

Studio 9, Scrutton Street Studios

32-38 Scrutton Street, London, EC2A 4RQ

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

330 sq ft
(30.66 sq m)

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

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Summary

Available Size	330 sq ft
Rent	£15,675 per annum Inclusive of service charge, buildings insurance, heating and electricity
Rates Payable	£1,377 per annum Please see notes on available Reliefs.
Rateable Value	£12,750
Service Charge	Included in Rent
VAT	Applicable
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 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
Unit - Studio 9 (Second Floor)	330	30.66	Available

Terms

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

Initial Rent

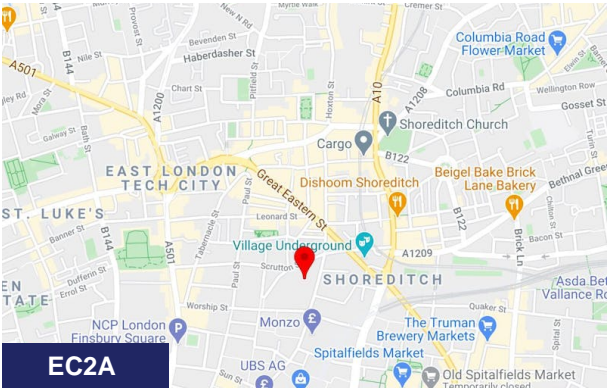
£15,675 per annum (+VAT) inclusive - see below.

Service Charge

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

Business Rates

The April 2026 Rateable Value of this unit will be £12,750. Assuming the incoming tenant qualifies for Small Business Rates Relief there are no business rates to pay.



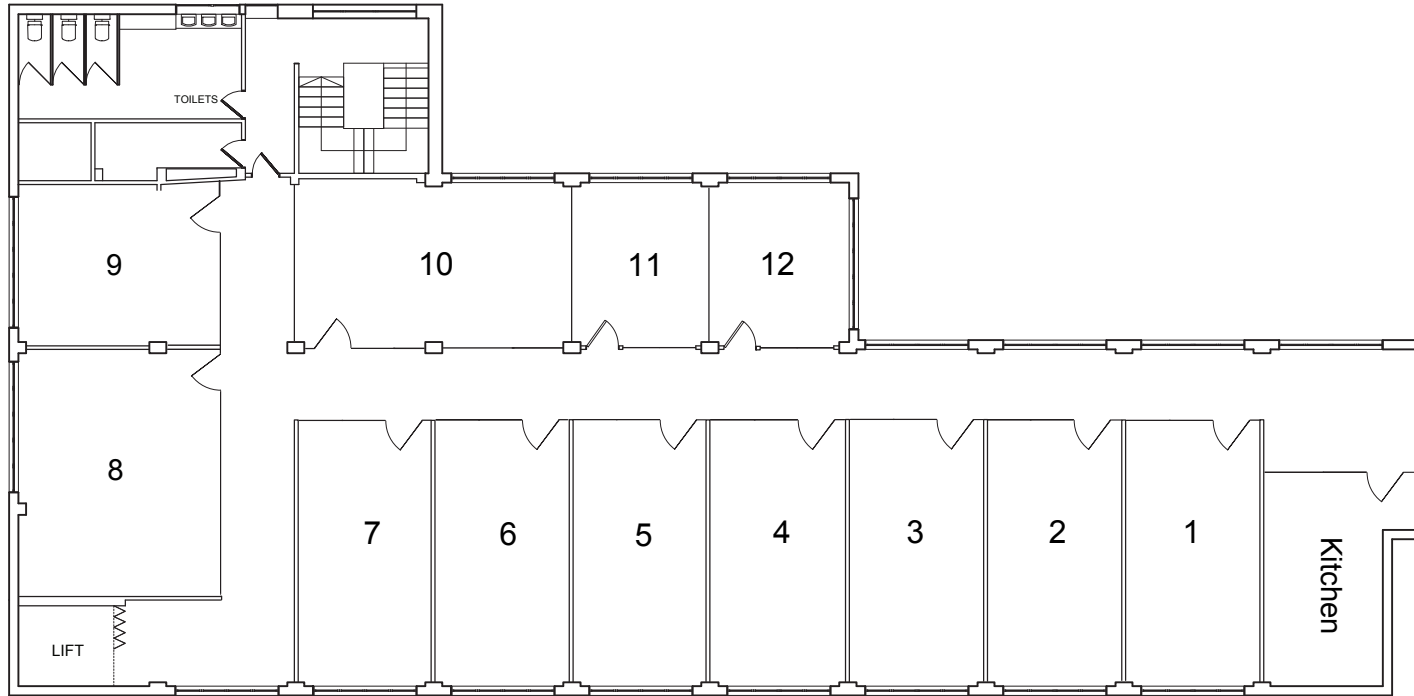
Viewing & Further Information



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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

