Wooden flooring throughout
- New kitchenettes installed
- Air conditioning installed
- Onsite Building Manager
- Communal Meeting Rooms
- Communal Call Booths
- **–** Internal Bike Storage
- Onsite Showers & Lockers
- Disabled Lift and Shower

### **Description**

Each office has been newly refurbished, benefiting from a fitted kitchenette, entry phone system, air conditioning, and wooden flooring.

The building benefits from a well-presented reception, communal meeting rooms, cycle and shower facilities, as well as an onsite gym and building manager.

Flexible contracts are available to suit individual company needs.

A managed option is available - further information is available upon application.

Units can be provided fitted with furniture - subject to a premium on the rent.

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#### Content

Watch the film



View on Website



### Viewings

Strictly via Compton or our Joint Agent, The Workplace Company

#### **Terms**

New lease direct from the Landlord.

#### VAT

VAT is applicable.

### **Local Authority**

The Local Authority is the Hackney Council, for any queries related to the Business Rates.

### **Legal Costs**

Each party is to bear their own legal costs.

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### Floor Areas & Outgoings

The accommodation comprises the following areas:

| Name     | sq ft | Rent (sq ft) | Rates Payable<br>(sq ft) | Service Charge<br>(sq ft) | Total month | Total year | Availability |
|----------|-------|--------------|--------------------------|---------------------------|-------------|------------|--------------|
| 4th - 32 | 784   | £57.50       | £17                      | £11                       | £5,586      | £67,032    | Available    |
| 4th - 8  | 635   | £57.50       | £17                      | £11                       | £4,524.38   | £54,292.50 | Available    |
| 3rd - 18 | 936   | £57.50       | £17                      | £11                       | £6,669      | £80,028    | Available    |
| 2nd - 27 | 843   | £57.50       | £17                      | £11                       | £6,006.38   | £72,076.50 | Available    |
| 1st - 25 | 841   | £62.50       | £17                      | £11                       | £6,342.54   | £76,110.50 | Available    |
| 1st - 5  | 834   | £57.50       | £17                      | £11                       | £5,942.25   | £71,307    | Available    |

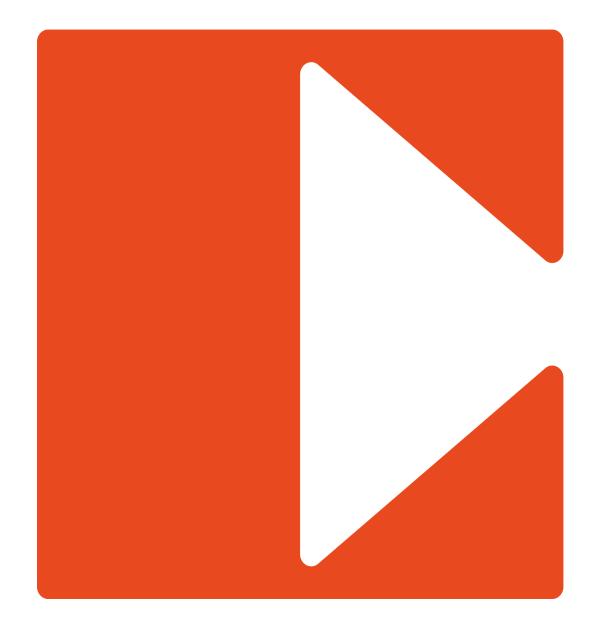
#### Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Sonia Oberoi so@compton.london +44 (0) 7483 882 598

Andy Gilbert ag@compton.london 07833993714

Shaun Simons ss@compton.london 07788 423131



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