



32-38 Scrutton Street

EC2A 4RQ

**Open plan lower ground
floor available for rent**

4,800 sq ft
(445.93 sq m)

- Open plan
- Good floor to ceiling height
- Natural light
- Toilet and shower facilities

32-38 Scrutton Street, London, EC2A 4RQ

Description

The unit is located on the lower ground floor of this office building and provides ample space for a large team to feel at home. The floor benefits from natural light provided by the multiple street level windows and high floor to ceiling heights. The office also comes with toilet and shower facilities.

Location

Located in the heart of Shoreditch on Scrutton Street close to its junction with Curtain Road. The area offers an ever-changing and eclectic mix of cafés, bars, restaurants and hotels. The building's position between four key transport hubs provides excellent links throughout London and beyond, including Old Street, Moorgate, Liverpool Street and Shoreditch High Street Stations. Crossrail's opening at Liverpool Street Station later this year will further reduce travel times locally and regionally.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Lower Ground	4,850	450.58	Available
Total	4,850	450.58	

Specification

- Lower ground floor
- Open plan
- Natural light
- Good floor to ceiling heights
- Toilet and shower facilities

Viewings

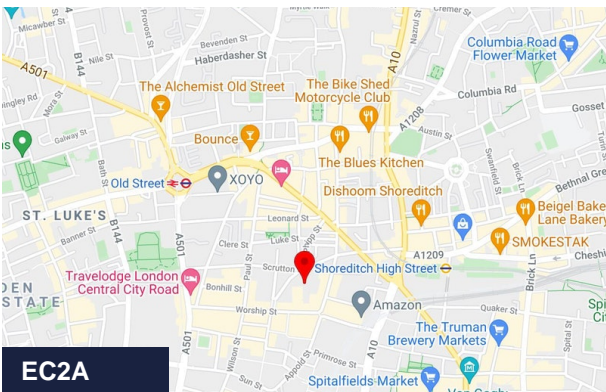
Strictly via Stirling Ackroyd

Terms

A new lease for a term to be agreed with the landlord

Video Tour

<https://view.ricohtours.com/b157864c-7cc5-476a-888c-c4ea2c1424ae?type=compact>



Summary

Available Size	4,800 sq ft
Rent	£25 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Viewing & Further Information



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