

Commercial Office Space  
1,510 sq ft / 2,504 sq ft / 3,364 sq ft  
**Office suites in converted Shoreditch warehouse**

# TO LET

**Zetland House, 5-25 Scrutton Street, Shoreditch,  
EC2A 4HJ**



\*Photo of unit 2D during previous tenants occupation

## LOCATION

Located on the corner of Scrutton Street and Paul Street in the heart of Shoreditch. Situated just north of Liverpool Street station and surrounded by bars, cafes and restaurants.

## TRANSPORT

Old Street Station (Northern Line and First Capital Connect)  
Liverpool Street Station (Mainline and London Underground services)  
Shoreditch High Street (East London Line)  
Barclays Bike Hire (Paul Street/Leonard Street)



\*Unit 3D prior to refurbishments which will be carried out

### DESCRIPTION

The building was originally a print works for the Bank of England. Today it has been refurbished with modern businesses in mind, whilst maintaining its extensive structure & original period features.

### AMENITIES

- Former warehouse
- Exposed wooden floors
- Feature walls
- Good natural daylight
- Air conditioning
- 24 hour security
- Coffee shop within building
- Private office
- Bike store (with CCTV)

### APPROXIMATE FLOOR AREAS

Unit 3B	2,504 sq ft	232.6 sq m
Unit 3D	1,510 sq ft	140.2 sq m
Unit 2 D	3,364 sq ft	312.5 sq m

### LEASE

A new lease is available for a term by arrangement.

### RENT

£30.00 per sq ft plus VAT.

### SERVICE CHARGE

£3.53 per sq ft plus VAT.

### RATES

The current rates payable are estimated to be £11.00 per sq ft.

Interested parties should contact the London Borough of Hackney to verify these figures.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

### PLEASE CONTACT

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