

Compton

For Rent
**28 Scrutton Street
Shoreditch EC2**



5,500 sq ft Self-Contained Unit in Prime Shoreditch Available Now

For Rent

28 Scrutton Street
Shoreditch EC2A

Size

5,499 Ft²

Rent

£59.50 per sq ft

Fitout

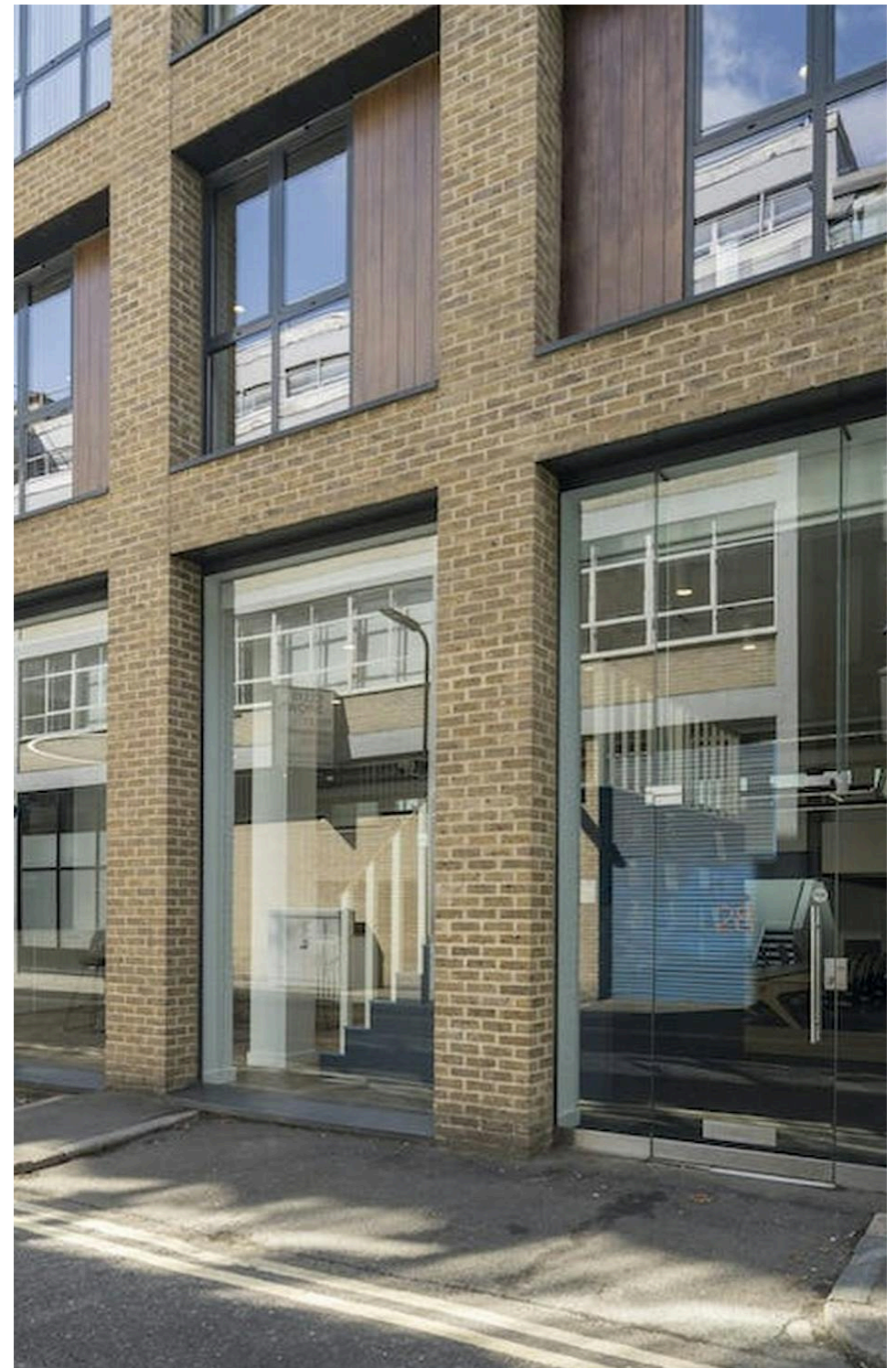
Fitted

Description

This exceptional self-contained unit on Scrutton Street is arranged over ground, mezzanine and a small lower ground, offering impressive ceiling heights and excellent natural light throughout. Fully fitted and furnished to a high standard, the space features parquet wood flooring and a thoughtfully designed fit-out including 48 desks, five meeting rooms, two phone booths and two generous breakout areas.

