

Shoreditch Works

A variety of unique CAT A + units are available in this fully refurbished building which offers a fantastic multi-tenant working environment, in a vibrant and buzzy Shoreditch location.

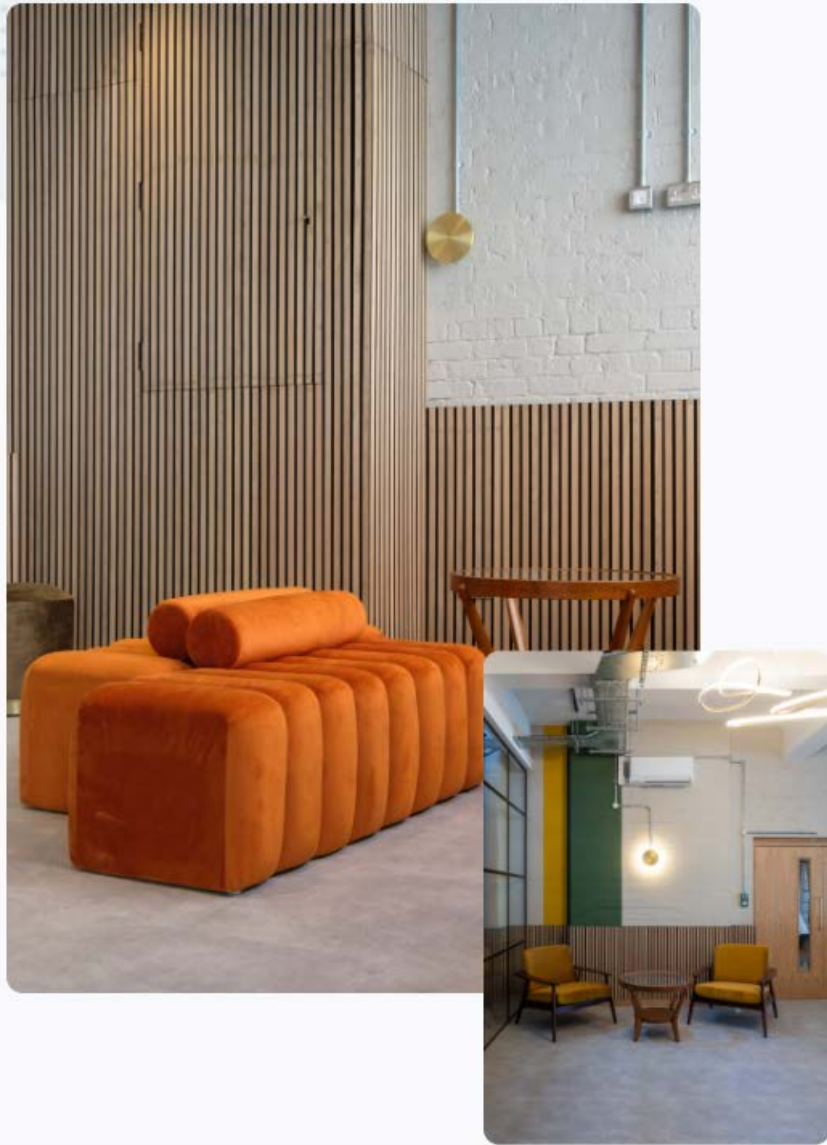
The newly refurbished units benefit from a reception, communal meeting rooms, cycle facilities, air conditioning and excellent natural light.

With a variety of tenants already including a gym, this is a great location for companies who enjoy a collaborative environment.



1-20 Scrutton Street

London, EC2A 4RX



LEASE TERM

Available by way of a new lease direct from the Landlord.

SPECIFICATION

- Newly Refurbished
- Fitted Kitchenettes
- Air Conditioning
- Wooden Floors
- Characterful Features
- Fitted Meeting Rooms
- Entry Phone System
- Excellent Natural Light
- Fibre Internet
- On-site bike storage
- Shower facilities
- Communal Meeting Rooms
- Onsite Building Manager
- Onsite Fitness Centre
- 24 hour access
- Passenger Lifts



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AVAILABILITY

Floors	SQ M	SQ FT	Rent (Per SQ FT)	Rates (Per SQ FT)	Service Charge (Per SQ FT)	Total Cost (Per Annum)
Studio 24	123.74	1,332	£59.50	£18	£10	£116,550
Studio 25	78.13	841	£59.50	£18	£10	£73,587
Studio 26	88.25	950	£59.50	£18	£10	£83,125
Studio 27	78.31	843	£59.50	£18	£10	£73,762
Studio 28	88.25	950	£59.50	£18	£10	£83,125
Studio 29	78.96	850	£59.50	£18	£10	£74,375
Studio 30	88.81	956	£59.50	£18	£10	£83,650
Studio 31	61.59	663	£59.50	£18	£10	£58,012
Studio 32	72.83	784	£59.50	£18	£10	£68,600

Units can also be offered on an inclusive managed basis - for pricing please enquire.

