



## Zetland House (Lower Ground)

5-25 Scrutton Street, EC2A 4HJ

**2,749 sq ft, Fitted  
media style office to let,  
Old Street – £39.50psf**

**2,749 sq ft**  
(255.39 sq m)

- Excellent floor to ceiling height
- Open plan layout
- Timber Flooring
- Self contained entrance
- Cycle Storage
- Meeting Rooms

# Zetland House (Lower Ground), 5-25 Scrutton Street, London, EC2A 4HJ

## Description

The unit is fully self contained and located on the lower ground floor of this converted Victorian warehouse building. Many of the character features have been retained including original sash windows, timbers floors, exposed brickwork, and excellent floor to ceiling heights. The floor benefits from an open plan layout with existing meeting rooms and kitchenette in situ. The central sky light provides excellent levels of natural light.

## Location

Zetland House is a unique and striking property, situated in the heart of Shoreditch. The building was originally a Print Works for The Bank of England printing banknotes, stamps and bonds. More recently it was a home for street artist and screenprinter Banksy. Located a short walk from Old Street station (Northern line) and Shoreditch High Street station (London over ground), and with both Moorgate and Liverpool Street stations under a 10 minute walk away (providing further access to Northern, Circle, Metropolitan and Hammersmith & City lines, as well as National Rail services).

## Specification

- Excellent floor to ceiling heights
- Open plan lay out
- Meeting rooms
- Kitchenette
- Original wood flooring throughout
- Self contained entrance
- Cycle storage

## Viewings

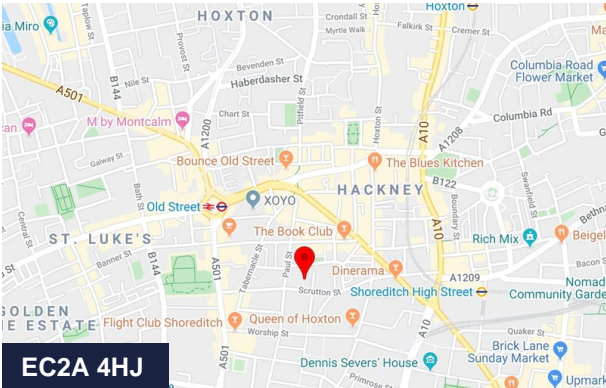
Via Stirling Ackroyd

## Terms

New FRI Lease

## Video Tour

<https://my.matterport.com/show/?m=NPeq8zYLstX>



## Summary

Available Size	2,749 sq ft
Rent	£39.50 per sq ft
Rates Payable	£4.18 per sq ft
Service Charge	£3.50 per sq ft
Estate Charge	N/A
EPC Rating	Upon Enquiry

## Viewing & Further Information



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