



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

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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	Available

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



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