Practical amenities include on-site bike storage and showers, while a prominent branding opportunity on the frontage provides strong visibility. An ideal plug-and-play workspace for an occupier seeking a distinctive and efficient office environment.

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High Table Work Area

Size

5,499 Ft²

Rent

£59.50 per sq ft

Fitout

Fitted

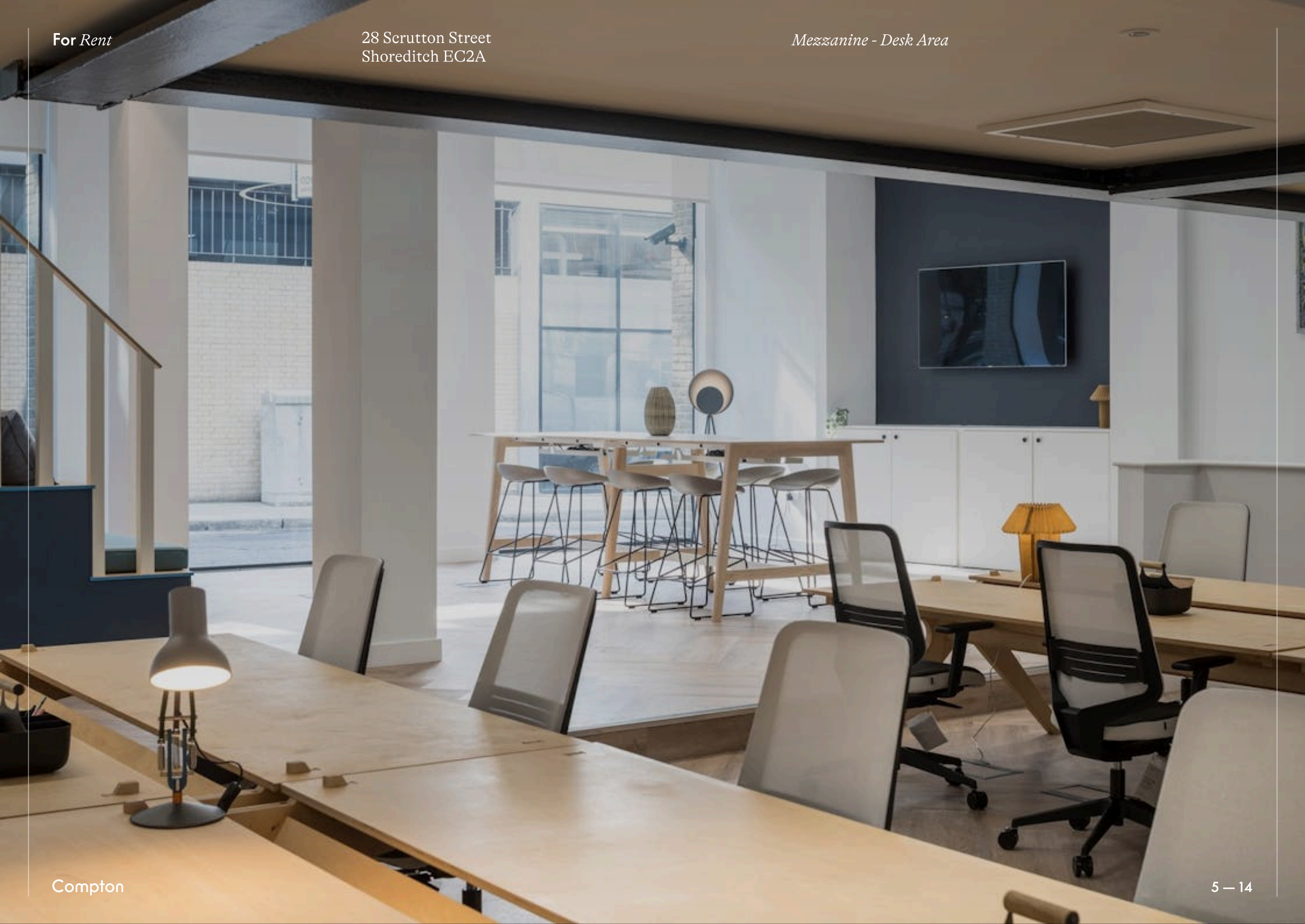


