



**STIRLING  
ACKROYD**

## **TO LET**

**Zetland House (Lower  
Ground G), 5-25  
Scrutton Street, London,  
EC2A 4HJ**

**2,802 sq ft**

**Self Contained 2,749 sq  
ft, media style office to  
let in Shoreditch -  
Available from November  
2025**



**VIDEO TOUR**

**[stirlingackroyd.com](https://stirlingackroyd.com)**





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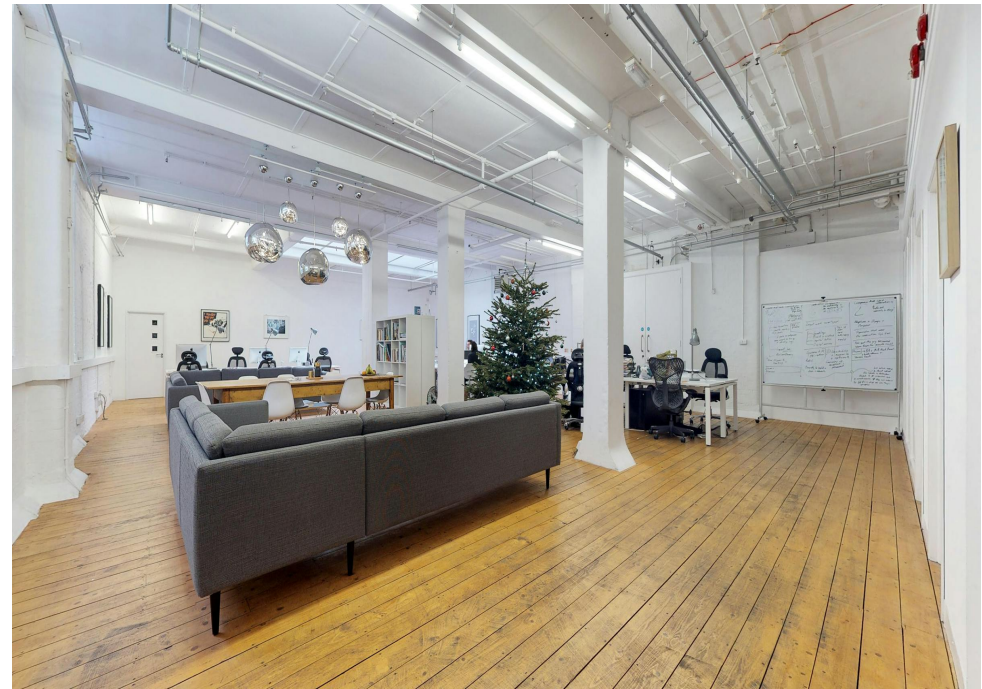
## Description

The unit is fully self contained and located on the lower ground floor of this converted Victorian warehouse building. Many of the character features have been retained including original sash windows, timbers floors, exposed brickwork, and excellent floor to ceiling heights. The floor benefits from an open plan layout with existing meeting rooms and kitchenette in situ. The central sky light provides excellent levels of natural light.

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## Key points

- Excellent floor to ceiling height
- Open plan layout
- Timber Flooring
- Self contained entrance
- Cycle Storage
- Meeting Rooms
- Available from November 2025





## Location

Zetland House is a unique and striking property, situated in the heart of Shoreditch. The building was originally a Print Works for The Bank of England printing banknotes, stamps and bonds. More recently it was a home for street artist and screenprinter Banksy. Located a short walk from Old Street station (Northern line) and Shoreditch High Street station (London over ground), and with both Moorgate and Liverpool Street stations under a 10 minute walk away (providing further access to Northern, Circle, Metropolitan and Hammersmith & City lines, as well as National Rail services).

