

SHOREDITCH WORKS, EC2A

635 SQ FT

BRAND NEW WAREHOUSE STYLE OFFICES FOR RENT

2-20 SCRUTTON STREET, 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



FIBRE OPTIC



24 HOUR ACCESS



AIR
CONDITIONING



PRIME
SHOREDITCH



BIKE RACKS



EXCELLENT
TRANSPORT LINKS



FULLY FITTED



SHOWERS



E CLASS USE

NEWLY REFURBISHED, CHARACTERFUL OFFICES





TRANSPORT

Old Street – 6 mins



Shoreditch High Street – 9 mins



Liverpool Street – 12 mins

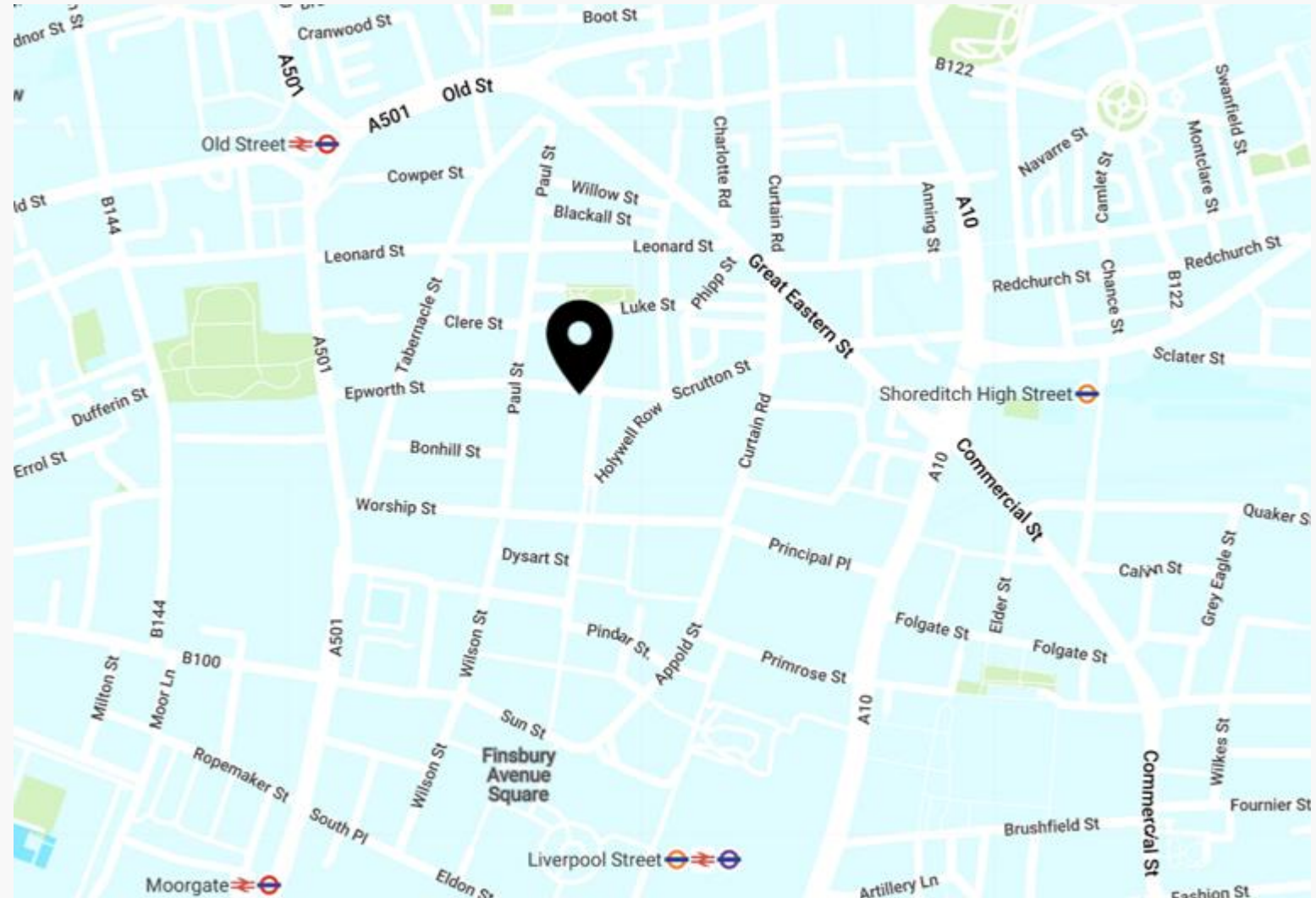


AREA

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



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
5 (1 st)	834	Let	£45.00	£19.00	£13.50	£5,386
8 (4 th)	635	Available	£45.00	£19.00	£13.50	£3,942.29
17 (3 rd)	823	let	£45.00	£19.00	£13.50	£5,109.46
18 (3 rd)	936	let	£45.00	£19.00	£13.50	£4,097
26 (2 nd)	950	let	£45.00	£19.00	£13.50	£6,135

LEASE

A new lease to be contracted outside the 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

VIEWINGS VIA JOINT SOLE AGENTS

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