



TO LET

Unit 1A, Zetland House,
5-25 Scrutton Street,
Shoreditch, London,
EC2A 4HJ

2,323 sq ft

Open plan first floor
warehouse office floor in
Zetland House



[VIDEO TOUR](#)

stirlingackroyd.com



Description

Zetland House is home to a variety of unique workspaces ranging from smaller units right up to larger penthouse spaces, whatever size or style, there is something for everyone which is what makes Zetland House such an exciting community.

Unit 1A benefit from a completely open plan layout with original timber floors, exposed brickwork, newly fitted kitchen and wc's.

Tenants have full use of the communal space which includes, onsite hairdressers, gym coffee roasters and private meeting rooms that can be booked for private hire.

Location

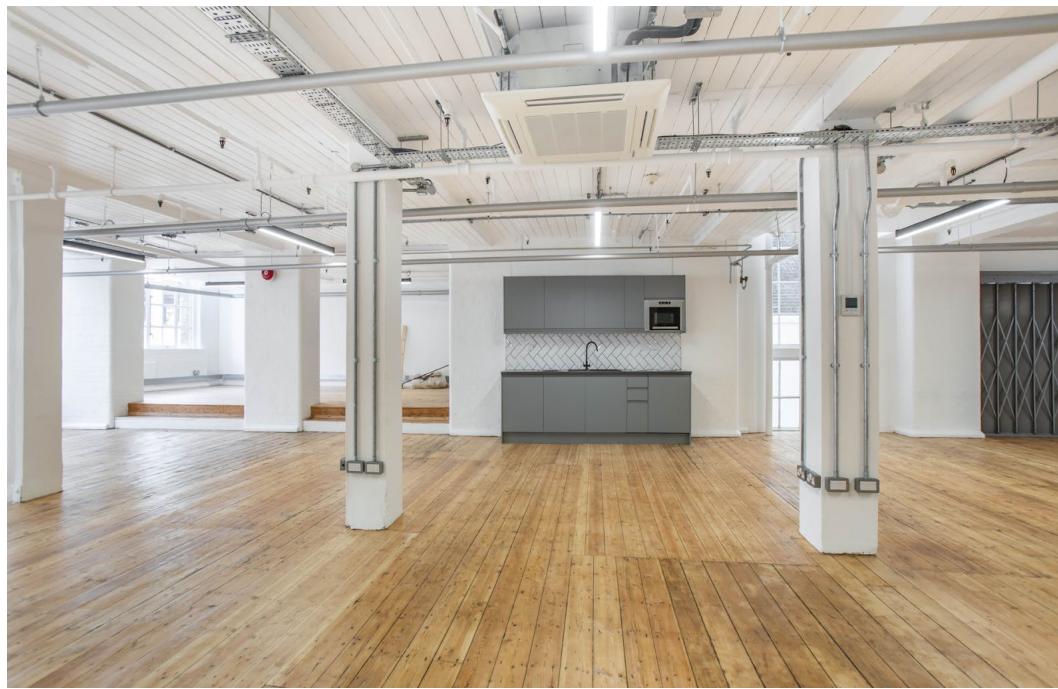
Located on Scrutton Street in the heart of Shoreditch. Shoreditch is the gateway to tech-city, often referred to as Silicon Roundabout, with new and inventive pop-up restaurants, bars and cafes forever opening. It is an exciting and fun place to work and live.

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).

Key points

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





Accommodation

Name	sq ft	sq m	Availability
1st	2,323	215.81	Let

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£13.58 per annum
Service Charge	£3.50 per sq ft
VAT	On application
EPC	On application

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

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 20/09/2024