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Mezzanine - Desk Area



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Desk Area



Ground Floor- Desk Area

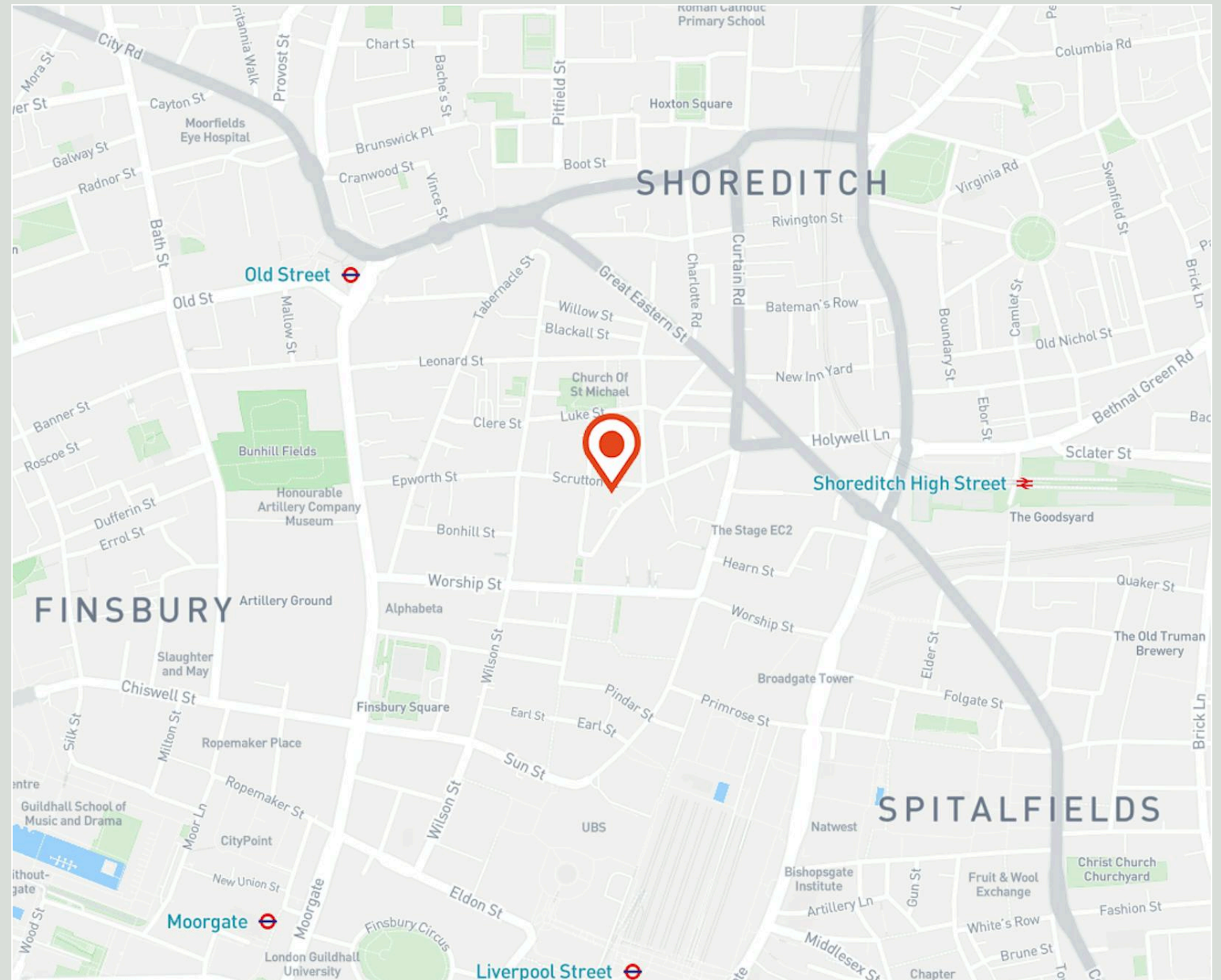
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Location

Shoreditch is a buzz of bars, restaurants and art galleries. It has transformed from a commercial district into a thriving metropolis of young media, design and fashion companies.

