



**TO LET**

**Unit 1F-1G Zetland  
House, First Floor  
Zetland House, London,  
EC2A 4HJ**

**3,633 sq ft**

**First Floor Warehouse  
Style Office Located In  
The Heart of Shoreditch**



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## Description

Offered across 3,633 sq ft this first floor office situated in a converted Victorian warehouse building, has an abundance of character including original sash windows, timbers floors and excellent floor to ceiling heights.

With original wooden flooring throughout and recently furnished the floor benefits from an open plan layout, with two glazed meeting rooms, kitchenette and air conditioning.

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## Key points

- Open Plan Layout & Recently Furnished
- Two Glazed Meeting Rooms
- Exposed Brickwork
- Cycle Storage
- Demised Kitchen
- Excellent Connectivity
- Original Wooden Flooring Throughout
- Onsite Meeting Rooms Available To Hire At An Additional Cost



## 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



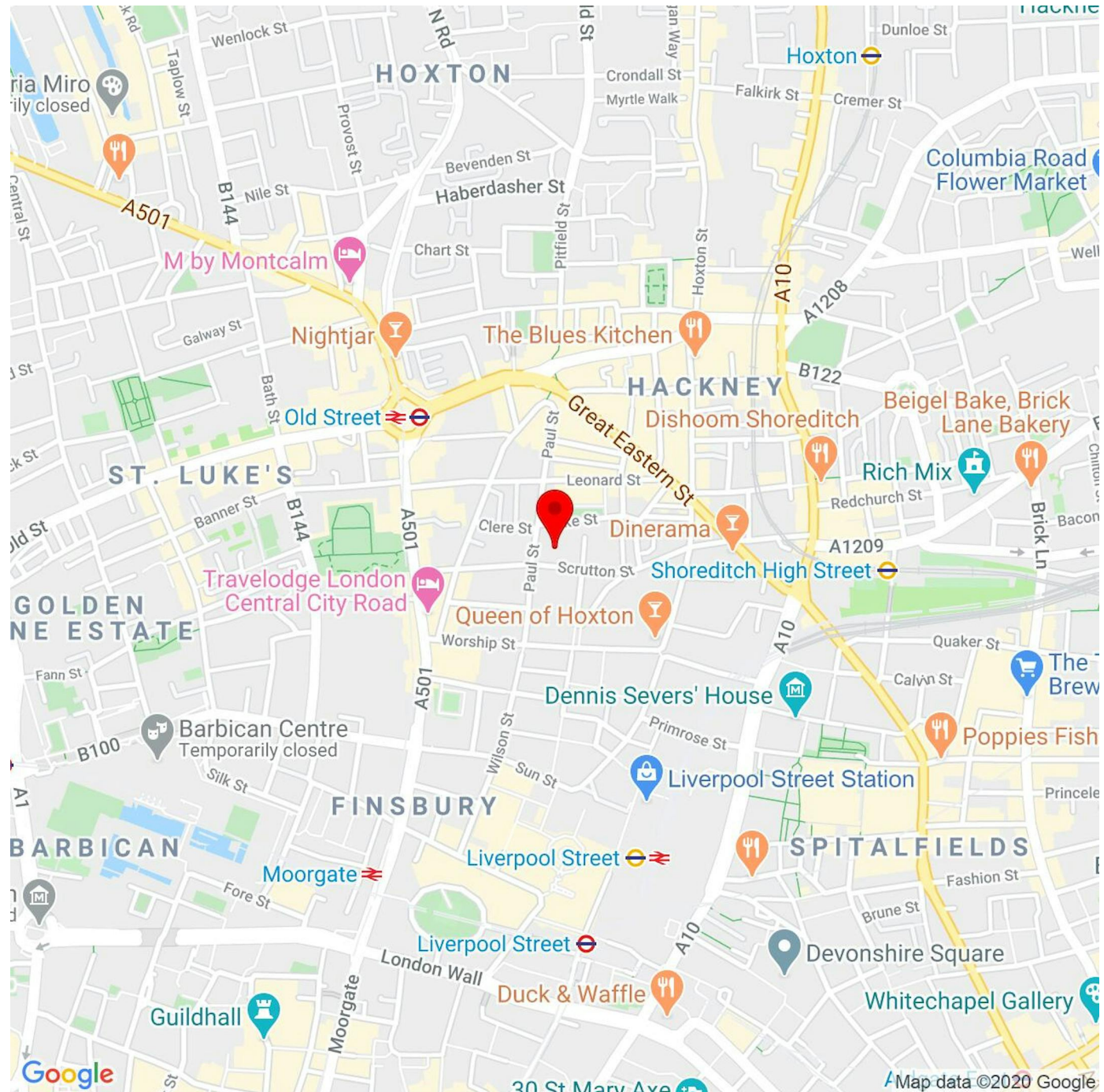
Shoreditch High Street 0.3 Miles

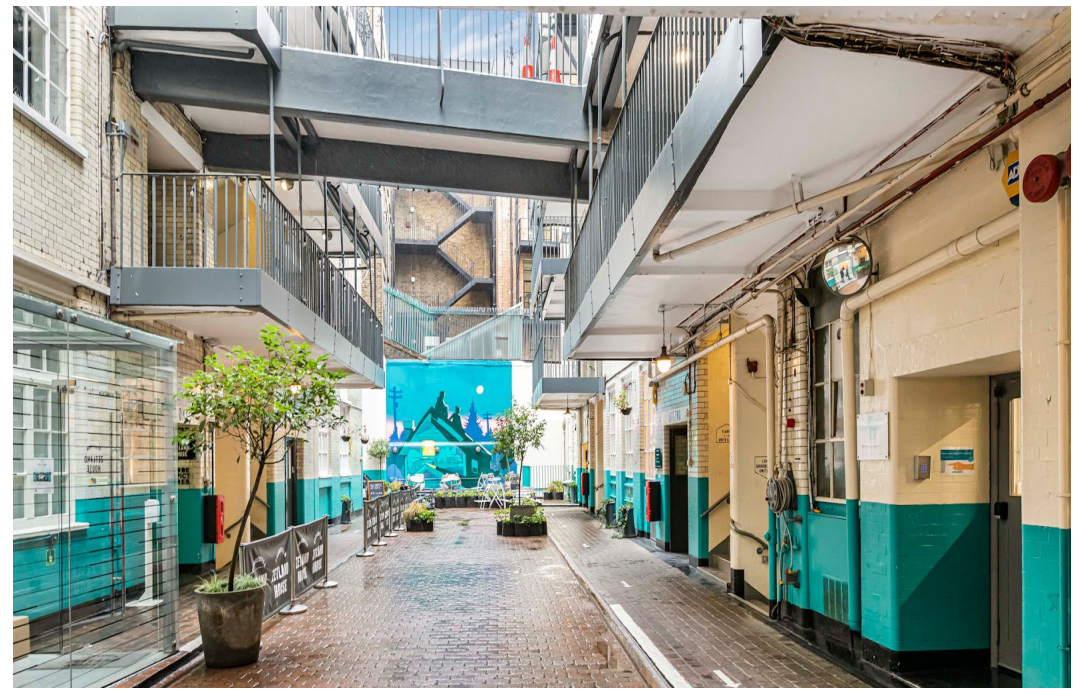


Liverpool Street 0.4 Miles



Moorgate 0.4 Miles





## Accommodation

Name	sq ft	sq m	Availability
1st - Unit 1FG	3,633	337.52	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£19 per sq ft
Service Charge	£4.50 per sq ft
VAT	Applicable
EPC	C (70)

## Viewing & Further Information



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



**Dimitri Melaisi**  
0203 911 3666  
07940 239 327  
dmelaisi@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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