



TO LET

**Unit 1B2, Zetland House,
5-25 Scrutton Street,
London, EC2A 4HJ**

1,131 sq ft

1131 sq ft open plan first
floor media style office



VIDEO TOUR

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Description

Located on Scrutton Street in the heart of Shoreditch. Shoreditch is the gateway to tech-city, often referred to as Silicon Roundabout, with new and inventive pop-up restaurants, bars and cafes forever opening. It is an exciting and fun place to work and live.

Just 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, as well as National Rail services).

Location

Accessible from via the main entrance of Zetland House. Old Street, Liverpool Street and Shoreditch High Street Stations are located nearby

Key points

- Self-contained open plan office
- Excellent natural light
- Wooden flooring
- Exposed brickwork





Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£20 per annum
Service Charge	£3.50 per sq ft
VAT	On application
EPC	On application

Viewing & Further Information



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