



TO LET

**Ground D, Zetland
House, 5-25 Scrutton
Street, London, EC2A
4HJ**

2,657 sq ft

Ground Floor Warehouse
Style Office located
within the heart of
Shoreditch



Description

A newly refurbished 2,657 sq ft warehouse-style office within the ever-popular Zetland House. The space offers excellent floor-to-ceiling height, an abundance of character and a bright, open-plan layout, creating an impressive working environment for a modern occupier.

Zetland House is firmly established as a thriving hub for creative, media and design-led companies, offering a strong sense of community and a vibrant atmosphere throughout the building. Its distinctive industrial character and excellent tenant mix make it an ideal setting for businesses seeking an inspiring office with a genuinely creative vibe

Key points

- Newly refurbished
- Excellent Floor to Ceiling Height
- Open Plan
- Meeting Rooms
- A/C
- Demised kitchen and WCs
- Excellent Connectivity



Location

Zetland House is ideally positioned in the heart of Shoreditch, within easy reach of Old Street, Liverpool Street and Shoreditch High Street stations. The surrounding area is renowned for its vibrant mix of independent cafés, restaurants, bars and retailers, making it one of East London's most desirable locations for creative and forward-thinking businesses.

With excellent transport connections and the City of London close by, the location offers the perfect balance between accessibility and Shoreditch's distinctive creative energy.

Transport Links



Old Street 0.2 Miles



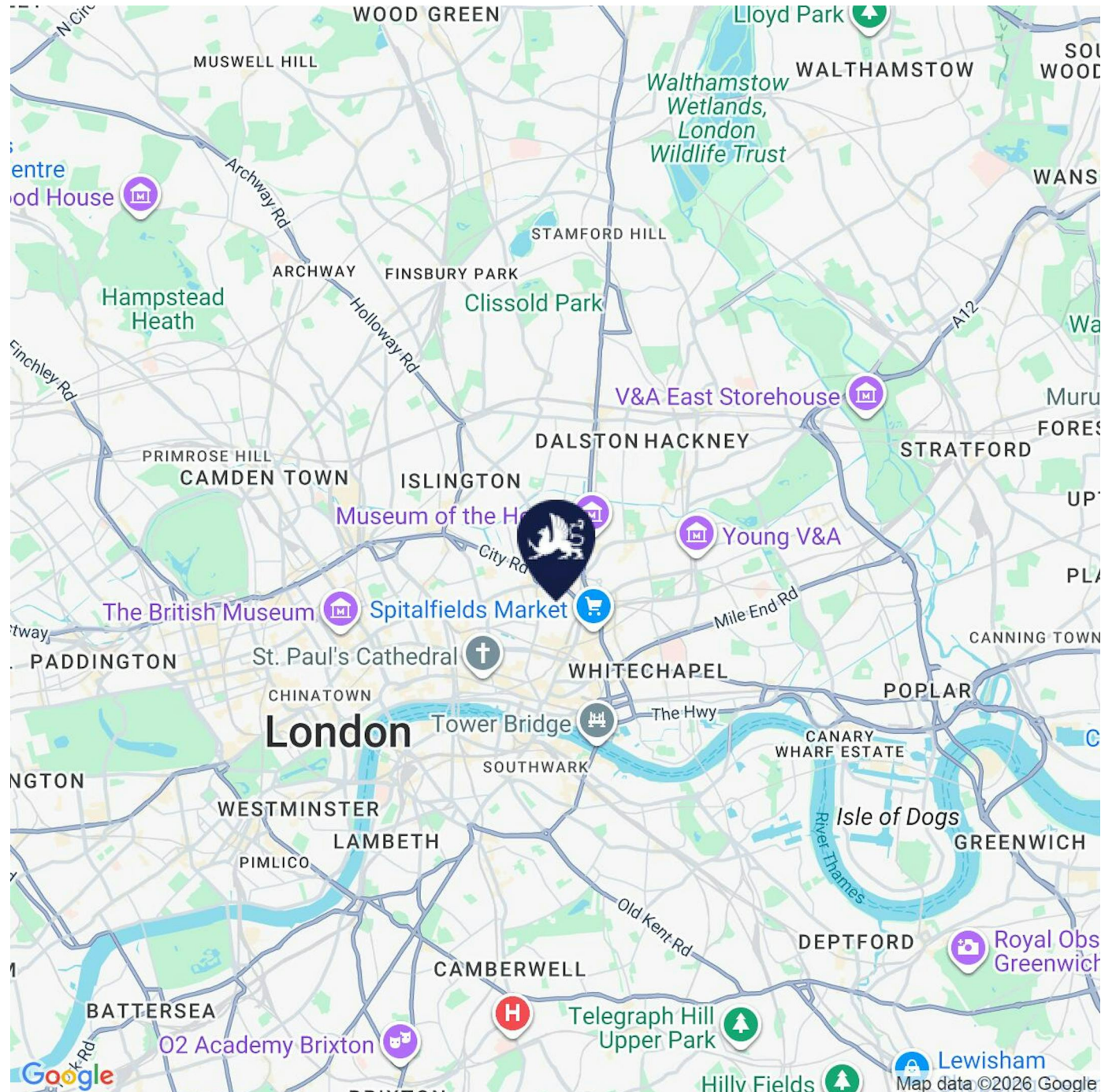
Shoreditch High Street 0.3 Miles



Liverpool Street 0.4 Miles



Moorgate 0.4 Miles



Accommodation

Name	sq ft	sq m	Availability
Ground	2,657	246.84	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£19 per sq ft
Service Charge	£5 per sq ft
VAT	On application
EPC	On application

Viewing & Further Information



Dimitri Melaisi
0203 911 3666
07940 239 327
dmelaisi@stirlingackroyd.com



Brett Sullings
0203 911 3666
07826 547 772
bretts@stirlingackroyd.com



Harry Mann
0203 911 3666
07947 728 313
hmann@stirlingackroyd.com



Alex Zeckler
0203 911 3666
07961 238 152
azeckler@stirlingackroyd.com

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