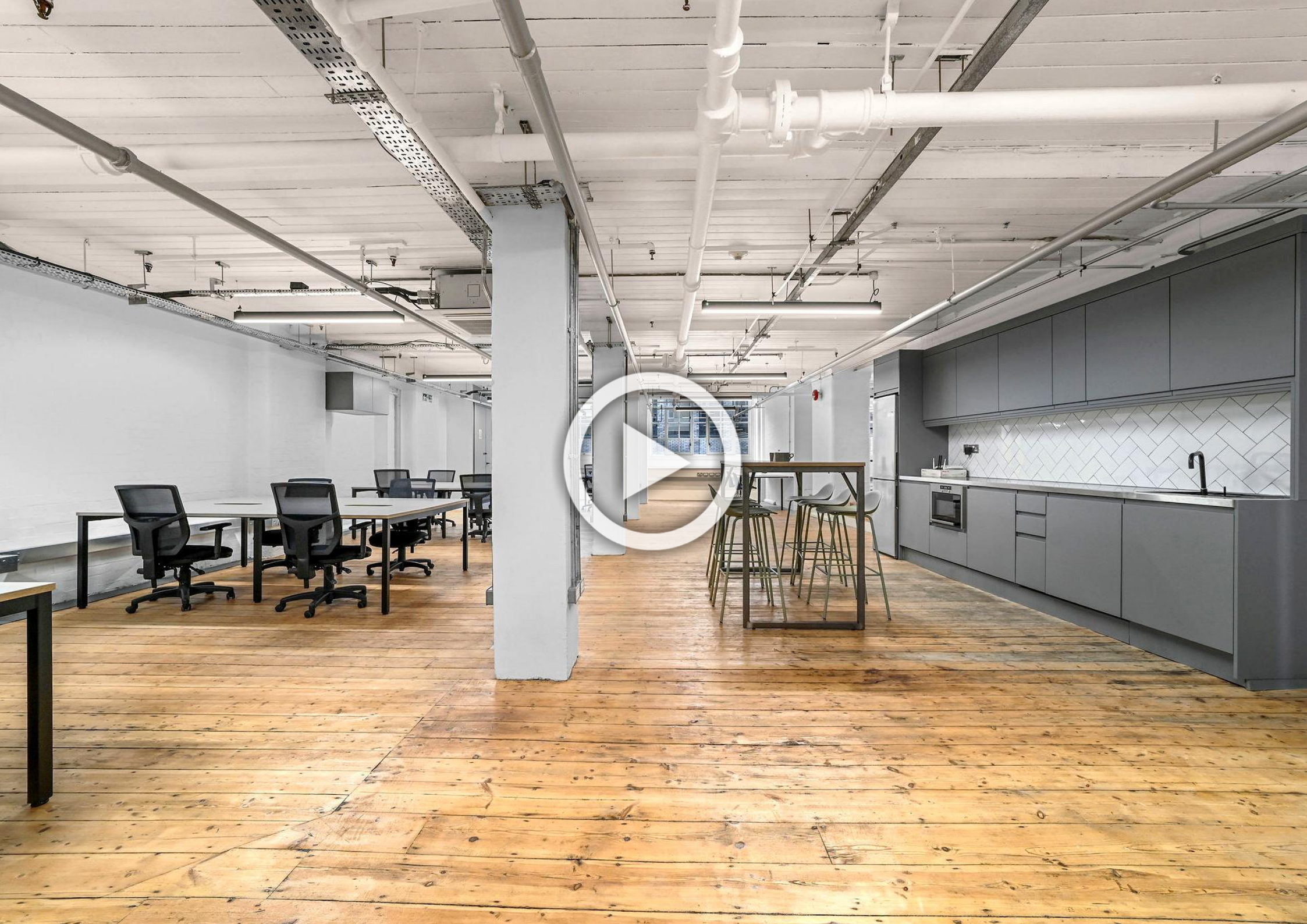


# 1A ZETLAND HOUSE, EC2

2,322 SQ FT  
FULLY FITTED WAREHOUSE OFFICE FOR RENT  
SHOREDITCH, EC2









## DESCRIPTION

The office is situated on the 1st floor of this converted Victorian warehouse building with an abundance of character. The unit includes new AC, new lighting, meeting room and furniture. The floor would be of strong interest to a range of creative, media and tech occupiers having access to Zetland House's range of amenities such as bookable meeting Room, Gym, physio, Coffee Shop, Deli, hairdresser & nail bar.