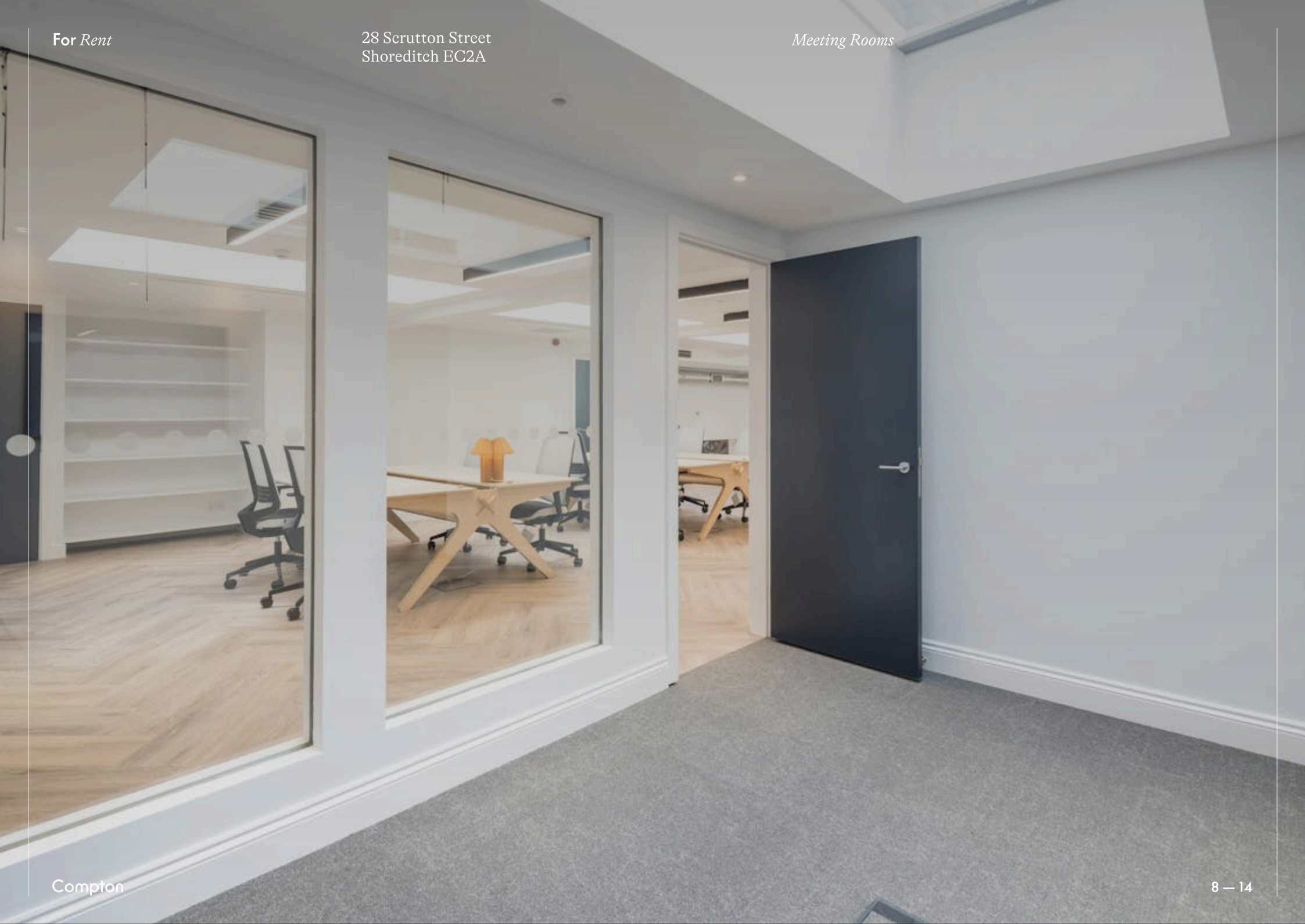
Located a short walk from Old Street station (Northern Line) and Shoreditch High Street station (London Overground), and with both Moorgate and Liverpool Street stations under a 10 minute walk away (providing further access to Northern, Circle, Metropolitan and Hammersmith & City Lines, the Elizabeth Line, as well as national rail services).



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Meeting Rooms



For Rent

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Amenities

- Self-Contained Unit Arranged over Ground, Mezzanine and small Lower Ground
- Excellent Ceiling Height and Natural Light Throughout
- Fully Fitted and Furnished to include 48 Desks, 5 Meeting Rooms, 2 Phone Booths and 2 Large Breakout Areas
- Bike Storage and Showers in situ
- Branding Opportunity on the Frontage
- EPC B



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Desk Area

For Rent

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
Mezzanine	2,164	£59.50	£24	£3	£86.50	£15,598.83	£187,186	Available
Ground	2,870	£59.50	£24	£3	£86.50	£20,687.92	£248,255	Available
Lower Ground	465	£59.50	£24	£3	£86.50	£3,351.88	£40,222.50	Available
Total	5,499	£59.50	£24	£3	£86.50	£39,638.63	£475,663.50	