## Transport Links



Old Street 0.2 Miles



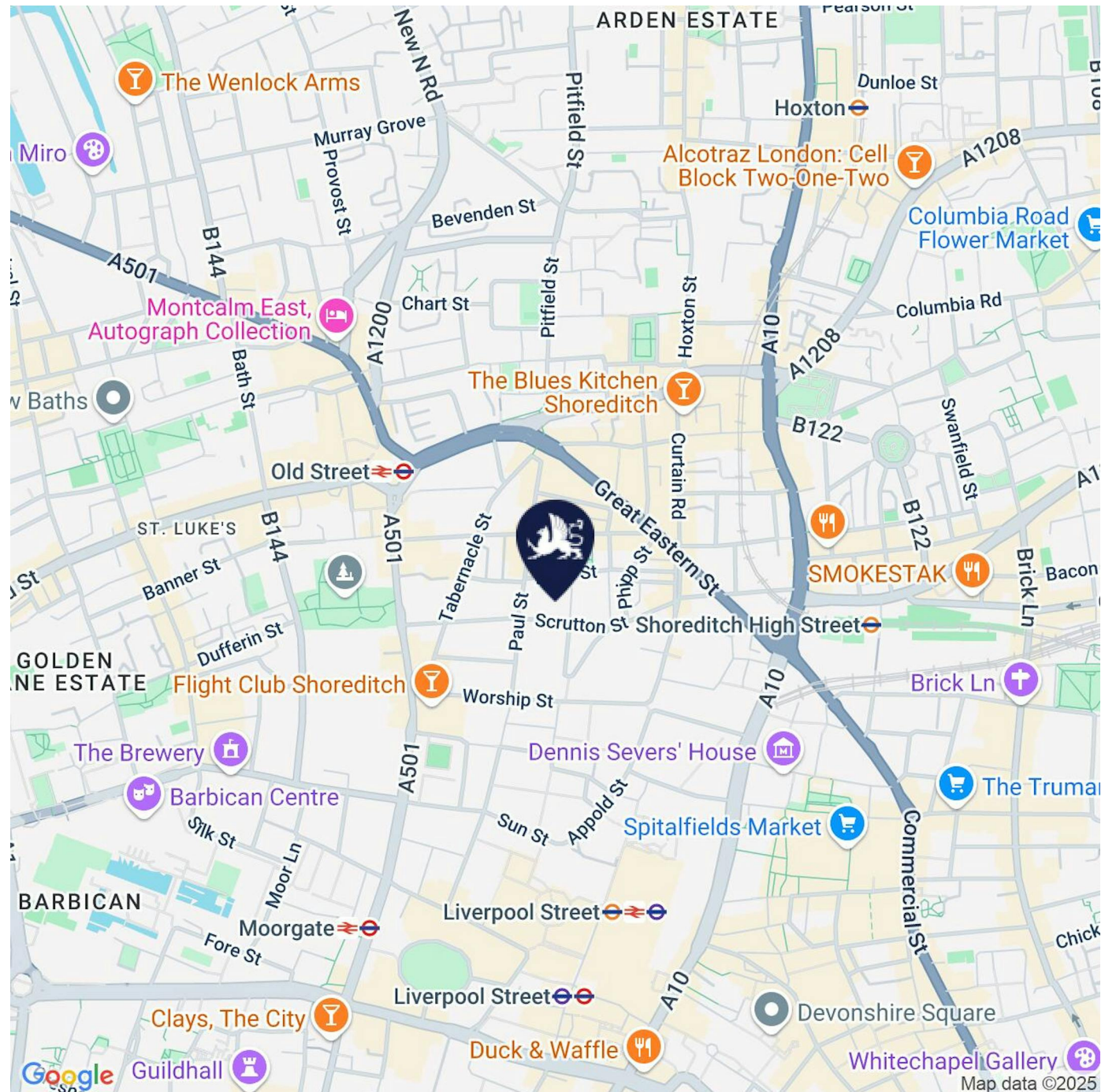
Shoreditch High Street 0.3 Miles



Liverpool Street 0.4 Miles



Moorgate 0.4 Miles







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## Accommodation

Name	sq ft	sq m	Availability
Lower Ground - Unit G	2,802	260.31	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£35 per sq ft
Rates	£16.74 per sq ft
Service Charge	£11,781 per annum
VAT	On application
EPC	On application

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## Viewing & Further Information



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