



TO LET

**Lower F, Zetland House,
5-25 Scrutton Street,
London, EC2A 4HJ**

5,640 sq ft

Rare Self Contained
Warehouse Office Within
A Creative Community In
The Heart of Shoreditch

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Description

An iconic Victorian warehouse conversion with a wonderful modern twist, this creative office space is located in the heart of Shoreditch. Lower F benefits from a self-contained ground floor entrance leading to a mezzanine level with a meeting room in situ with further accessibility into the main working space.

Situated in a converted Victorian warehouse building, this unit has an abundance of character providing excellent floor to ceiling heights. Given the prime location, the space appeals to a broad range of occupiers within the creative industries.

Key points

- Self Contained Warehouse Office
- Kitchen and Break Out Area
- 4m Ceiling Heights
- Air Conditioned
- Multiple Meeting Rooms of Varying Sizes
- Excellent Connectivity
- Cycle Storage On Site



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. In the early 00's it was a home for street artist and screen printer Banksy.

Zetland House is home to a number of creative occupiers and is dog friendly, the area is surrounded by a number of restaurants, bars and coffee shops and also two street food markets on Leonard Circus and Clifton Street.

Located a short walk from Old Street station (Northern line) and Shoreditch High Street station (London overground), 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



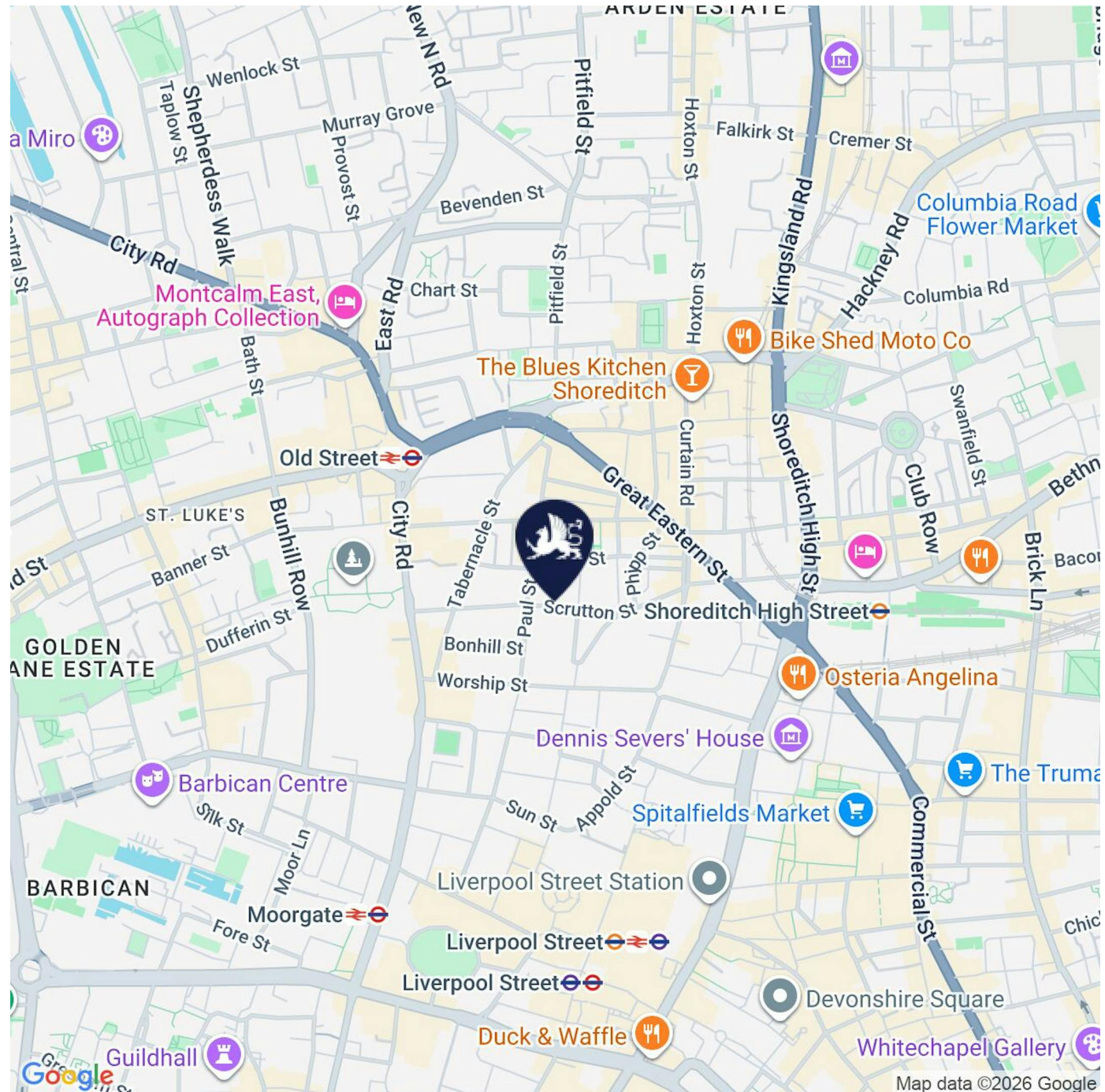
Shoreditch High Street 0.3 Miles



Liverpool Street 0.4 Miles



Moorgate 0.4 Miles

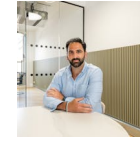




Rents, Rates & Charges

Lease	New Lease
Rent	£35 per sq ft
Rates	£19 per sq ft
Service Charge	£4.50 per sq ft
VAT	Applicable
EPC	D (80)

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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