



**TO LET**

**First and Second Floors,  
51 Scrutton Street,  
London, EC2A 4PJ**

1,372 sq ft

Duplex warehouse style  
office space



**VIDEO TOUR**

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## Description

Comprising a first and second floor interconnected office space within an authentic Victorian warehouse building. The studio style office provides an excellent creative working environment, benefitting from dual aspect natural light, superb ceiling heights, timber flooring, exposed brickwork and exposed timber trusses.

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## Location

The premises are located on Scrutton Street close to the junction with Phipp Street. The building is well positioned in the heart of Shoreditch and just a short walking distance from Old Street roundabout and Liverpool Street.

The location benefits from being amongst a host of bars, restaurants, hotels and some of the leading commercial occupiers in the City Fringe.

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## Key points

- Prime location
- Good ceiling heights
- Exposed pitched roof
- Exposed brickwork
- Air conditioning
- Timber flooring





## Rents, Rates & Charges

Lease	New Lease
Rent	£44 per sq ft
Rates	£12.20 per sq ft
Service Charge	tbc
VAT	Applicable
EPC	D (95)

## Viewing & Further Information



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