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Contact

Harry James

020 7993 8075

hj@theworkplacecompany.co.uk

Rupert Madden

020 7993 8075

rm@theworkplacecompany.co.uk

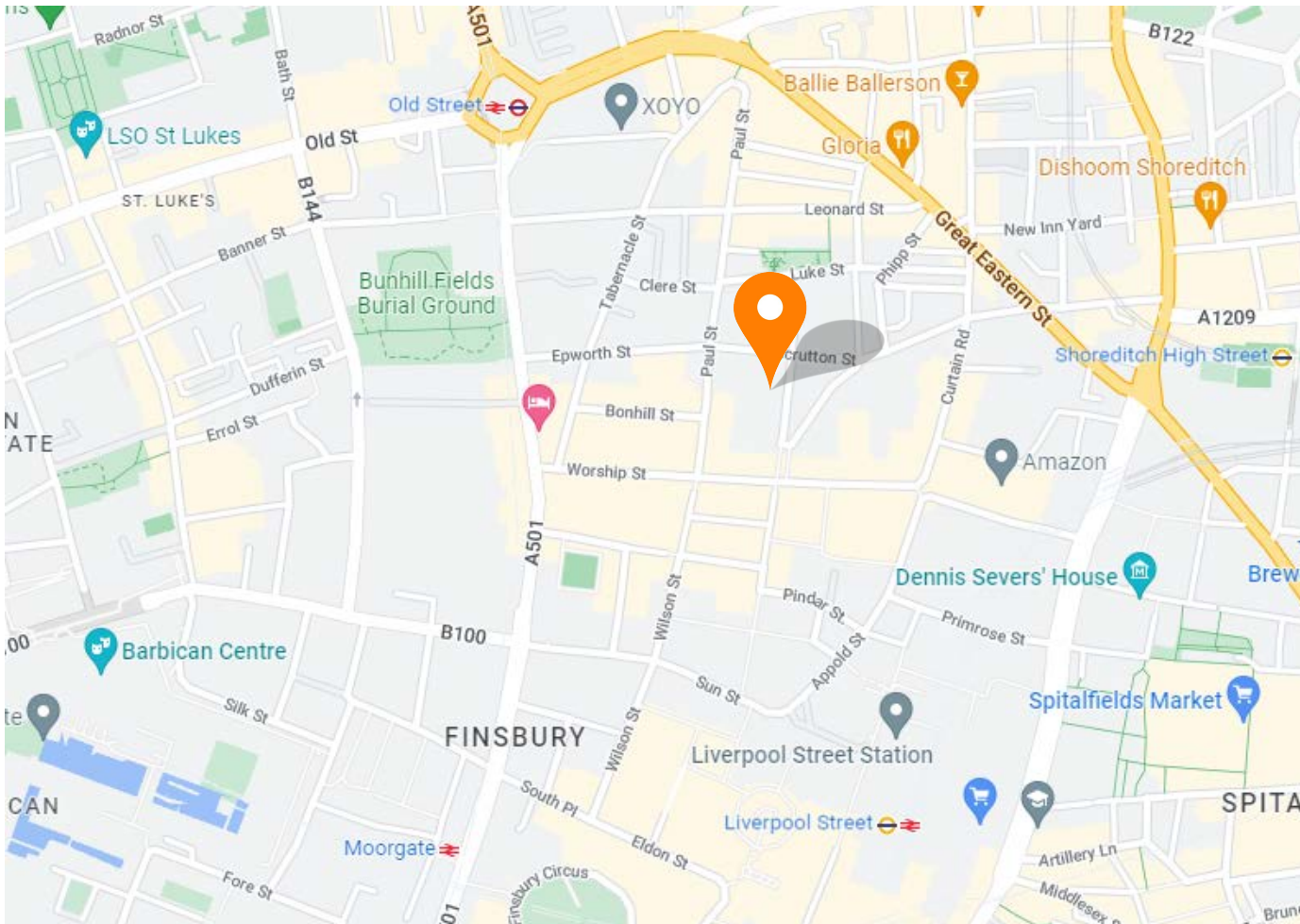
Compton

020 7101 2020

enquiries@compton.london

2nd Floor, 112 Clerkenwell Road, London, EC1M 5SA

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