

SELF-CONTAINED NEWLY
REFURBISHED FITTED OFFICE
SPACE AVAILABLE TO RENT



28 SCRUTTON
STREET

5,499 SQ FT / 511 SQ M

Media style office space situated over the Lower Ground, Ground & Mezzanine floors



This newly refurbished, open plan office space benefits from an efficient layout and stylish, contemporary finishes.

28 Scrutton Street has been fully fitted to accommodate immediate occupation with wood flooring, LED strip lighting, excellent ceiling heights of over 3m, and abundant natural light throughout. The self contained entrance means that the space would be well-suited to a wide range of tech, media and showroom occupiers.

Specification



Self contained



Newly refurbished



Air conditioned



Shower facilities



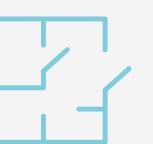
Kitchenette



Good natural light



Fully fitted



Four meeting rooms



Demised WCs



Fibre

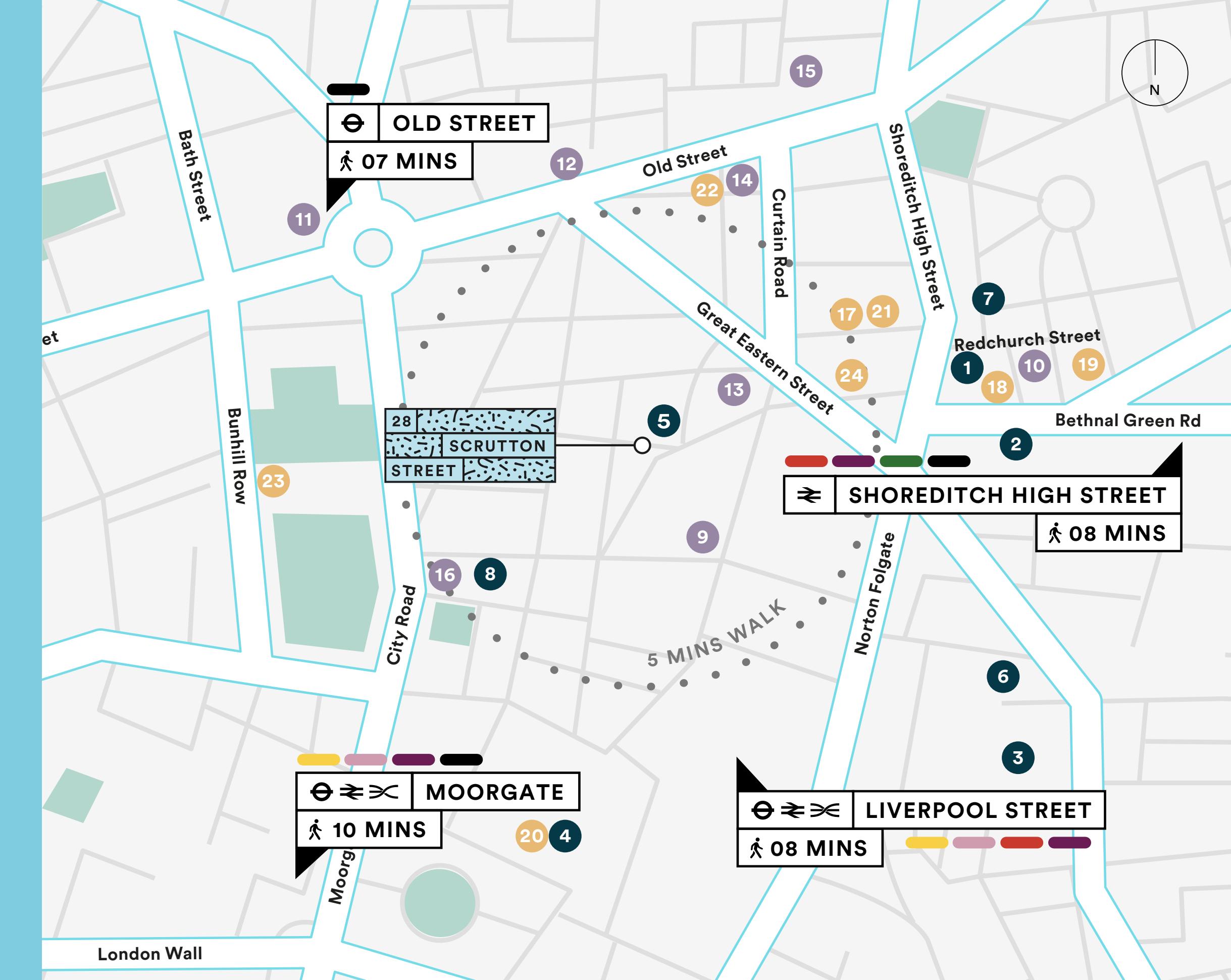
The Location

Situated in the heart of London's creative district with key transport links



Scrutton Street provides excellent accessibility with Old Street station and Liverpool Street's Elizabeth line just a short walk away.

