



**STIRLING  
ACKROYD**

## **TO LET**

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

**6,225 sq ft**

**Stunning Shoreditch  
penthouse office with  
roof terrace**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

A rarely available creative studio in Zetland House, arranged over the 4th floor, the space provides a mix of modern amenities such as air conditioning and LED strip lighting alongside warehouse features such as original timber floors, exposed brickwork, exposed cast iron columns throughout, large pitched skylights throughout providing fantastic natural light.

This floor offers private wrap around roof terrace, open plan work areas, six meeting rooms of varying sizes, a large professional sized kitchen area with break out area, the space further benefits from lift access and use of the communal courtyard and onsite facilities which include bookable meeting rooms, deli cafe, nail bar and hairdresser and the Vault gym (discount available to tenants of Zetland House)

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## Location

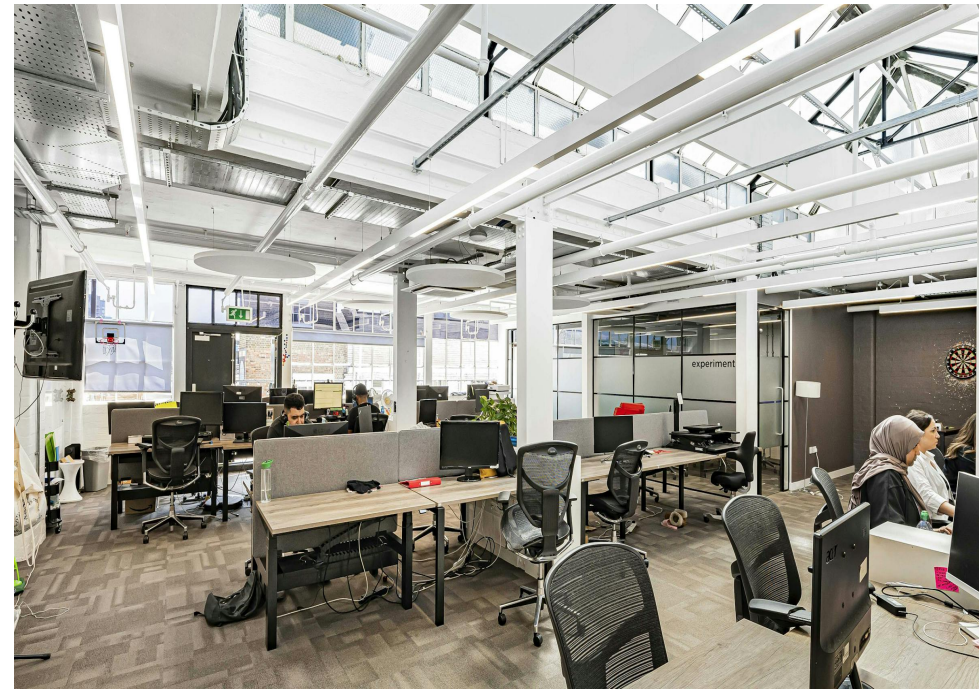
Zetland House is a unique and striking property, situated in the heart of Shoreditch, located on Scrutton Street close to the junctions with Clifton Street and Paul Street - a fantastic spot with lots of bars, restaurants and street food vendors on the doorstep.

Located a short walk from Liverpool Street, Shoreditch High Street and Old Stations - a perfect location in the heart of the City Fringe.

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## Key points

- Rarely available top floor space
- Roof terrace
- Large industrial style kitchen/break out area
- 6 meeting rooms
- Huge skylights throughout
- Lift
- Set within courtyard with onsite porter
- Timber flooring





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## Rents, Rates & Charges

Lease	New Lease
Rent	£52.50 per sq ft
Rates	£19 per sq ft
Service Charge	£4.50 per sq ft
VAT	Applicable
EPC	D (88)

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## Viewing & Further Information



**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com



**Theo Beckford**  
0203 911 3666  
07584253887  
tbeckford@stirlingackroyd.com

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## Joint Agents

BELCOR (Joint Agent) <br> 020 7375 3444

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