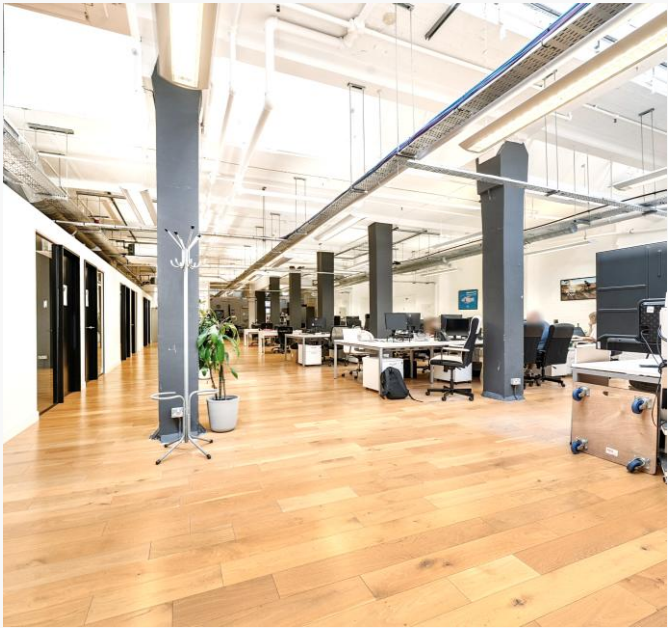


LOWER GROUND, UNIT F ZETLAND HOUSE, EC2

5,640 SQ FT
VERSATILE COMMERCIAL STUDIO SPACE FOR RENT
SHOREDITCH, EC2







DESCRIPTION

A unique opportunity within the popular Zetland House estate, this split level unit has its own direct access from the street leading onto a ground floor mezzanine with large open staircase down to the lower ground floor which provides open plan space with excellent ceiling height. A large skylight provides natural light. The space would be suitable for office, post production studios, leisure and wellness and alternative uses.

AMENITIES



24 HOUR ACCESS



CONCIERGE



ORIGINAL FLOORING



DDA COMPLIANT



PRIME SHOREDITCH



EXCELLENT NATURAL LIGHT



COURTYARD



BIKE RACKS



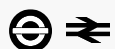
OPEN PLAN

AUTHENTIC WAREHOUSE STYLE OFFICES



TRANSPORT

Old Street – 4 Mins Walk



Shoreditch High Street – 4 Mins Walk



Liverpool Street – 7 Mins Walk



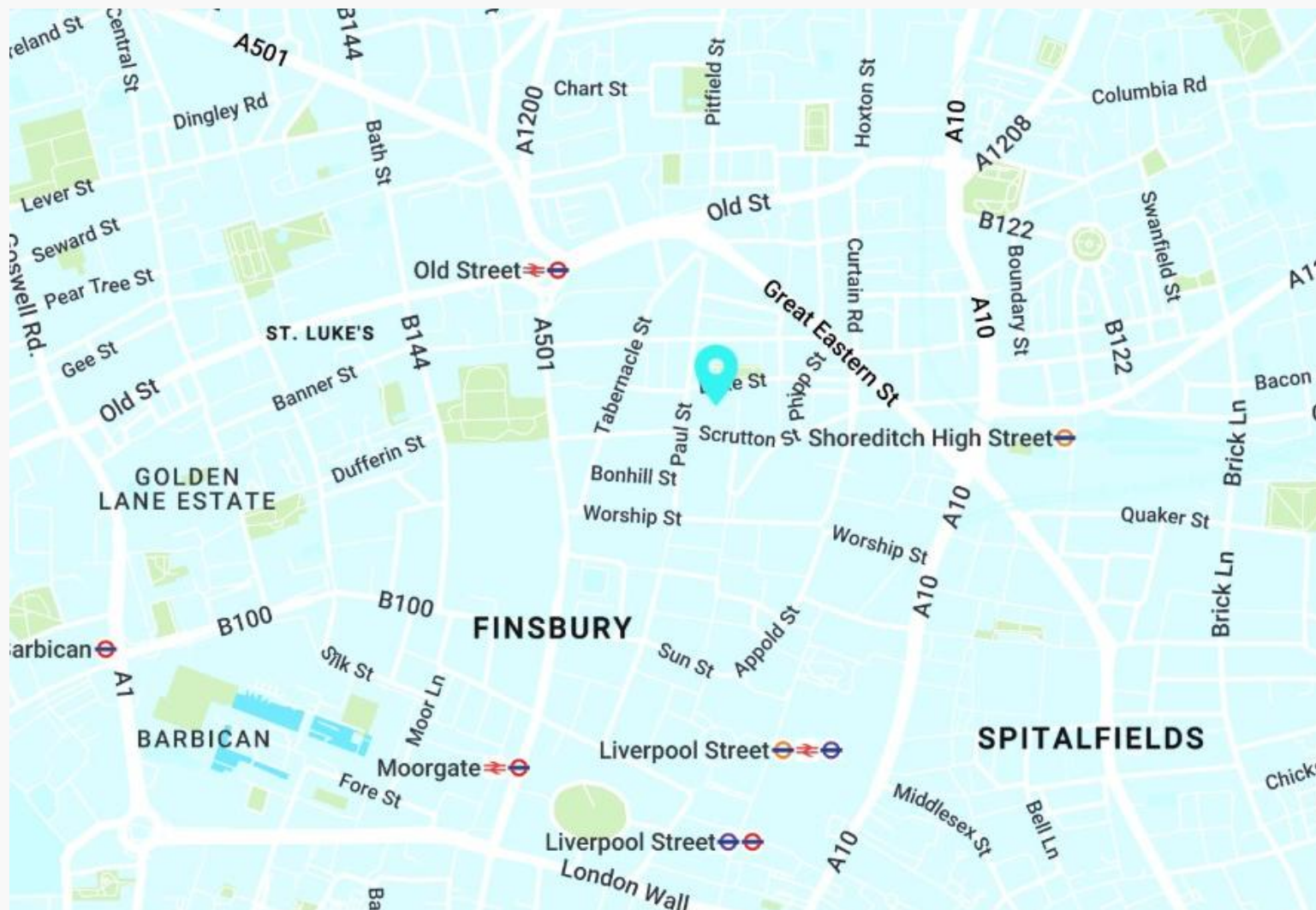
AREA

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)
Lower Ground F	5,640	Available	£35	£10	£4.50	£23,265

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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