



SELF-CONTAINED NEWLY
REFURBISHED FITTED OFFICE
SPACE AVAILABLE TO RENT

28
SCRUTTON
STREET

5,499 SQ FT / 511 SQ M

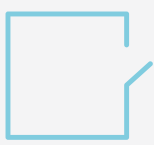






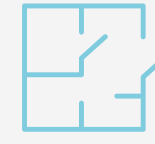


Media style office space situated over the Lower Ground, Ground & Mezzanine floors



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 |

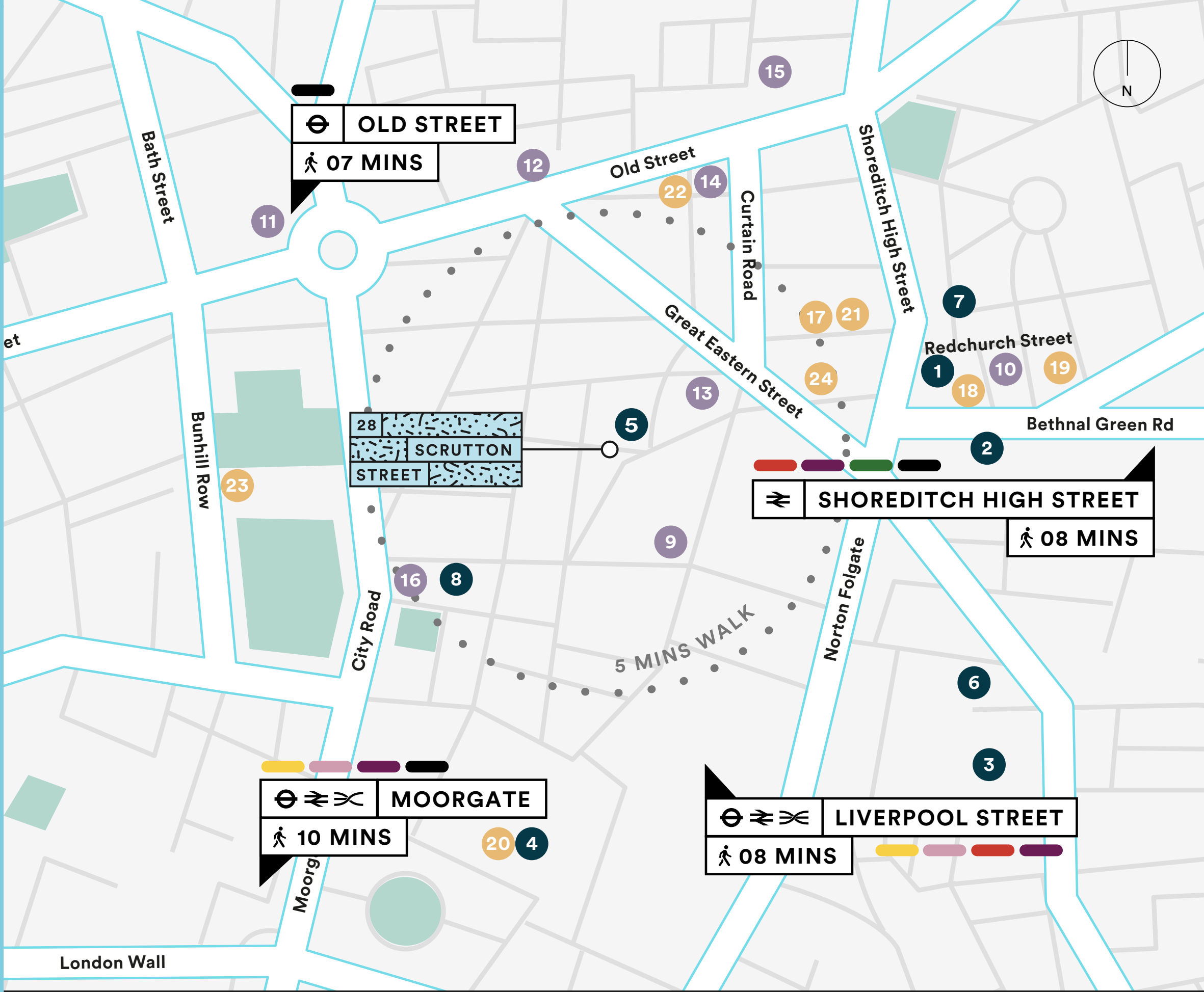
The Location

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.



