

# Compton



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## London

Shoreditch Works  
2-20 Scrutton Street  
EC2A 4RP

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Newly refurbished, characterful offices, available on both a conventional and managed basis in a vibrant Shoreditch location.

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## For Rent

663 to 8,169 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)

# Compton

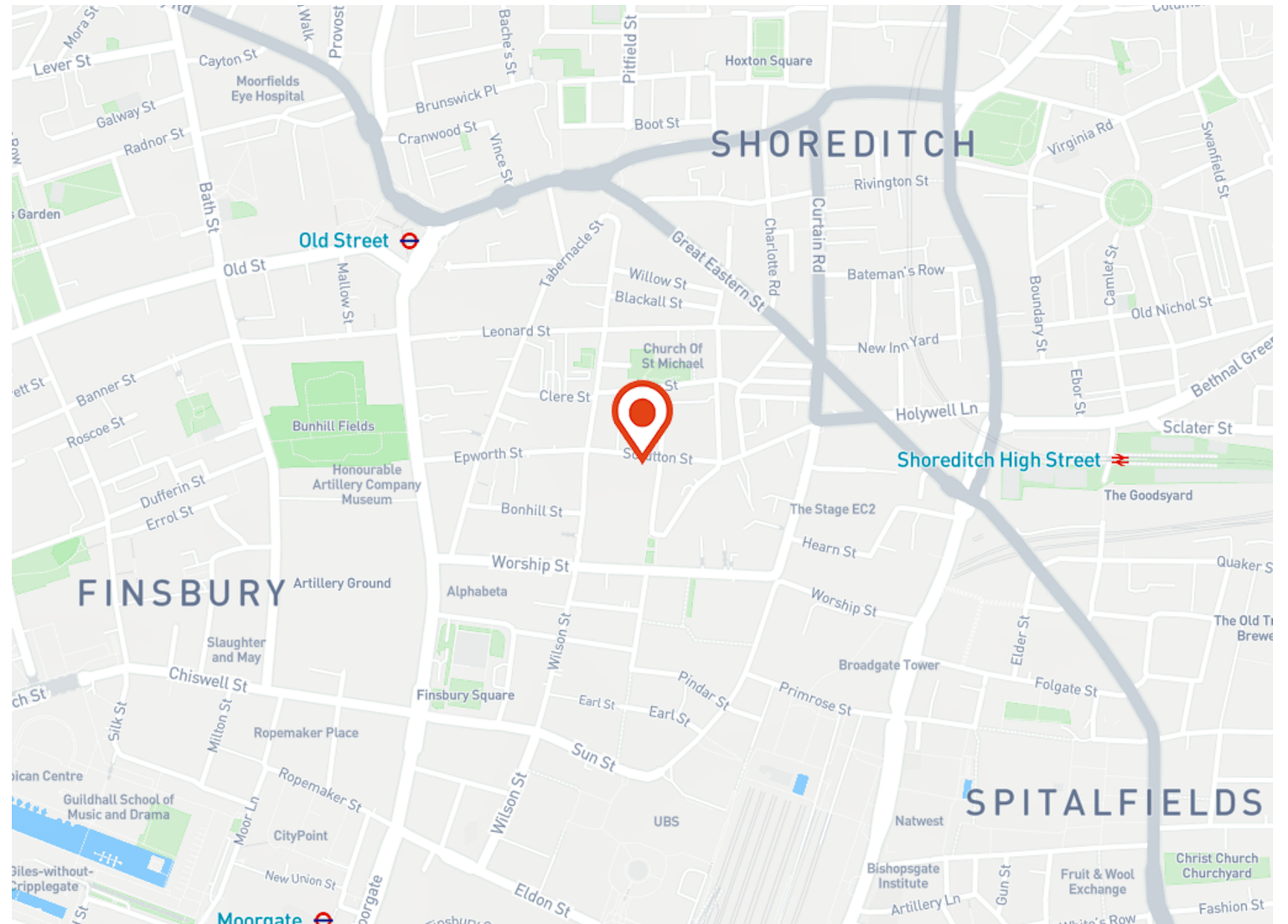
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## Location

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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Communal Area

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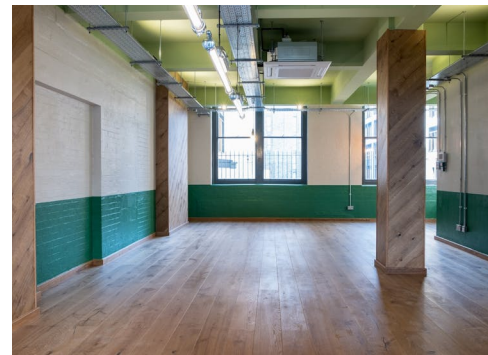
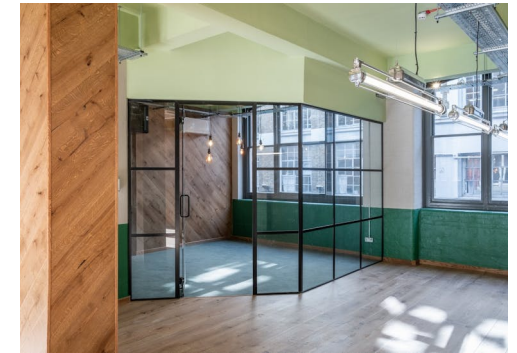
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## Amenities

- Newly refurbished office units
- Available on flexible leases- both conventional and managed
- Can be offered fully managed from £110psf
- Can be offered CAT A or Fully Fitted
- Fibre internet installed
- Wooden flooring throughout
- New kitchenettes installed
- Air conditioning installed
- Onsite Building Manager
- Communal Meeting Rooms
- Communal Call Booths
- Internal Bike Storage
- Onsite Showers & Lockers
- Disabled Lift and Shower

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## Description

Each office has been newly refurbished, benefiting from a fitted kitchenette, entry phone system, air conditioning, and wooden flooring.

The building benefits from a well-presented reception, communal meeting rooms, cycle and shower facilities, as well as an onsite gym and building manager.

Flexible contracts are available to suit individual company needs.

A managed option is available - further information is available upon application.

Units can be provided fitted with furniture - subject to a premium on the rent.

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## Content

Watch the film



View on Website



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## Viewings

Strictly via Compton or our Joint Agent, The Workplace Company

## Terms

New lease direct from the Landlord.

## VAT

VAT is applicable.

## Local Authority

The Local Authority is the Hackney Council, for any queries related to the Business Rates.

## Legal Costs

Each party is to bear their own legal costs.

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## Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
4th - 32	784	£59.50	£17	£11	£5,716.67	£68,600	Available
4th - 31	663	£59.50	£17	£11	£4,834.38	£58,012.50	Let
3rd - 30	956	£59.50	£17	£11	£6,970.83	£83,650	Available
3rd - 29	850	£59.50	£17	£11	£6,197.92	£74,375	Available
2nd - 28	950	£59.50	£17	£11.50	£6,966.67	£83,600	Let
2nd - 27	843	£59.50	£17	£11	£6,146.88	£73,762.50	Available
1st - 26	950	£59.50	£17	£11	£6,927.08	£83,125	Let
1st - 25	841	£59.50	£17	£11	£6,132.29	£73,587.50	Available
Ground - 24	1,332	£68	£17	£11	£10,656	£127,872	Available

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## Contact Us

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

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