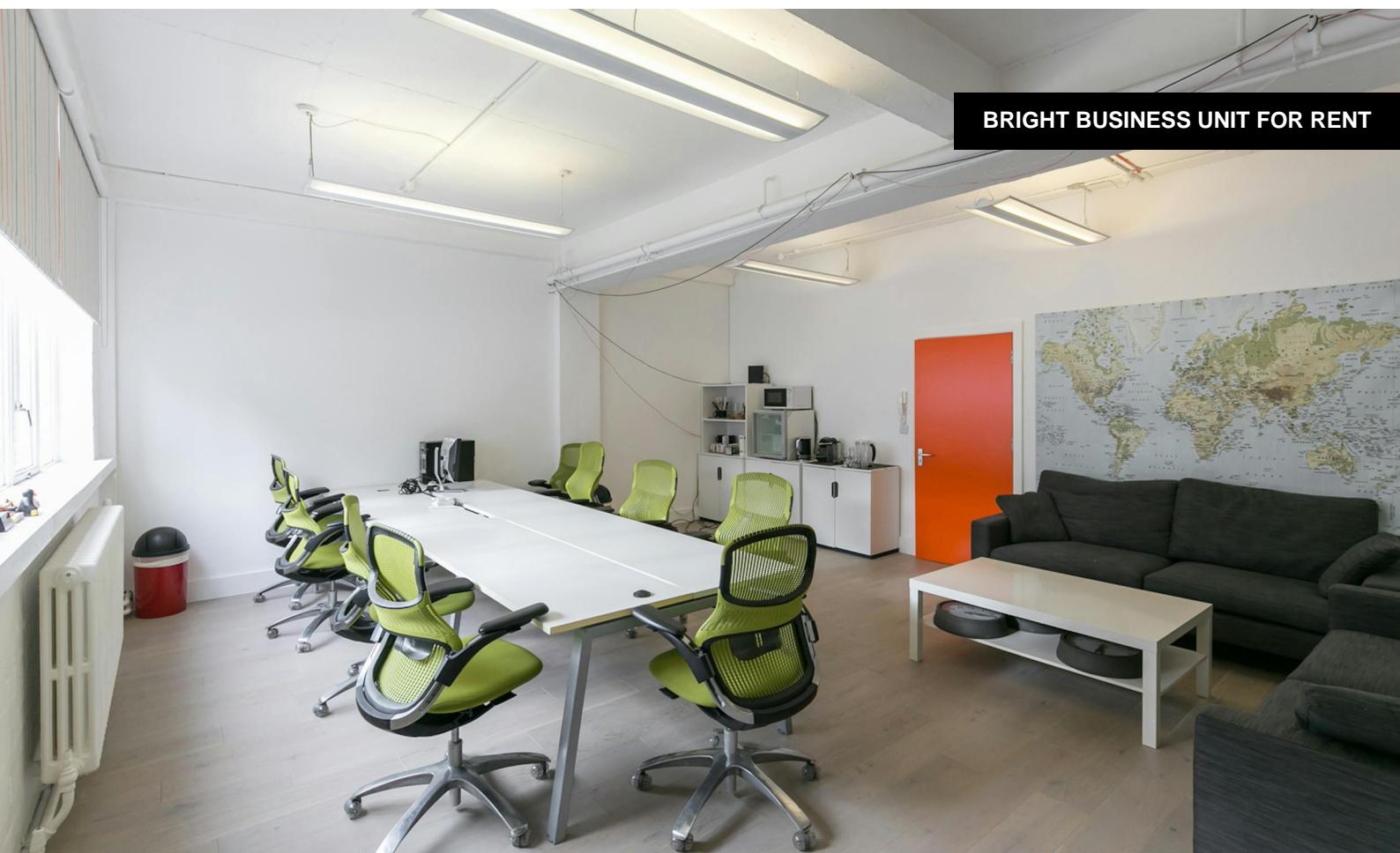


BRIGHT BUSINESS UNIT FOR RENT

Studio 8, 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**

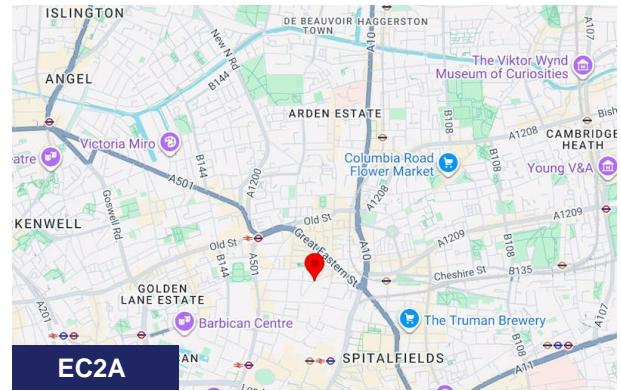
410 sq ft
(38.09 sq m)

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

Studio 8, Scrutton Street Studios, 32-38 Scrutton Street, Shoreditch, London, EC2A 4RQ

Summary

Available Size	410 sq ft
Rent	£19,475 per annum Inclusive of service charge, buildings insurance, heating and electricity
Rates Payable	£8,208 per annum Please see notes on available Reliefs.
Rateable Value	£19,000
VAT	Applicable
Legal Fees	Upon Enquiry
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.

