

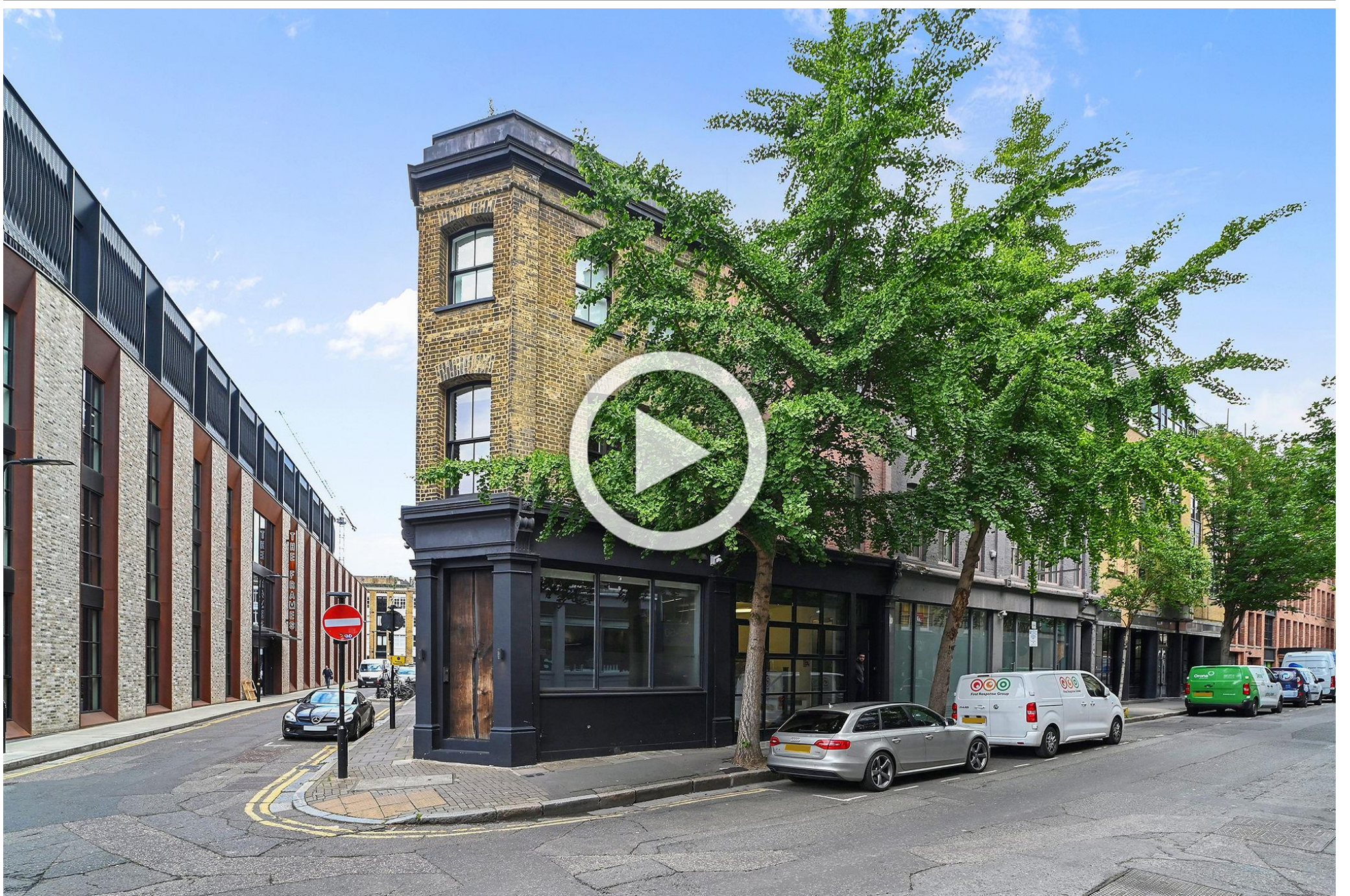
**DUPLEX WAREHOUSE
STYLE OFFICE SPACE**

**SCRUTTON STREET
SHOREDITCH
EC2A**

1,372 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



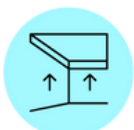
DESCRIPTION

Occupying the first floor within a beautiful, original Victorian warehouse building. This warehouse style workspace provides an excellent creative working environment, benefitting from dual aspect lighting, superb ceiling heights, timber flooring, exposed brickwork and exposed timber trusses.

