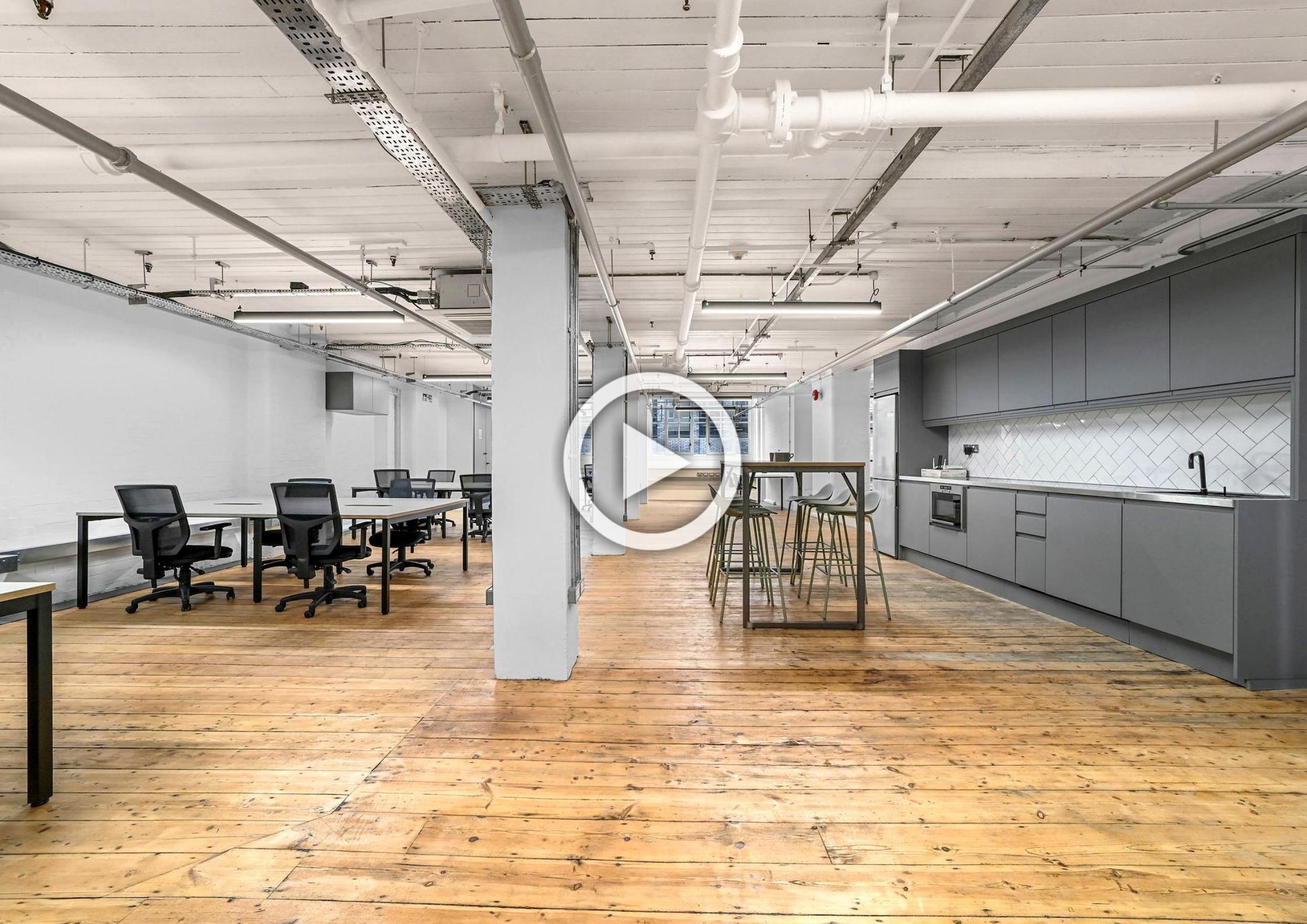


1A ZETLAND HOUSE,  
EC2

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



## AUTHENTIC WAREHOUSE STYLE OFFICES





## TRANSPORT

Old Street – 4 Mins Walk



Shoreditch High Street – 4 Mins Walk



Liverpool Street – 7 Mins Walk



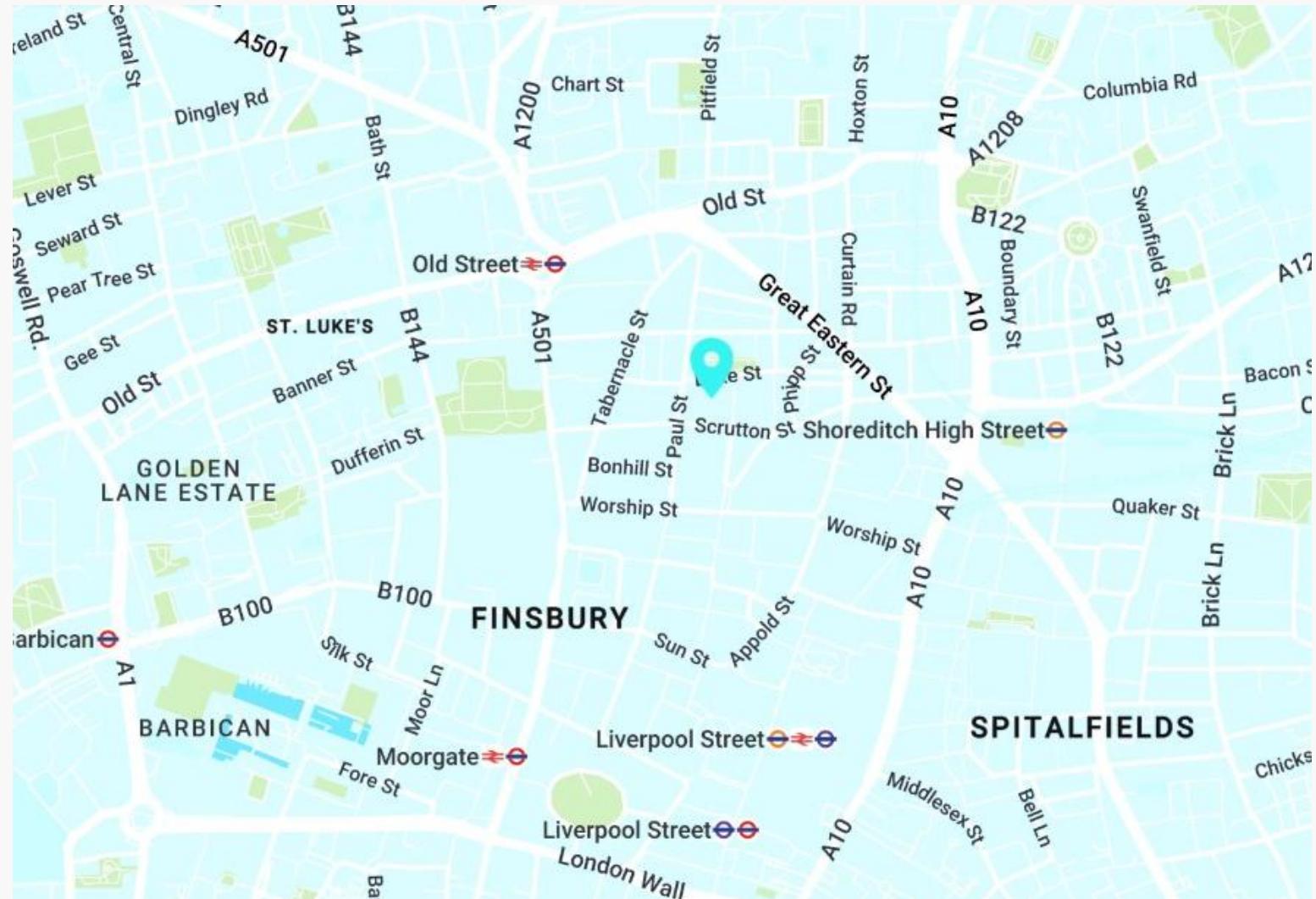
## AREA

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 Scruton 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)

# VIEWINGS VIA JOINT SOLE AGENTS

BELCOR

020 7375 3444  
[agency@belcor.london](mailto:agency@belcor.london)  
[www.belcor.london](http://www.belcor.london)

STIRLING  
ACKROYD

[www.stirlingackroyd.com](http://www.stirlingackroyd.com)

## TEAM



**LUCY STEPHENS**  
**DIRECTOR**  
[ls@belcor.london](mailto:ls@belcor.london)  
07789 843 729



**OLI COHEN**  
**PARTNER**  
[oc@belcor.london](mailto:oc@belcor.london)  
07740 110 063

020 7375 3444  
[www.belcor.london](http://www.belcor.london)