



**TO LET**

**Lwr Grd E, Zetland  
House, 5-25 Scrutton  
Street, London, EC2A  
4HJ**

**3,407 sq ft**

**Lower ground floor open  
plan studio**



**VIDEO TOUR**

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## Description

Comprising Unit E on the lower ground floor of Zetland House, a substantial Shoreditch warehouse conversion.

The premises is configured as an open plan workspace with glazed meeting rooms, large kitchen and break out areas, storage room and direct access to the goods lift. The space has excellent ceiling height and a very good level of natural light from a large glazed pitched skylight.

Air conditioned throughout and available by way of a lease assignment or a new lease by negotiation from the landlord.

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## Location

Zetland House is situated on Scrutton Street close to its junction with Paul Street and Clifton Street. A short walk to Liverpool Street allowing quick and easy access to the Elizabeth Line, Underground and National Rail lines.

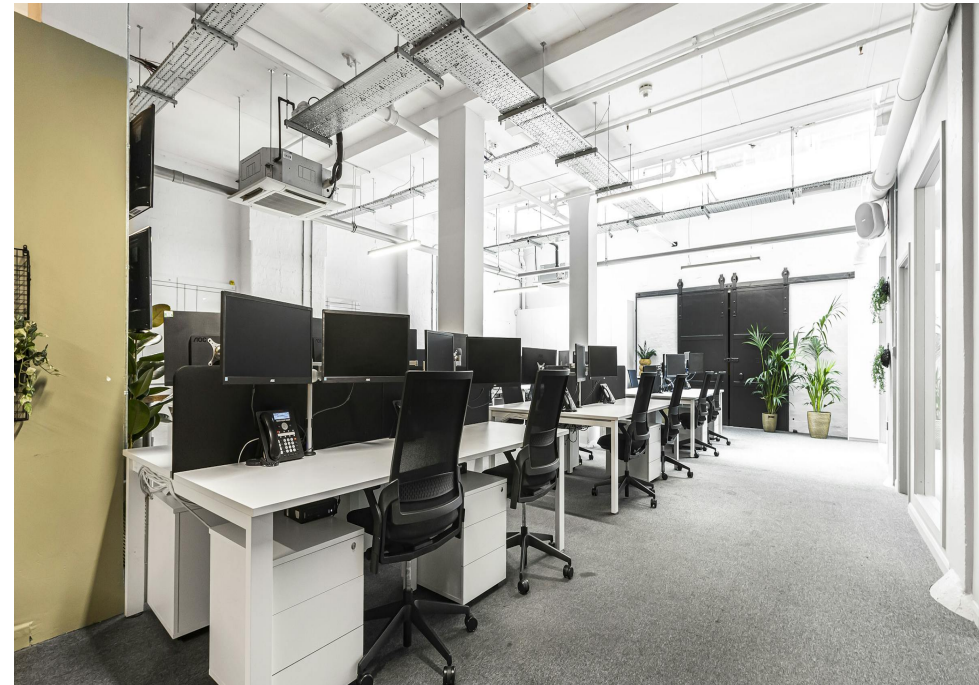
The area is surrounded by a number of restaurants, bars and coffee shops and also two street food markets on Leonard Circus and Clifton Street.

Zetland House is home to a number of creative occupiers and is dog friendly.

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## Key points

- Total space - 3,565 square feet
- Open plan
- Warehouse conversion
- Natural light from large glazed skylight
- Excellent ceiling height
- Large kitchen/break out area
- Goods lift
- Meeting rooms





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## Accommodation

Name	sq ft	sq m	Availability
Lower Ground	3,565	331.20	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£29.50 per sq ft
Rates	£10 per sq ft
Service Charge	£4 per sq ft
VAT	Applicable
EPC	C (59)

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## Viewing & Further Information



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