BELCOR

1 F&G ZETLAND HOUSE, EC2

3,492 SQ FT
OPEN PLAN CHARACTER WAREHOUSE OFFICE FOR RENT
SHOREDITCH, EC2










RECEPTION
ZETLAND
HOUSE







BELCOR

ZETLAND HOUSE
EC2

DESCRIPTION

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

In addition the unit can be combined with the adjoining space which comprises 2,800 sq ft to provide an interconnecting unit of some 6,300 sq ft

AMENITIES

- 24 HOUR ACCESS
- CONCIERGE
- ORIGINAL FLOORING
- DDA COMPLIANT
- PRIME SHOREDITCH
- EXCELLENT NATURAL LIGHT
- COURTYARD
- BIKE RACKS
- OPEN PLAN

AUTHENTIC WAREHOUSE STYLE OFFICES



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EC2

TRANSPORT

Old Street – 4 Mins Walk

Shoreditch High Street – 4 Mins Walk

Liverpool Street – 7 Mins Walk

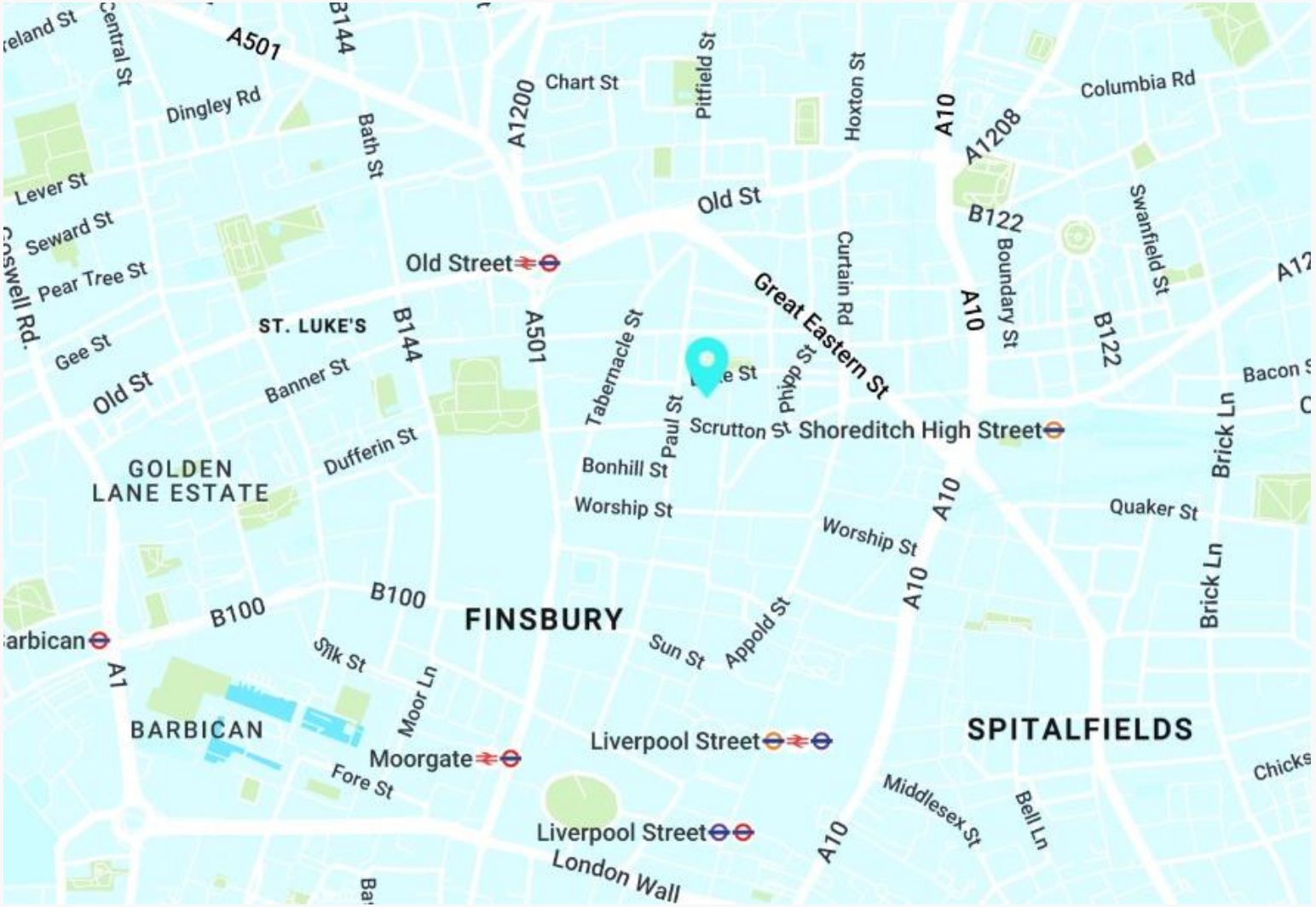
AREA

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



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AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1F&G	3,492	Available	£45	£20	£4.50	£20,224

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

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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VIEWINGS VIA JOINT SOLE AGENTS

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