



## Studio 2, Scrutton Street Studios

32-38 Scrutton Street, Shoreditch, London, EC2A 4RQ

**Affordable and bright Zone 1  
lock up Business Studio  
(Class E) with all inclusive  
cost**

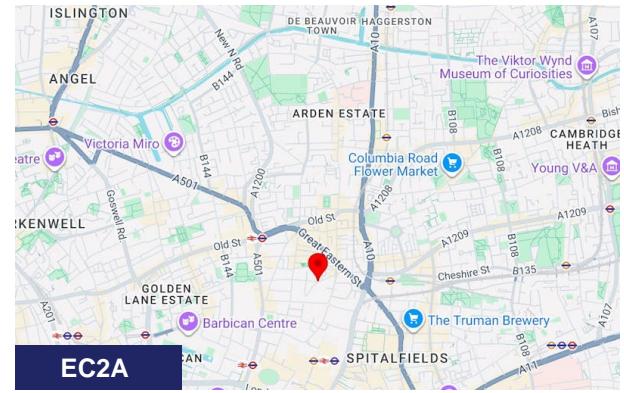
**310 sq ft**  
(28.80 sq m)

- Good natural light
- Flexible terms
- Passenger & Goods Lift
- Cycle Parking
- Parking may be available for an additional fee

# Studio 2, Scrutton Street Studios, 32-38 Scrutton Street, Shoreditch, London, EC2A 4RQ

## Summary

Available Size	310 sq ft
Rent	£14,725 per annum Inclusive of service charge, buildings insurance, heating and electricity
Rates Payable	£2,385 per annum Please see notes on available Reliefs.
Rateable Value	£13,250
Service Charge	Included in Rent
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (118)



## Description

The refurbished 1950s warehouse building provides bright and light offices and is characterised by Crittall style windows and floors with generous ceiling heights. There is a shared kitchen, toilet and shower facilities, and a passenger and goods lift. These private and secure offices make an ideal base for a small business team. Parking may be available by separate negotiation.

## Location

Only a few minutes walk from Liverpool Street and Shoreditch High Street stations, the office unit is in a quiet location off Scrutton Street, in the heart of South Shoreditch. This busy mixed-use area nestles between the creative hub of Shoreditch to the north and the City to the south and is occupied by many thriving businesses and is well-served by hotels, shops, eateries, bars and amenities.

## Accommodation

Name	sq ft	sq m	Availability
2nd - Studio 6	310	28.80	Available



## Terms

Flexible inclusive Internal and Insuring lease or licenses directly from the freeholder for a maximum term certain to December 2028.

## Initial Rent

£14,725 per annum (+VAT) inclusive of service charge, buildings insurance, heating and electricity.

## Business Rates

The Rateable Value of this unit from April 2026 will be £13,250. Assuming the incoming tenant qualifies for Small Business Rates Relief the notional Rates Payable are estimated at £2,385 for 1st April 2026 to 31st March 2027 (and nothing to pay before then). There may be further Transitional and Supporting Small Business reliefs that may reduce this figure to £800. Interested parties are advised to seek confirmation from the London Borough of Hackney.

## Service Charge

Service Charge is included within the Rent along with Heating, Electricity and contribution to Buildings Insurance

## Viewing & Further Information



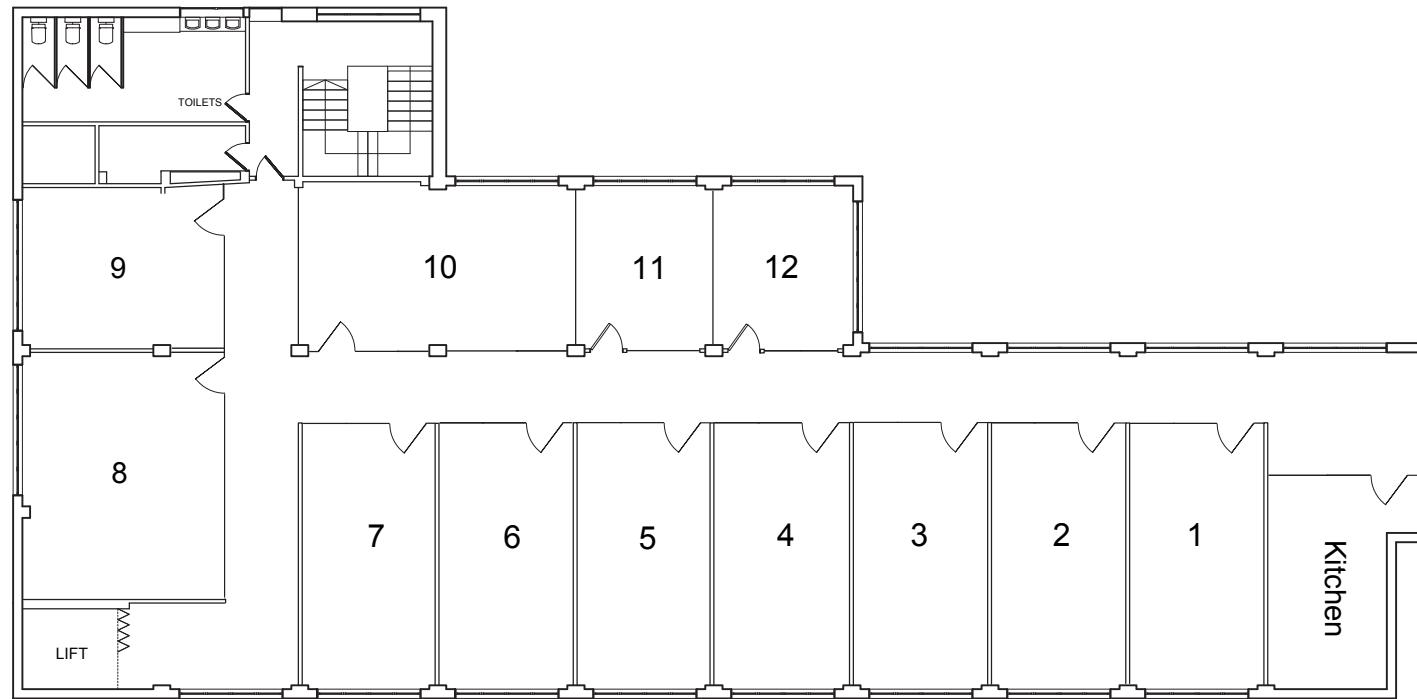
**Sandy Newell**

02077499472 | 07966455636  
sandy@dominion.london



**Michael Newell**

02077499476 | 07798764076  
michael@dominion.london



32 - 38 Scrutton Street

Second Floor Commercial Premises

0 2 4 6 8 10M

1-435/540

Second Floor GA PLAN

1:200@A4

01/12/2017