## AMENITIES



24 HOUR ACCESS



CONCIERGE



ORIGINAL  
FLOORING



MEETING ROOMS



PRIME  
SHOREDITCH



EXCELLENT  
NATURAL LIGHT



COURTYARD



BIKE RACKS



OPEN PLAN

## AUTHENTIC WAREHOUSE STYLE OFFICES



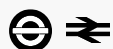






## TRANSPORT

Old Street – 4 Mins Walk



Shoreditch High Street – 4 Mins Walk



Liverpool Street – 7 Mins Walk



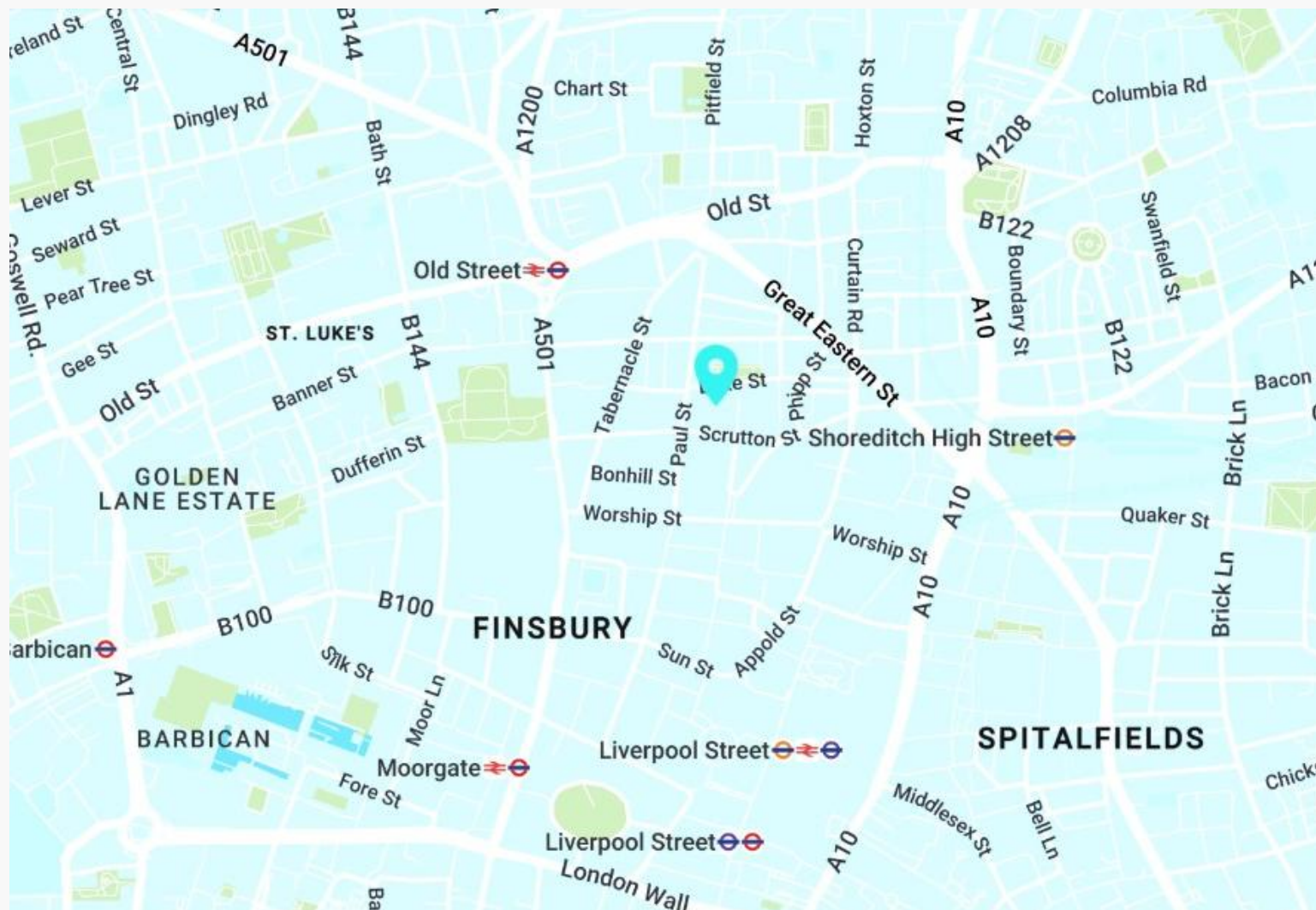
## AREA

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)
1A	2323	Under Offer	£45	£20	£4.50	£13,454

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](http://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.

# VIEWINGS VIA JOINT SOLE AGENTS

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