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Tenure

New Lease

Availability

Available Immediately

VAT

Applicable

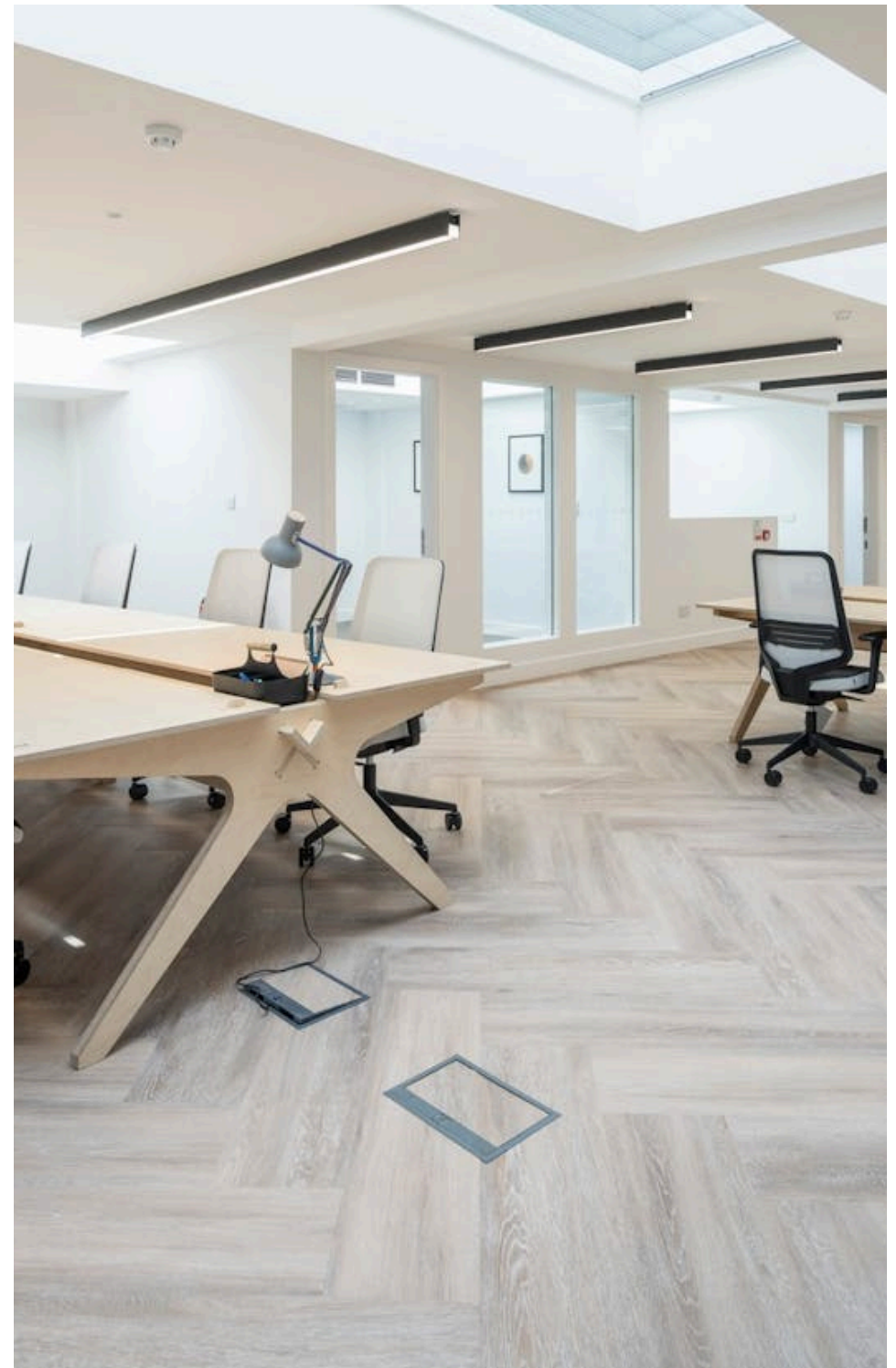
Compton Concierge

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Contact Us

[compton.london](https://www.compton.london)

020 7101 2020

enquiries@compton.london

All appointments to view must be arranged via sole agents, Compton, through:



Sonia Oberoi

so@compton.london

020 7101 2020 | 07483 882 598



Emma Higgins

eh@compton.london

0207 101 2020 | 07769 605 295

JOINT AGENTS

James Taylorson (Ellis Brown)

02037450060 | 07843668730

Toby Thomas (Ellis Brown)

07494 292 759 | 020 3745 0060

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