BELCOR

SHOREDITCH WORKS, EC2A

635-936 SQ FT
BRAND NEW WAREHOUSE STYLE OFFICES FOR RENT
2-20 SCRUTTON STREET, EC2A




SHOREDITCH WORKS
SHOREDITCH works
SCRUTTEN ST
LONDON
2-20
SCRUTTON STREET
work+ play
Contact Us
Shordeitch Works
0203 988 5467
Scan Me
27,000 sq ft
25 offices
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Shoreditch Works
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SHOREDITCH WORKS
EC2A

DESCRIPTION

Each office has been newly refurbished, benefiting from a fitted kitchenette, entry phone system, air conditioning, and wooden flooring. The building benefits from a well-presented reception, communal meeting rooms, cycle and shower facilities, as well as an onsite gym and building manager.

Flexible contracts are available to suit individual company needs. A managed option is available - further information is available upon application.

AMENITIES



NEWLY REFURBISHED, CHARACTERFUL OFFICES









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TRANSPORT

Old Street – 6 mins

Shoreditch High Street – 9 mins

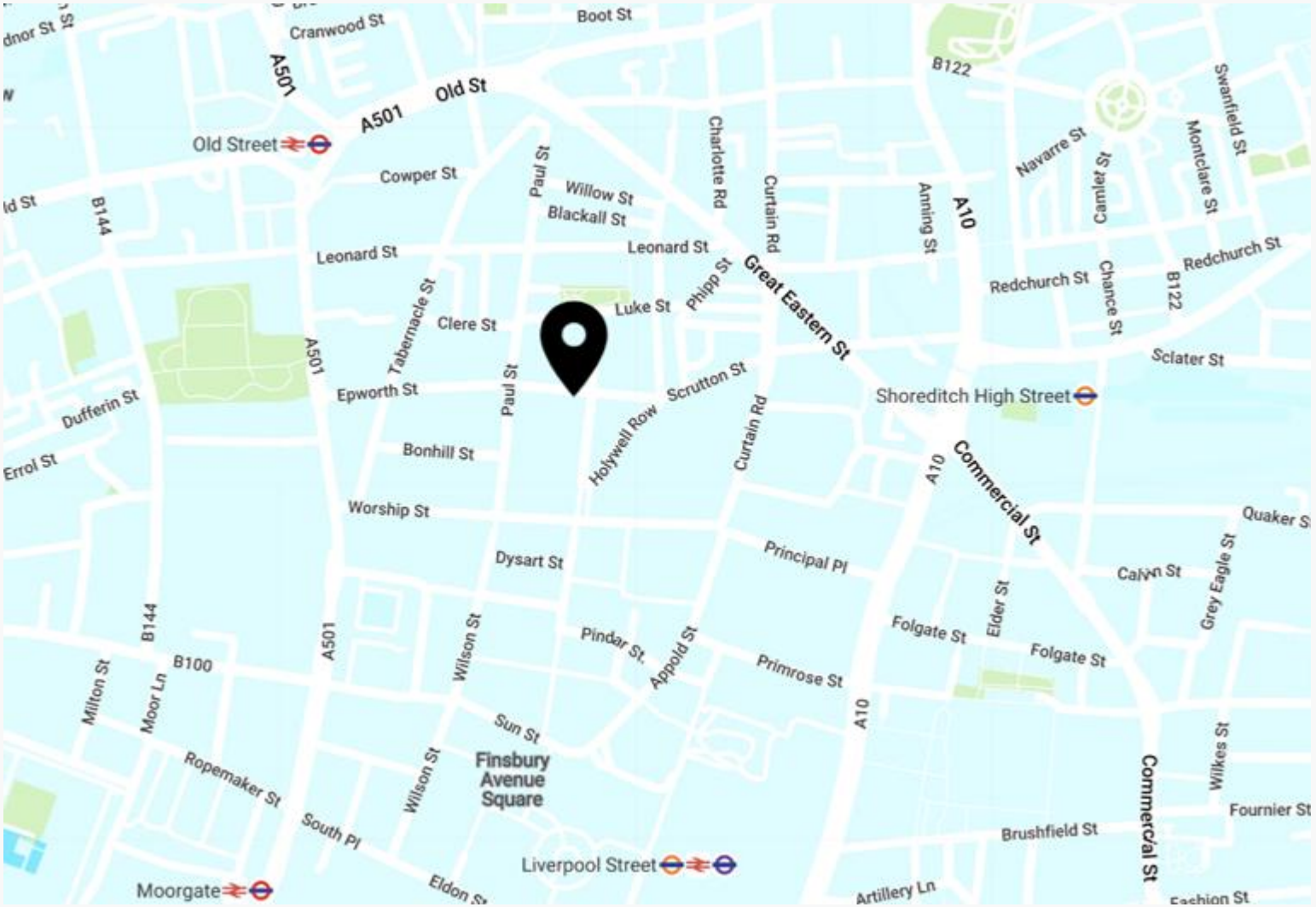
Liverpool Street – 12 mins

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



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AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
7 (3rd)	845	Available	£47.50	£21.00	£13.50	£5,774
8 (4th)	635	Available	£47.50	£21.00	£13.50	£4,339
18 (3rd)	936	Available	£47.50	£21.00	£13.50	£6,396

LEASE

A new lease to be contracted outside the 1954 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.

MANAGED

The premises can be offered on a managed basis

*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.

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VIEWINGS VIA JOINT SOLE AGENTS

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