

**SOUTH  
SHOREDITCH  
STUDIOS, EC2A**

310-620 SQ FT  
AFFORDABLE STUDIO/ OFFICES/ SHOWROOM FOR  
RENT WITH ALL INCLUSIVE COSTS  
32- 38 SCRUTTON STREET, EC2A



HOLYWELL  
ROW

Holywell  
Row

27

32-38



One-way







## DESCRIPTION

The refurbished 1950s warehouse building provides bright and light offices and is characterized by Crittall style windows and floors with generous ceiling heights. The space has been part furnished and there is flexibility to add more or have the space clear. There is a shared kitchen, toilet and shower facilities, and a goods lift. These private and secure offices make an ideal base for a small business team. Parking may be available by separate negotiation.

## AFFORDABLE STUDIO/ OFFICE/ SHOWROOM SPACES FOR RENT



## AMENITIES



WC FACILITIES



24 HOUR ACCESS



GREAT CEILING HEIGHTS



PRIME SHOREDITCH



BIKE RACKS



EXCELLENT TRANSPORT LINKS



FULLY FITTED



EXCELLENT NATURAL LIGHT



E CLASS USE

## TRANSPORT

Old Street – 6 mins



Shoreditch High Street – 9 mins



Liverpool Street – 12 mins

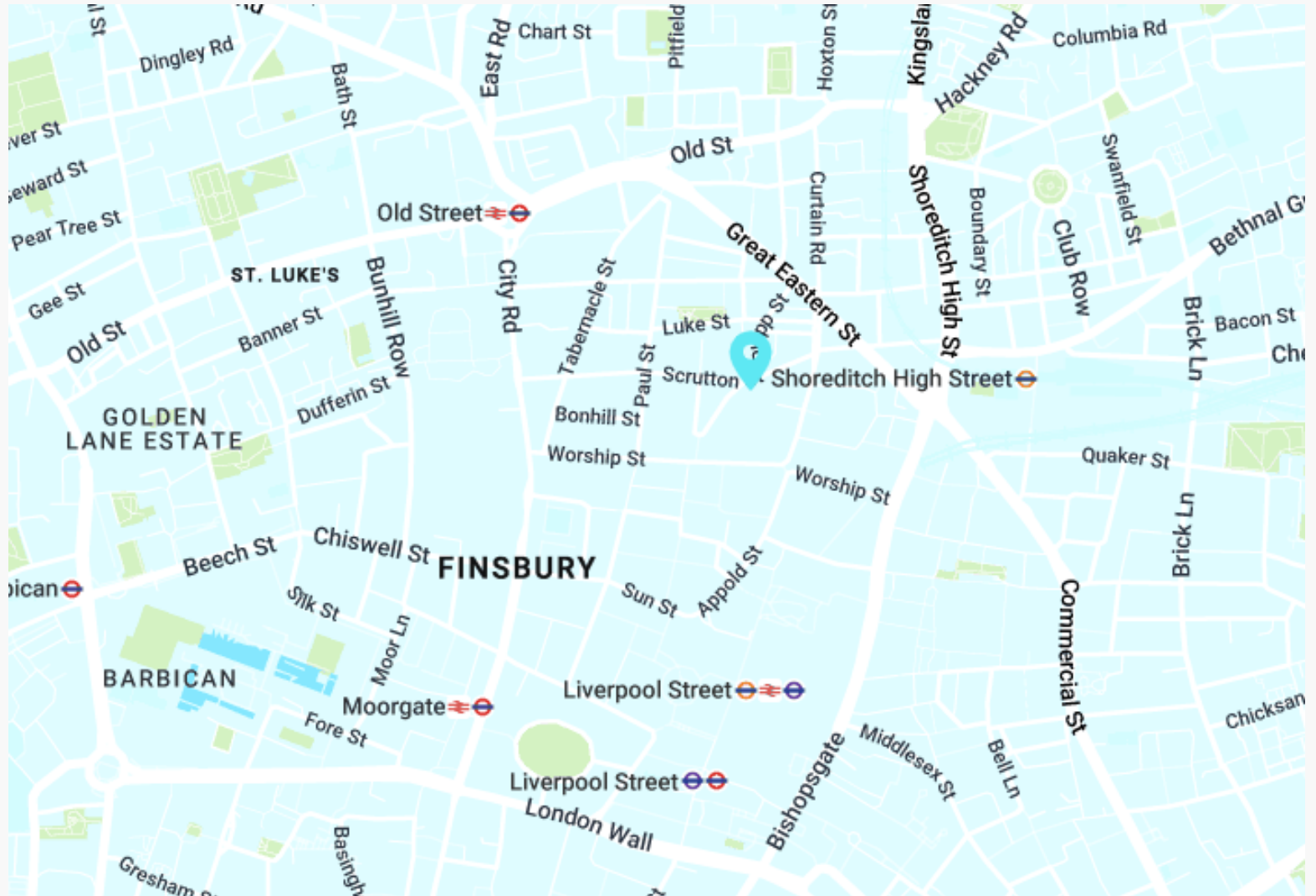


## AREA

The building is well positioned in the heart of prime Shoreditch and only a short walking distance from Old Street Roundabout and Liverpool Street Station.

The location benefits from being amongst a host of bars and restaurants and some of the leading commercial occupiers in the City Fringe.

## LOCATION



## AVAILABILITY

FLOOR	UNIT	SIZE (SQ FT)	STATUS	BUSINESS RATES (PA)	• ALL INCLUSIVE RENT (PCM)
2nd	2	310	Available	£2,385	£1,033
2nd	4 + 5	620	Available	£11,664	£2,066
2nd	6	310	Available	£2,385	£1,033
2nd	8	410	Available	£8,802	£1,366
2nd	9	330	Available	£1,377	£1,100

### LEASE

A new lease to be contracted outside the Landlord & 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.

### • INCLUDED

The rent is to be included of service charge and utilities. Business rates and internet are additional and separate costs liable to the tenant.

# VIEWINGS VIA JOINT SOLE AGENTS

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