

SOUTH SHOREDITCH STUDIOS, EC2A

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







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.

AMENITIES



WC FACILITIES



24 HOUR ACCESS



GREAT CEILING
HEIGHTS



PRIME
SHOREDITCH



LIFT



EXCELLENT
TRANSPORT LINKS



FULLY FITTED



EXCELLENT
NATURAL LIGHT



E CLASS USE

AFFORDABLE STUDIO/ OFFICE/ SHOWROOM SPACES FOR RENT



TRANSPORT

Old Street – 6 mins



Shoreditch High Street – 9 mins



Liverpool Street – 12 mins

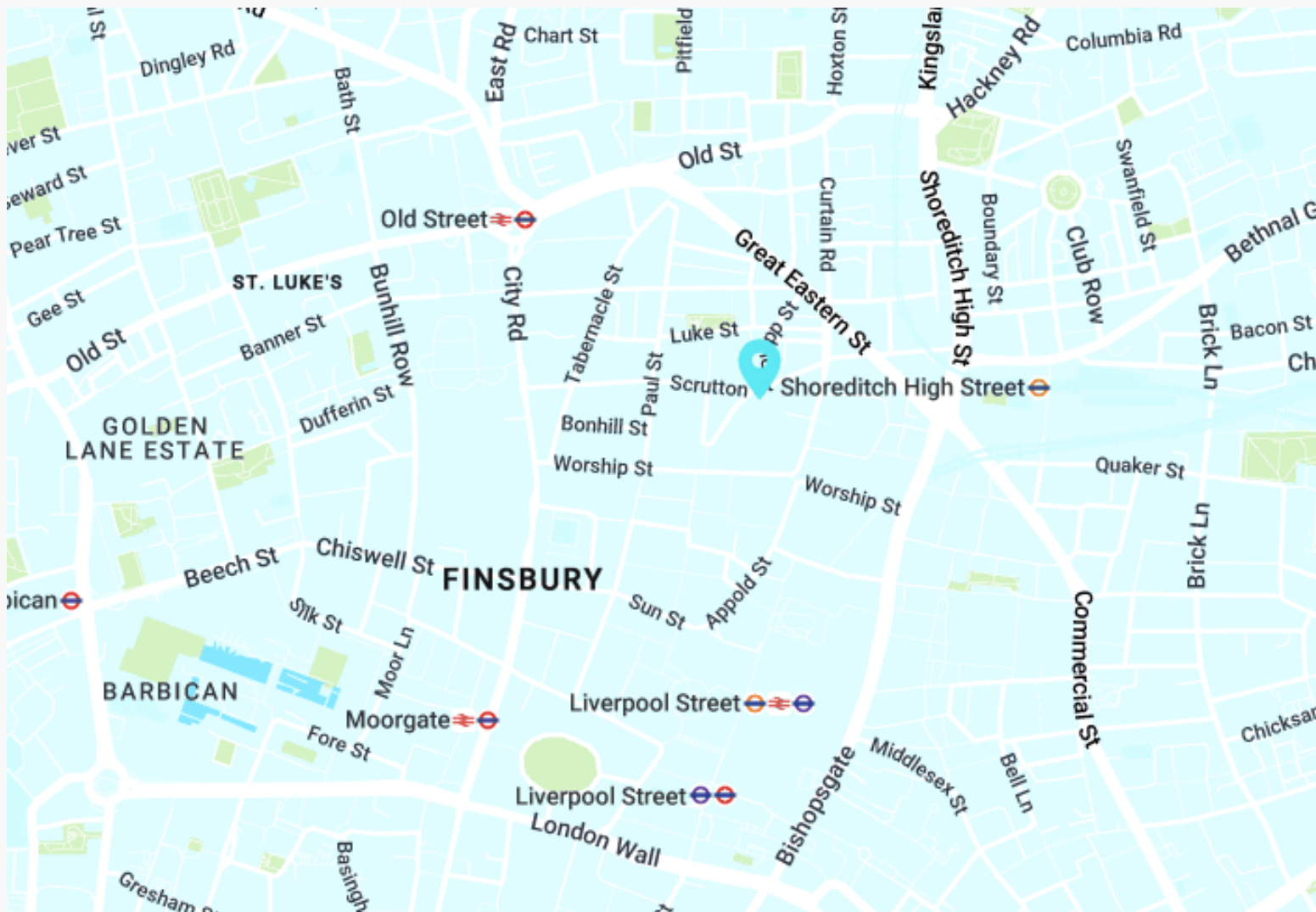


AREA

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	Let	£2,385	£1,033
2nd	4 + 5	620	Available	£11,664	£2,066
2nd	6	310	Available	£2,385	£1,033
2nd	8	410	Under Offer	£8,802	£1,366
2nd	9	330	Let	£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.

*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.

VIEWINGS VIA JOINT SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

DOMINION

0207 729 8228
mail@dominion.london

TEAM



DANIEL JACKSON
AGENCY
dj@belcor.london
07725 203 254



JACOB DOBRIN
AGENCY
jacob@belcor.london
07956 195 700

020 7375 3444
www.belcor.london