



## TO LET

**Boiler Room, Zetland House, 5-25 Scrutton Street, London, EC2A 4HJ**

3,039 sq ft

Unique 3,039 square feet lower ground floor media style office with mezzanine



**VIDEO TOUR**

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## Description

An incredible double height warehouse space comprising over 3,000 square feet of inspiring workspace. The design led fit out including a number of glazed meeting rooms, coupled with the abundance of original features including exposed brickwork, exposed columns and polished concrete flooring provide a creative and inspiring place to work.

Benefitting from its own self-contained entrance from Scrutton Street with a ground floor reception area and DDA compliant lift, the space really needs to be seen to fully appreciate the volume and aesthetic - early viewings are recommended.

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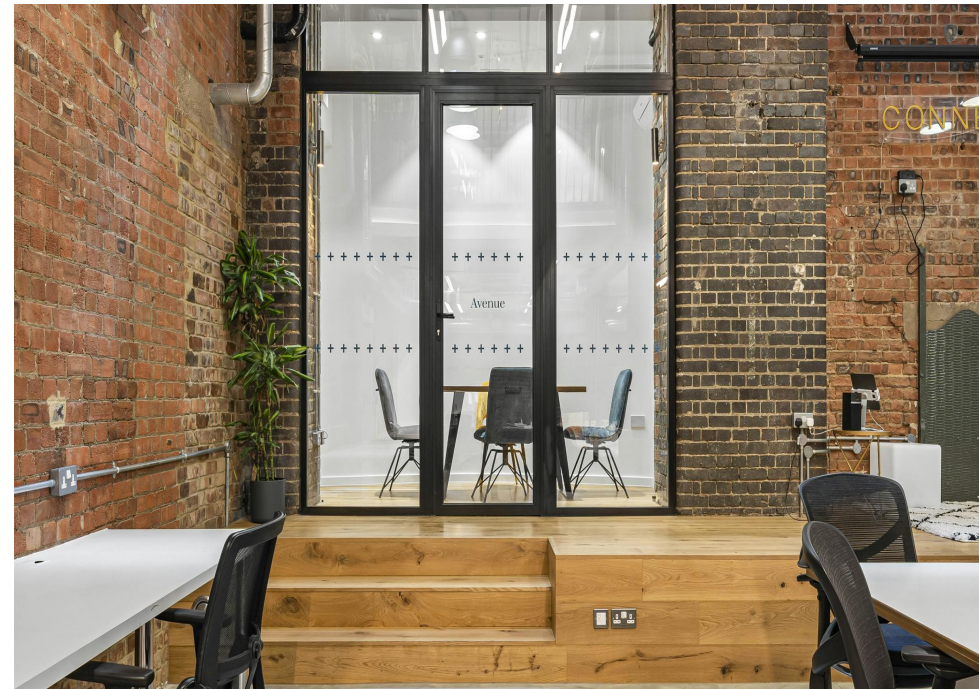
## Location

Shoreditch is London's latest hot spot with a captivating mix of bars, restaurants and art galleries. It has transformed from a commercial district into a thriving metropolis of young media, design and fashion companies. Zetland House is the heart of the area and comprises a community of creative businesses which benefit from the onsite facilities including manned courtyard reception, bookable meeting rooms, Alchemy coffee house, ZCafe deli, gym and nail/hair salon.

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## Key points

- Total unit - 3,039 square feet
- Double height unit with mezzanine
- Self-contained open plan office
- Natural light
- Wooden flooring
- DDA compliant lift
- Exposed brickwork
- Various glazed meeting rooms







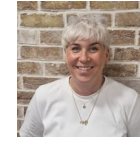
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## Rents, Rates & Charges

Lease	New Lease
Rent	Rent on application
Rates	£15 per sq ft
Service Charge	£4.50 per sq ft
VAT	Applicable
EPC	E (102)

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## Viewing & Further Information



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## Joint Agents

BELCOR (Joint Agent) 020 7375 3444

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