

Compton



London

Shoreditch Works
2-20 Scrutton Street
EC2A 4RP

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

For Rent

663 to 8,169 ft²

020 7101 2020
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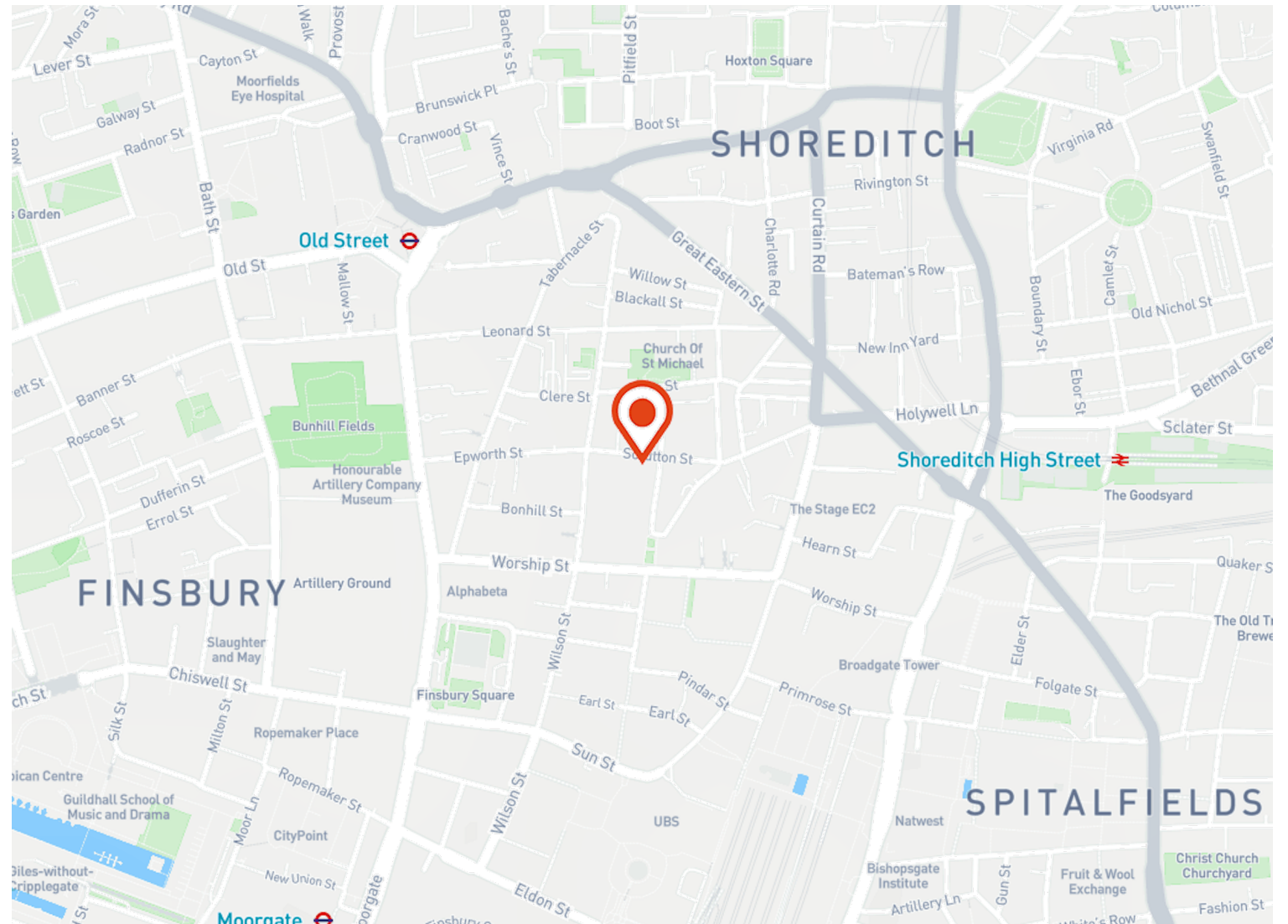
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Location

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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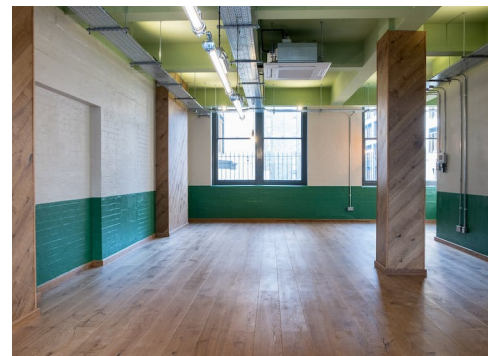
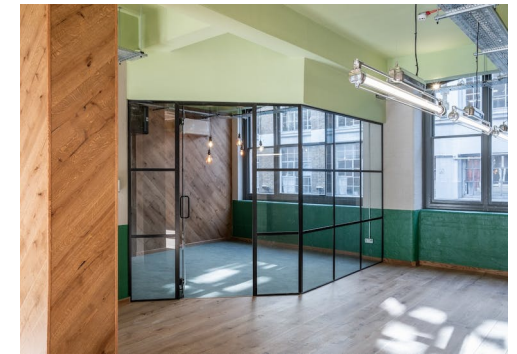
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Amenities

- 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

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



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	Under Offer
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	Under Offer
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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