

**WAREHOUSE STYLE
OFFICE UNIT TO RENT**

**3A ZETLAND HOUSE
SHOREDITCH
EC2**

2,582 SQ FT

BELCOR

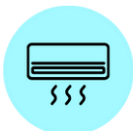
CITY FRINGE REAL ESTATE



DESCRIPTION

The office is situated on the 3rd floor of this converted Victorian warehouse building with an abundance of character. The unit includes new AC, new lighting, The floor would be of strong interest to a range of creative, media and tech occupiers having access to Zetland House's range of amenities such as bookable meeting Room, Gym, physio, Coffee Shop, Deli, hairdresser & nail Bar

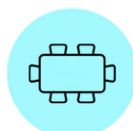
AMENITIES



AIR CONDITIONING



SELF-CONTAINED



MEETING ROOMS



EXPOSED SERVICES



EXCELLENT NATURAL LIGHT



CONCIERGE



BIKE RACKS



WAREHOUSE STYLE
FEATURES



PRIME LOCATION

CHARACTERFUL WAREHOUSE STYLE WORKSPACE IN SHOREDITCH





TRANSPORT

Shoreditch High Street - 4 mins



Old Street - 4 mins



Liverpool Street - 7 mins



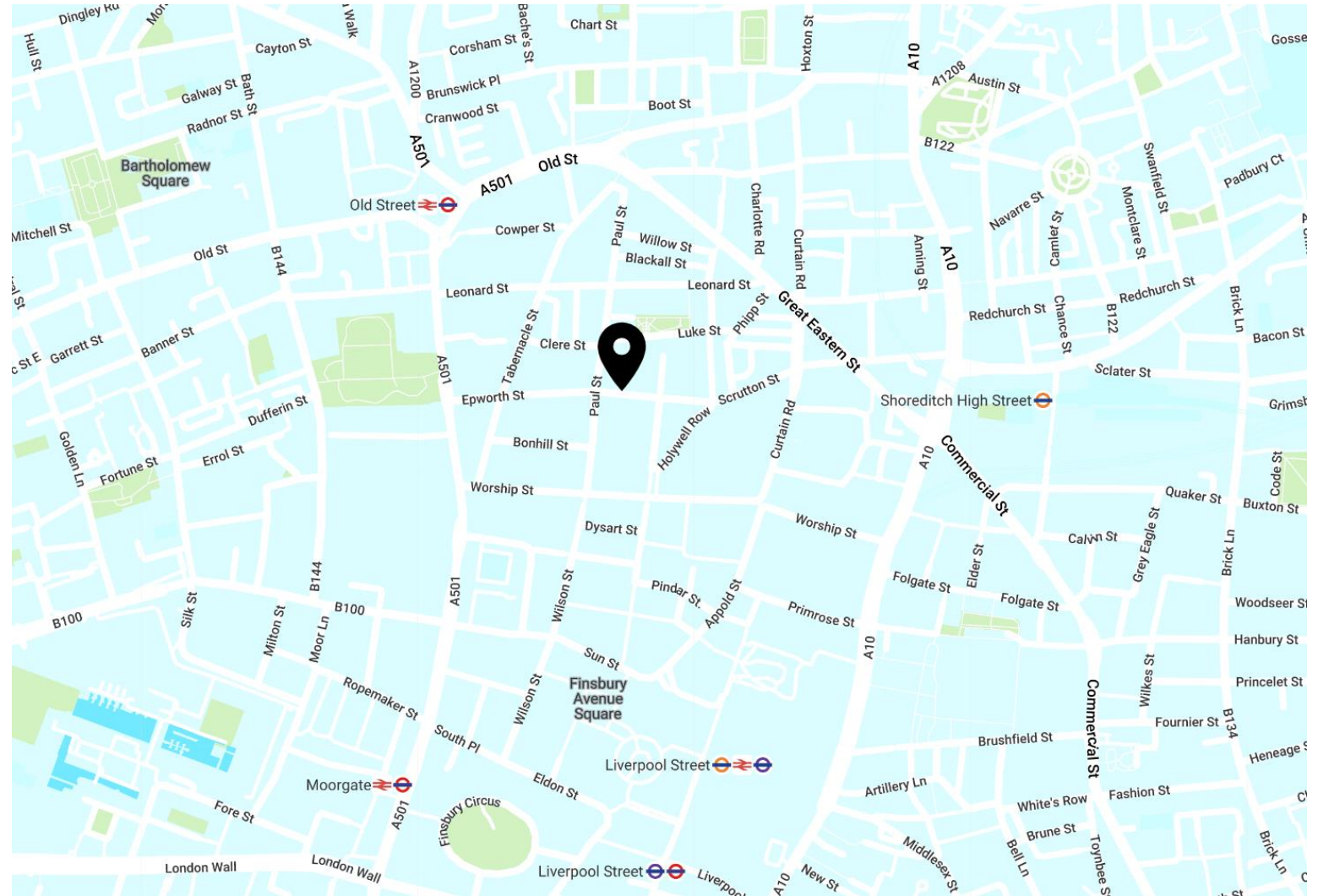
AREA

The property is located in Zetland House, a unique property in the heart of Shoreditch.

The building was originally a print works for The Bank of England and more recently it was home for street artist Banksy.

The property is located a short walk from Old Street and Shoreditch High Street stations.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Unit 3A	2,582	Available	£45.00	£18.00	£4.50	£14,524

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available Immediately.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA JOINT SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

STIRLING ACKROYD

020 3967 0103

TEAM

OLI COHEN PARTNER



oc@belcor.london
07740 110 063

MARCUS GODFREY AGENCY



mg@belcor.london
07949 990 901