

**1E ZETLAND HOUSE,
EC2**

2,849 SQ FT
CHARACTER WAREHOUSE OFFICE FLOOR FOR RENT
SHOREDITCH, EC2





DESCRIPTION

The office is situated on the 1st floor of this converted Victorian warehouse building with an abundance of character including exposed brickwork and timber floor.

The unit benefits from being newly redecorated with and a brand new glazed meeting room. The space is perfect for creative occupiers.

AMENITIES



24 HOUR ACCESS



CONCIERGE



ORIGINAL
FLOORING



MEETING ROOMS



PRIME
SHOREDITCH



EXCELLENT
NATURAL LIGHT



COURTYARD

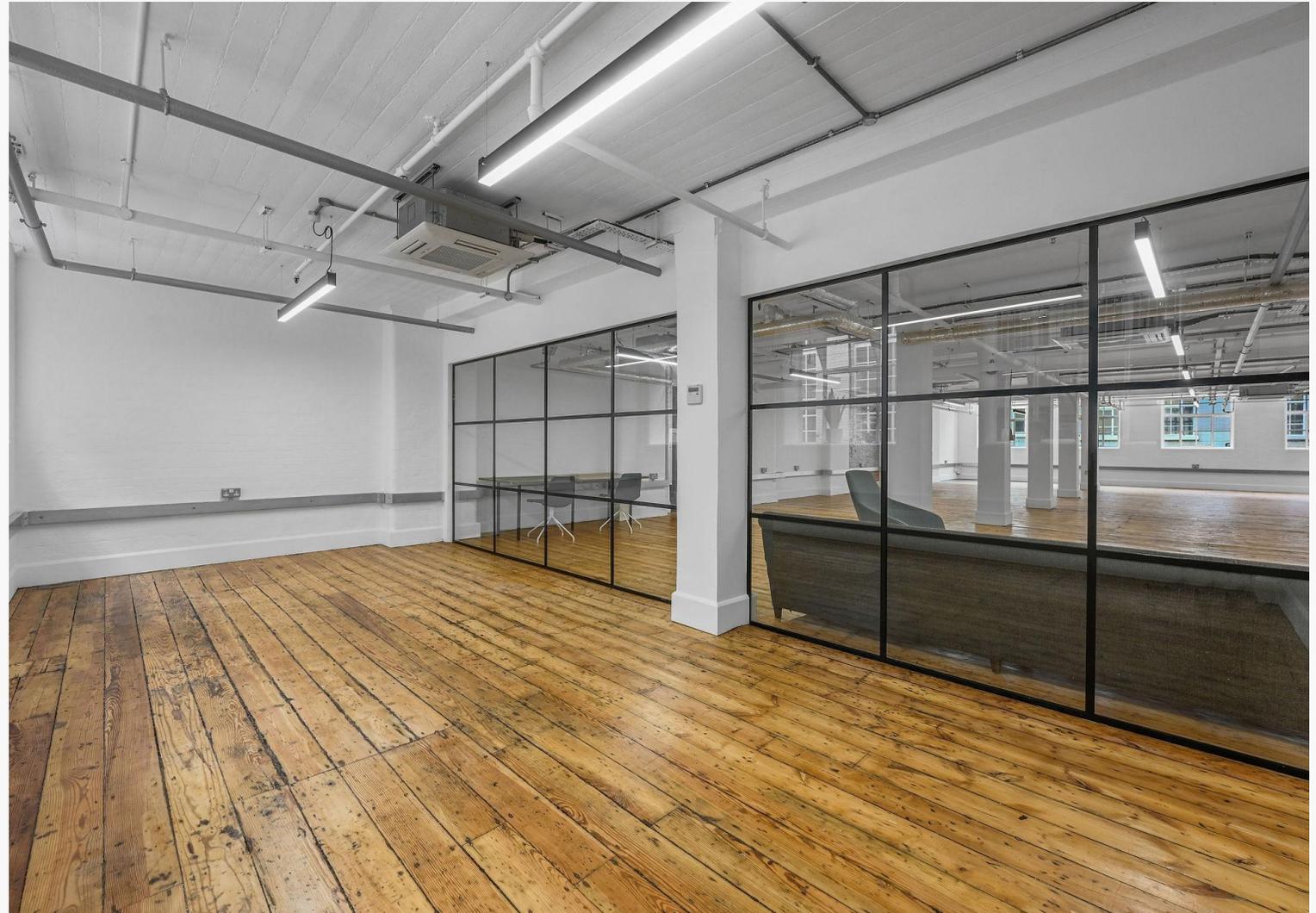


BIKE RACKS



OPEN PLAN

AUTHENTIC WAREHOUSE STYLE OFFICES





TRANSPORT

Old Street – 4 Mins Walk



