



**TO LET**

**Unit 3C Zetland House,  
5-25 Scrutton Street,  
London, EC2A 4HJ**

1,700 sq ft

Newly refurbished open  
plan office



**VIDEO TOUR**

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## Description

Comprising a newly refurbished open plan warehouse floor in a popular courtyard development which houses a number of creative occupiers.

The space benefits from excellent natural light, original timber flooring, new kitchen, new black LED cased lighting, air conditioning and currently has 12 workstations plus two large bench tables

Zetland House offers bookable meeting rooms in a number of sizes and has an onsite cafe, nail and hair salon, PT gym and also host regular community events for tenants including summer bbqs, screenings of sports tournaments and festive events

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## Location

Zetland House is a unique and striking property, situated in the heart of Shoreditch, located on Scrutton Street close to the junctions with Clifton Street and Paul Street - a fantastic spot with lots of bars, restaurants and street food vendors on the doorstep.

Located a short walk from Liverpool Street, Shoreditch High Street and Old Stations - a perfect location in the heart of the City Fringe.

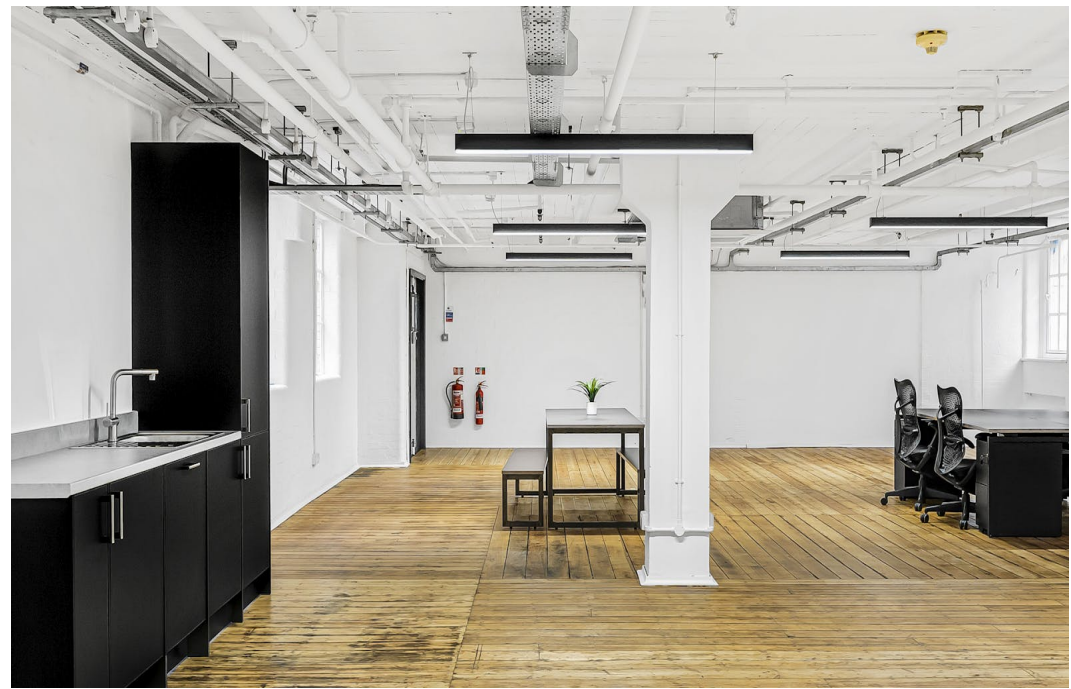
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## Key points

- Zetland House - a creative Shoreditch business community
- Open plan
- Original timber flooring
- New kitchen
- Fitted with workstations and break out benching
- Bookable meeting rooms
- onsite porter



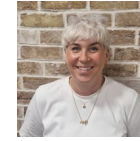




## Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£19 per sq ft
Service Charge	£4.50 per sq ft
VAT	Applicable
EPC	On application

## Viewing & Further Information



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