Occupiers benefit from the best that Shoreditch has to offer with a host of restaurants, cafes and bars in close proximity such as Blacklock, Gloria and Ozone Coffee.



Local Amenities

● Eat

- 1 Smoking Goat
- 2 BOXPARK
- 3 Spitalfields Market
- 4 Broadgate Circle
- 5 Padella
- 6 Hawksmoor
- 7 Dishoom
- 8 Aviary

● Drink

- 9 Queen of Hoxton
- 10 Owl & Pussycat
- 11 Shoreditch Grind
- 12 Bounce
- 13 The Book Club
- 14 Old Street Records
- 15 Troy Bar
- 16 Flight Club

● Wellness

- 17 New inn Yard
- 18 Shoreditch House
- 19 Psyche
- 20 Rebel1
- 21 FRAME
- 22 Huckle the Barber
- 23 Virgin Active
- 24 Village Underground

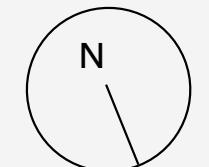
Floor Plans

Schedule of Areas from 465 - 5,499 sq ft

Floor	sq ft	sq m
Mezzanine	2,164	201
Ground	2,870	267
Lower Ground	465	43
Total	5,499	511

 Office  Core

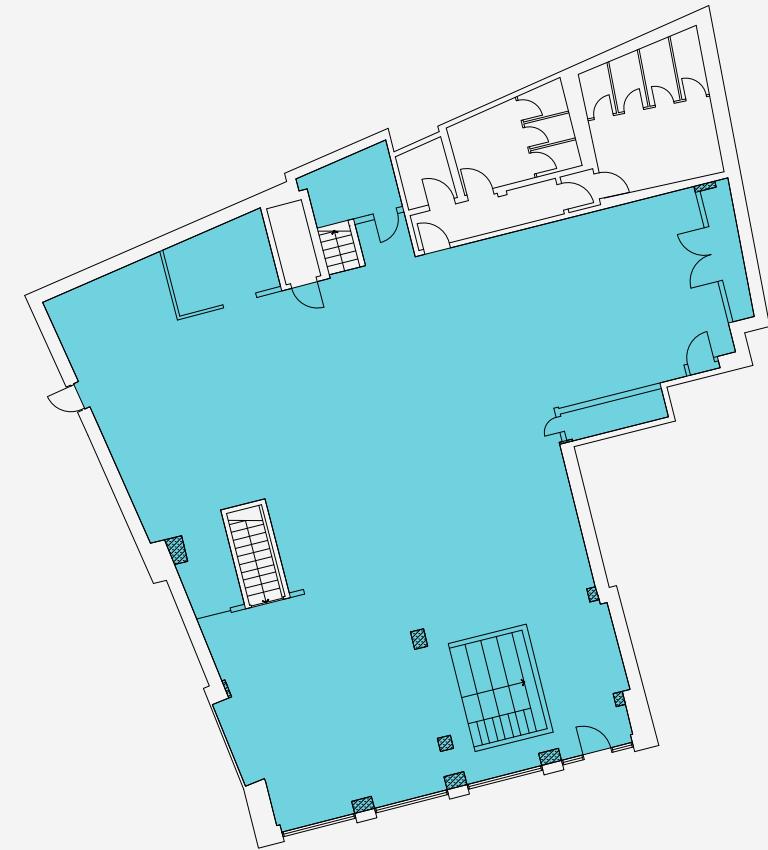
Not to scale. Indicative only.



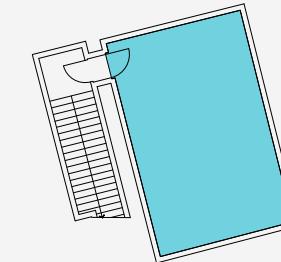
Mezzanine Floor 2,164 sq ft/ 201 sq m



Ground Floor 2,870 sq ft/ 267 sq m



Lower Ground Floor 465 sq ft/ 43 sq m



Further Information

Rates

Rent: £59.50 psf

£3 psf

Business Rates: £24 ps

Lease available

A new full repairing and insuring lease direct from the Landlord.

EPC

EPC - 37 (B)

VAT

Elected for VAT and payable on rents.

Contact



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