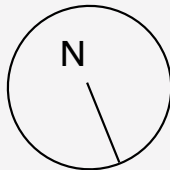
Floor Plans

Schedule of Areas
from 465 - 5,499 sq ft

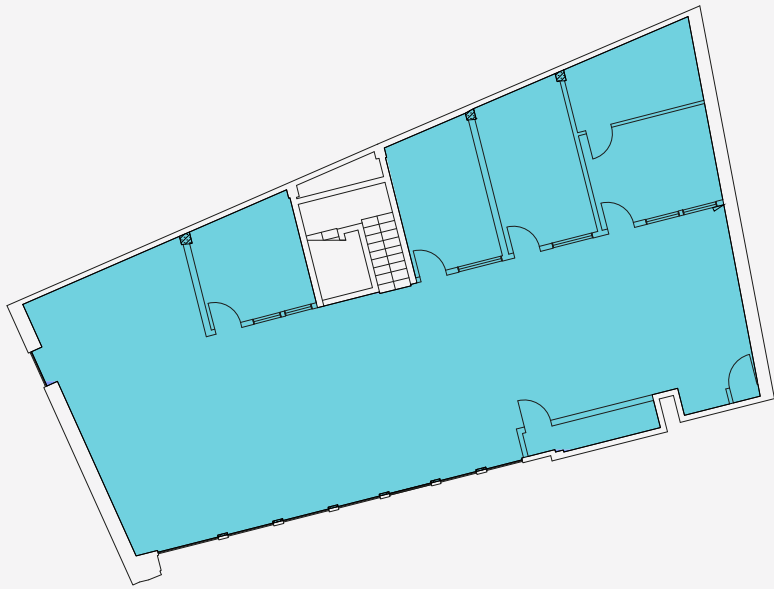
Floor	sq ft	sq m
Mezzanine	2,164	201
Ground	2,870	267
Lower Ground	465	43
Total	5,499	511

Office Core

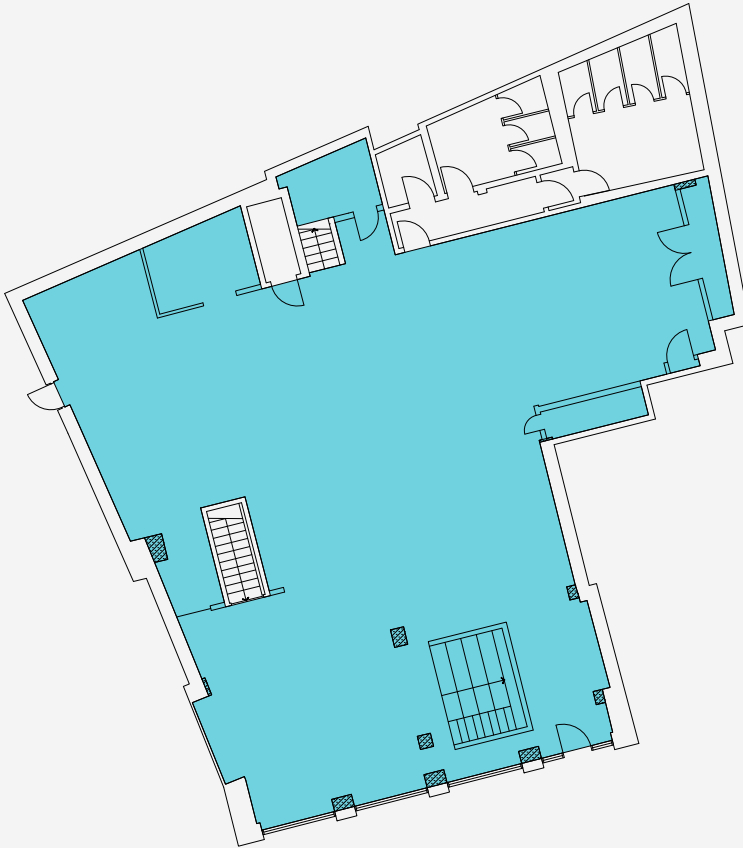
Not to scale. Indicative only.



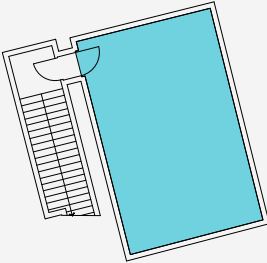
Mezzanine Floor
2,164 sq ft/ 201 sq m



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

EPC

EPC - 37 (B)

Lease available

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

VAT

Elected for VAT and payable on rents.

Contact



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