



**STIRLING
ACKROYD**

TO LET

**Unit 1H, Zetland House,
5-25 Scrutton Street,
London, EC2A 4HJ**

2,738 sq ft

**Creative warehouse
office in the heart of
Shoreditch**



VIDEO TOUR

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Description

Comprising an open plan newly refurbished first floor office studio accessed via the Clifton Street entrance of Zetland House. The studio space has excellent ceiling height and windows to three elevations making it a perfect environment for creative occupiers.

The space benefits from air conditioning, original timber floor, exposed services and access to the goods lift.

Zetland House is a fantastic place to work, home to a number of creative, tech and design companies who enjoy being part of the community, with its bookable meeting rooms, on site cafe, hair salon and PT, and on-site porter, these units always let quickly and an early viewing is recommended.

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.

Located 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 ten-minute walk away (providing further access to Northern, Circle, Metropolitan and Hammersmith & City lines, as well as National Rail services).

Key points

- First floor - 2,738 square feet
- Creative studios in the heart of Shoreditch
- Self-contained open plan office
- Exposed brickwork and timber flooring
- Brand new modern fitted kitchen
- Fantastic natural light with dual aspect windows
- Goods lift
- Shower and toilets





Accommodation

Name	sq ft	sq m	Availability
1st - Office	2,738	254.37	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£49.50 per sq ft
Rates	£18 per sq ft
Service Charge	£4 per sq ft
VAT	On application
EPC	On application

Viewing & Further Information



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