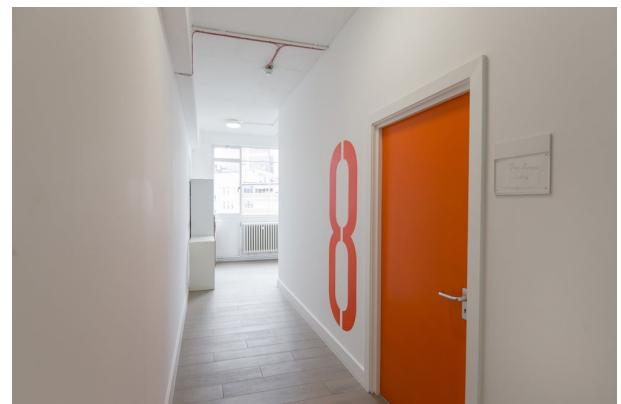
Location

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 8 (Second Floor)	410	38.09	Let



Terms

Flexible inclusive Internal and Insuring lease directly from the freeholder with a maximum term certain until 31st December 2028.

Business Rates

The April 2026 Rateable Value of this unit will be £19,000. Notional Rates Payable for 1st April 2026 to 31st March 2027 are estimated at £8,208. There may be further Transitional and Supporting Small Business reliefs that may reduce this figure. Interested parties are advised to seek confirmation from the London Borough of Hackney.

Service Charge

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

Viewing & Further Information



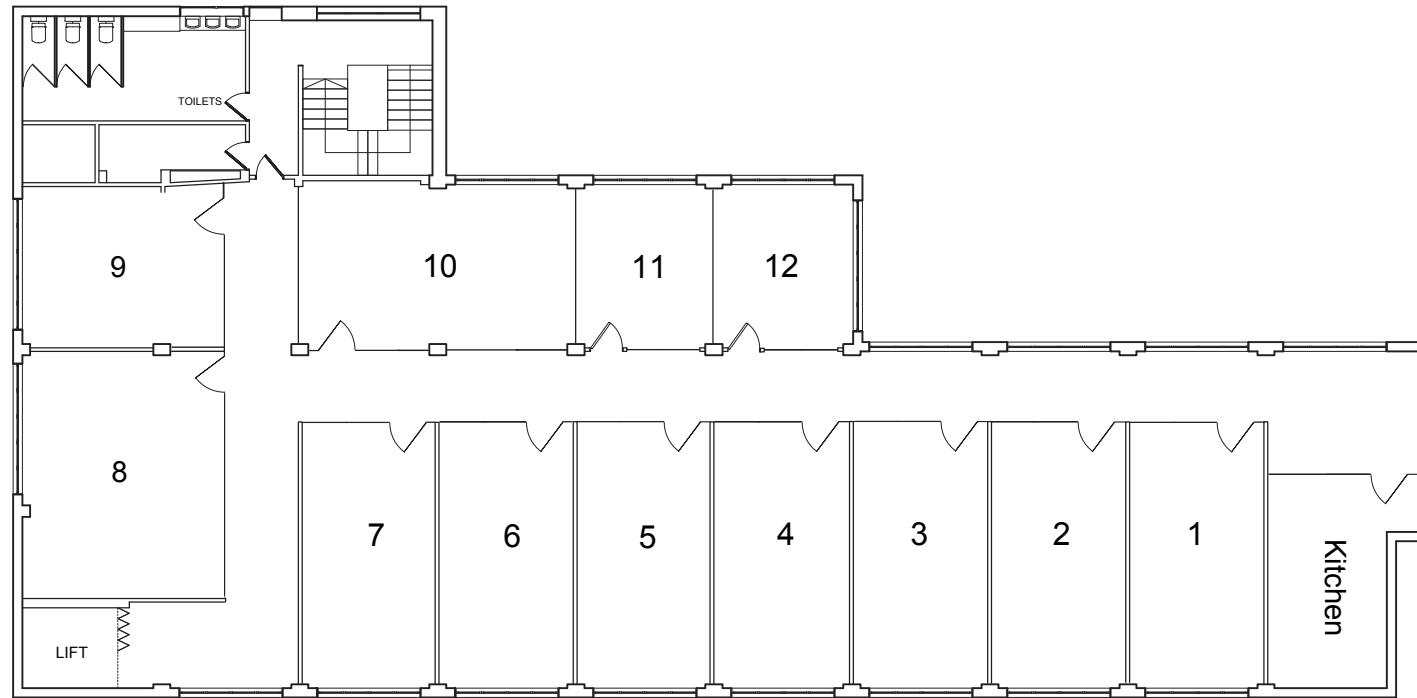
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32 - 38 Scrutton Street

Second Floor Commercial Premises

0 2 4 6 8 10M

1-435/540

Second Floor GA PLAN

1:200@A4

01/12/2017