AMENITIES



PRIME LOCATION



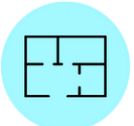
GOOD CEILING HEIGHTS



WAREHOUSE STYLE FEATURES



AIR CONDITIONING



OPEN PLAN



EXPOSED BRICK/WORK

CHARACTERFUL WAREHOUSE STYLE WORKSPACE



BELCOR

51 SCRUTTON STREET
SHOREDITCH, EC2A



TRANSPORT

Shoreditch High Street - 8 mins



Old Street - 8 mins



Liverpool Street - 9 mins

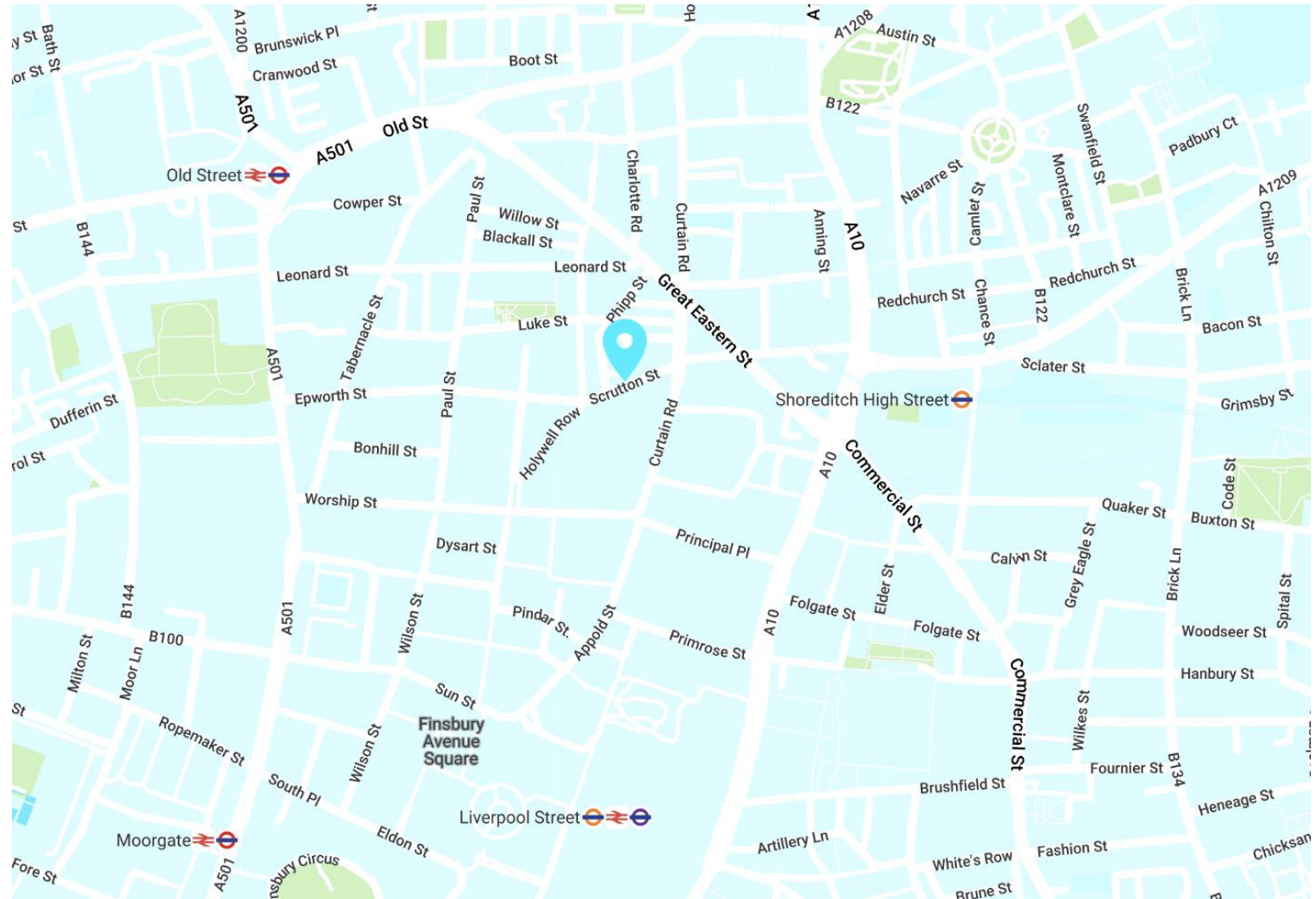


AREA

The premises is located on Scrutton Street, close to the junction with Phipp Street. The building is well positioned in the heart of Shoreditch and a short walking distance from Old Street Roundabout.

The location benefits from being amongst a host of bars and restaurants and some of the leading commercial occupiers in the City Fringe.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 st & 2 nd Floor	1,372	Available	£49.50	£14.00	TBC	£7,260

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available Now.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

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