

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

635 ft²

020 7101 2020
compton.london

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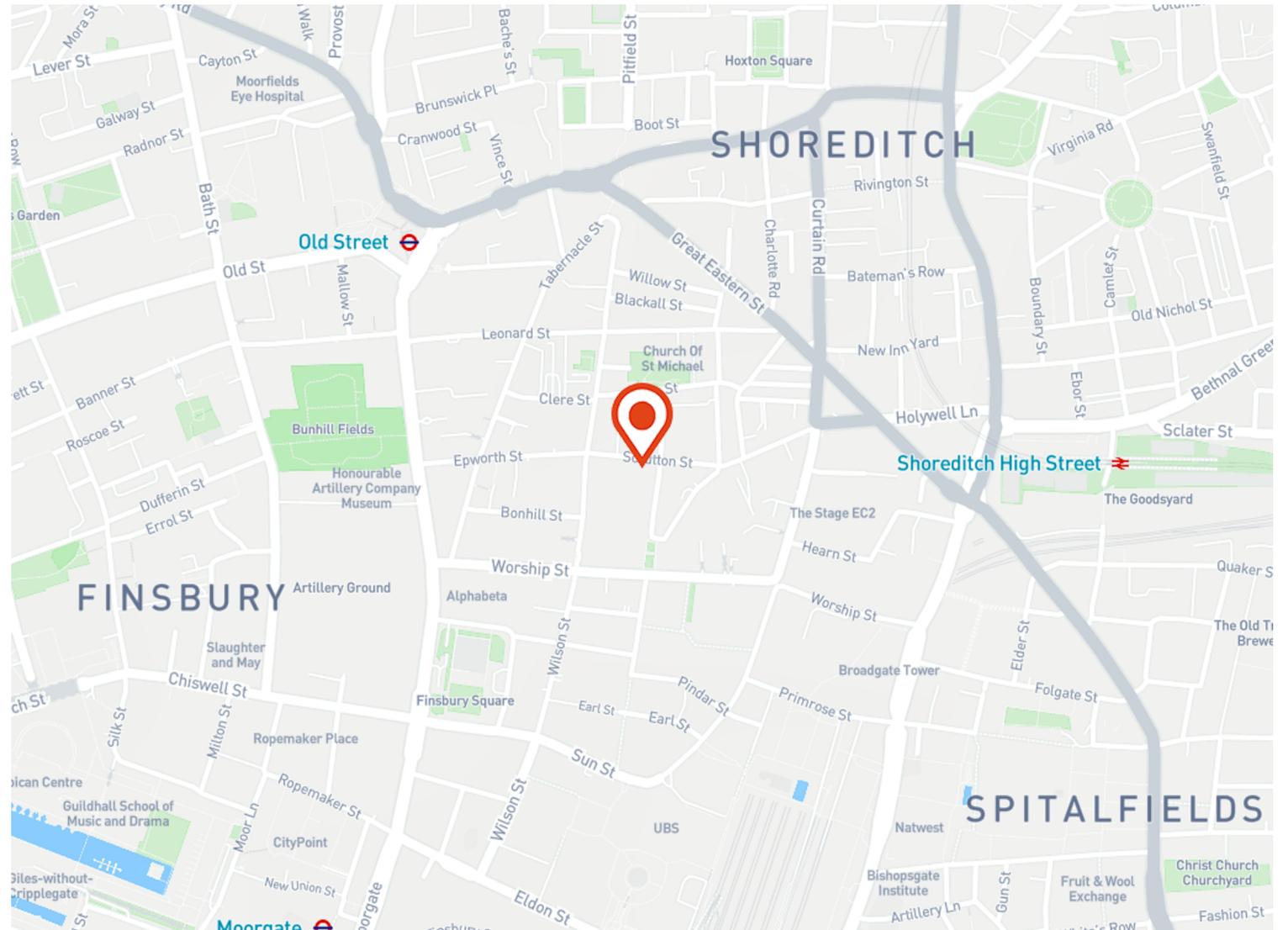
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Location

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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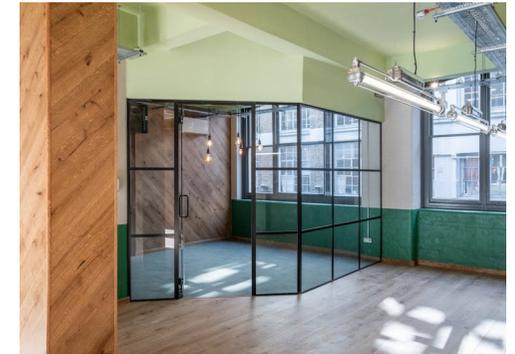
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Amenities

- Newly refurbished office units
- Available on flexible leases- both conventional and managed
- Can be offered fully managed from £115psf
- 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 (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
4th - 8	635	£45	£18.23	£13.50	£4,060.30	£48,723.55	Available
3rd - 18	936	£45	£17	£11	£5,694	£68,328	Under Offer
1st - 26	950	£57.50	£18.23	£13.50	£7,064.04	£84,768.50	Available
1st - 5	834	£45	£18.23	£13.50	£5,332.74	£63,992.82	Available

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Contact Us

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

Sonia Oberoi
so@compton.london
07483 882 598

Andy Gilbert
ag@compton.london
07833 993 714

Shaun Simons
ss@compton.london
07788 423131