Shoreditch High Street – 4 Mins Walk



Liverpool Street – 7 Mins Walk



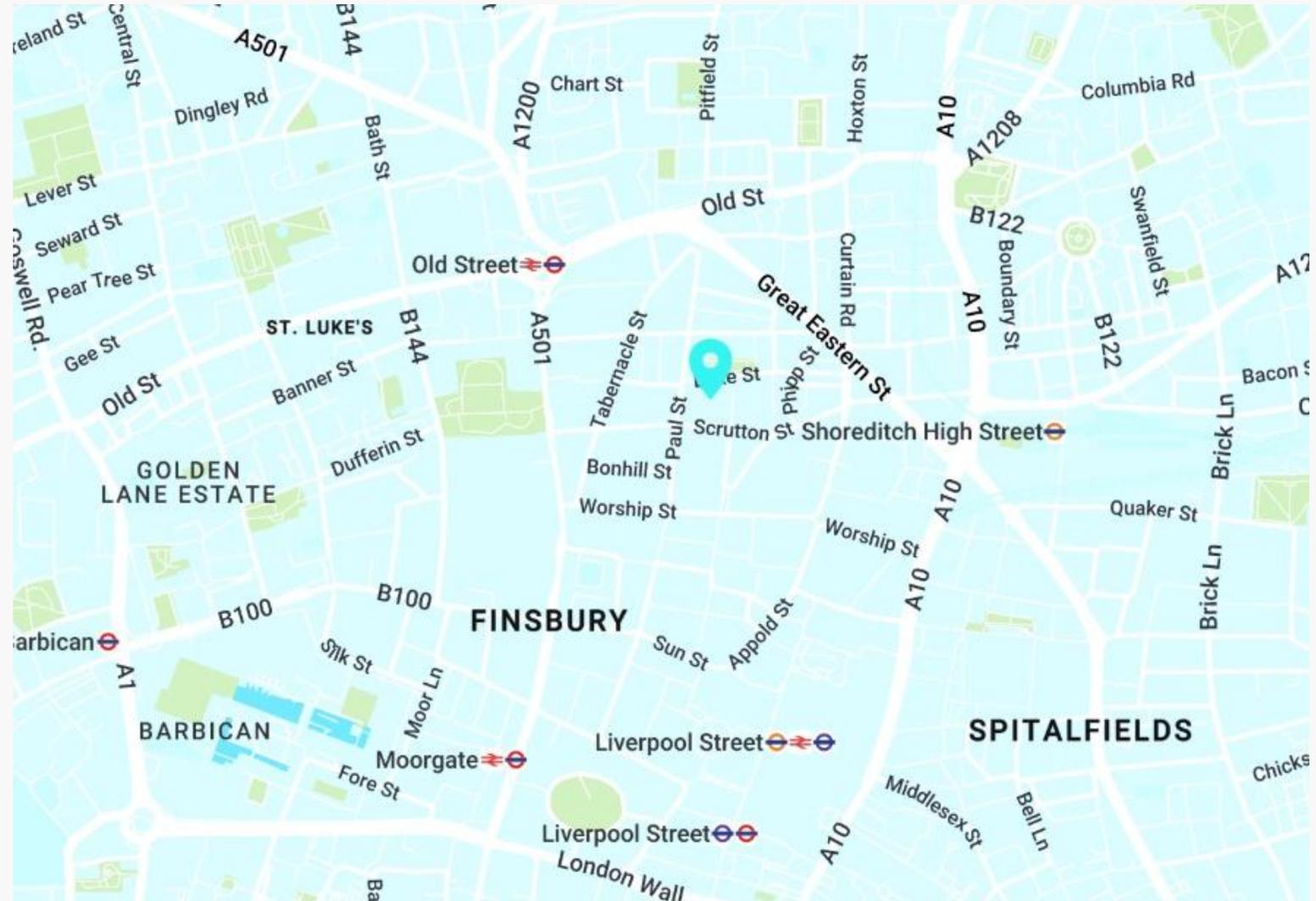
AREA

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 on Scrutton Street, 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) |
|------|--------------|-----------|------------|-------------|----------------------|-------------|
| 1E | 2849 | Available | £45 | £20 | £4.50 | £16,500 |

LEASE

A new lease to be contracted outside the Landlord and 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.

MANAGED

The premises can be offered on a managed basis via www.baseoffices.london

VIEWINGS VIA JOINT SOLE AGENTS

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