

**LWR GRD E  
ZETLAND HOUSE,  
EC2**

**3,565 SQ FT**

**OPEN PLAN CHARACTER WAREHOUSE OFFICE FOR RENT**

**SHOREDITCH, EC2**





## DESCRIPTION

Situated on the lower ground floor of this converted Victorian warehouse building with lots of character including exposed brickwork, timber floor and incredible floor to ceiling height. The space benefits from a private kitchen area direct lift access and a shower. Zetland House is perfect for creative occupiers who want a social space within their office and the benefit of being alongside a likeminded creative community

## AMENITIES



24 HOUR ACCESS



CONCIERGE



ORIGINAL  
FLOORING



DDA  
COMPLIANT



PRIME  
SHOREDITCH



MEETING ROOMS



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



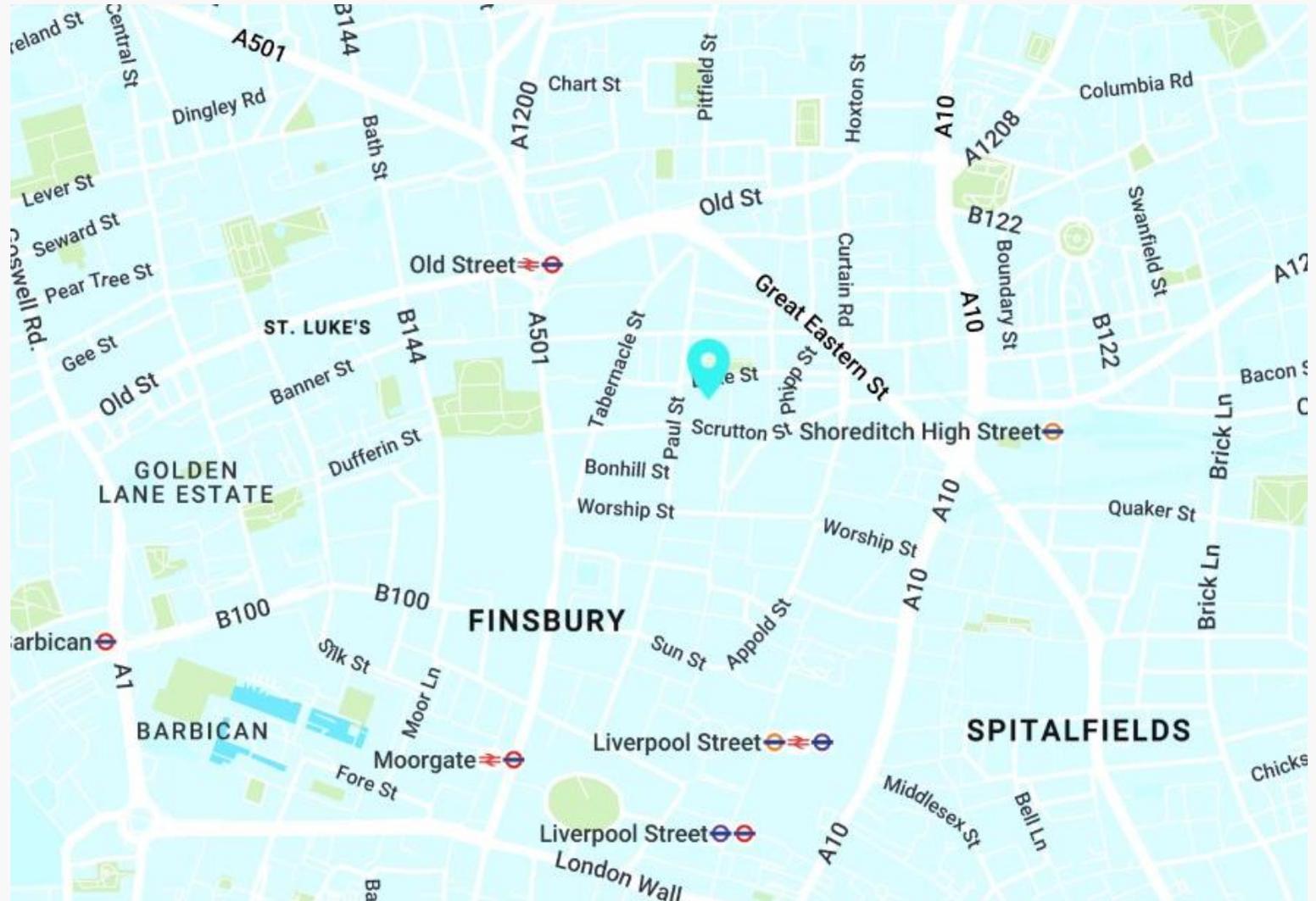
## AREA

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)
E	3,565	Available	£35	£10	£4.50	£14,705

### 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](http://www.baseoffices.london)

# VIEWINGS VIA JOINT SOLE AGENTS

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