

**STUNNING PENTHOUSE
OFFICES WITH ROOF
TERRACE**

**4EFG ZETLAND HOUSE
SHOREDITCH
EC2**

6,225 SQ FT

BELCOR

CITY FRINGE REAL ESTATE







DESCRIPTION

The penthouse floor of Zetland House! This office space is situated within a converted Victorian warehouse building with an abundance of character. The space benefits from air-conditioning, timber floors & pitched roof. Tenants benefit from access to Zetland House's range of amenities such as bookable meeting Room, Gym, physio, Coffee Shop, Deli, hairdresser & nail Bar.

CHARACTERFUL WAREHOUSE STYLE WORKSPACE IN SHOREDITCH



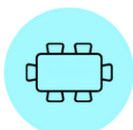
AMENITIES



AIR CONDITIONING



SELF-CONTAINED



MEETING ROOMS



EXPOSED SERVICES



EXCELLENT NATURAL LIGHT



CONCIERGE



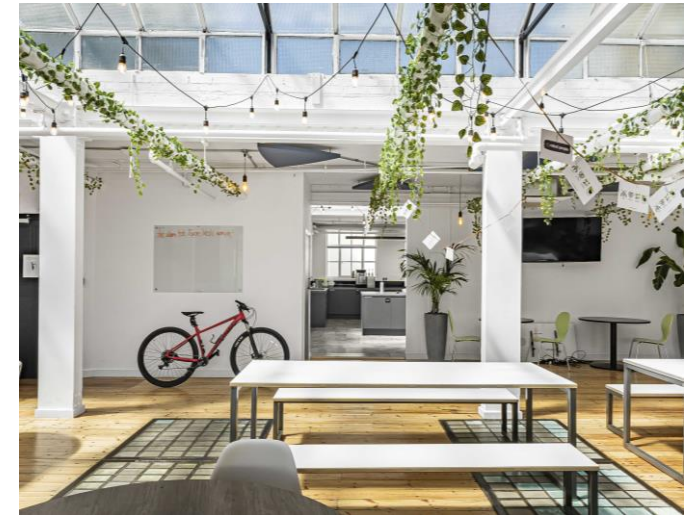
BIKE RACKS



WAREHOUSE STYLE
FEATURES



PRIME LOCATION



TRANSPORT

Shoreditch High Street - 4 mins



Old Street - 4 mins



Liverpool Street - 7 mins



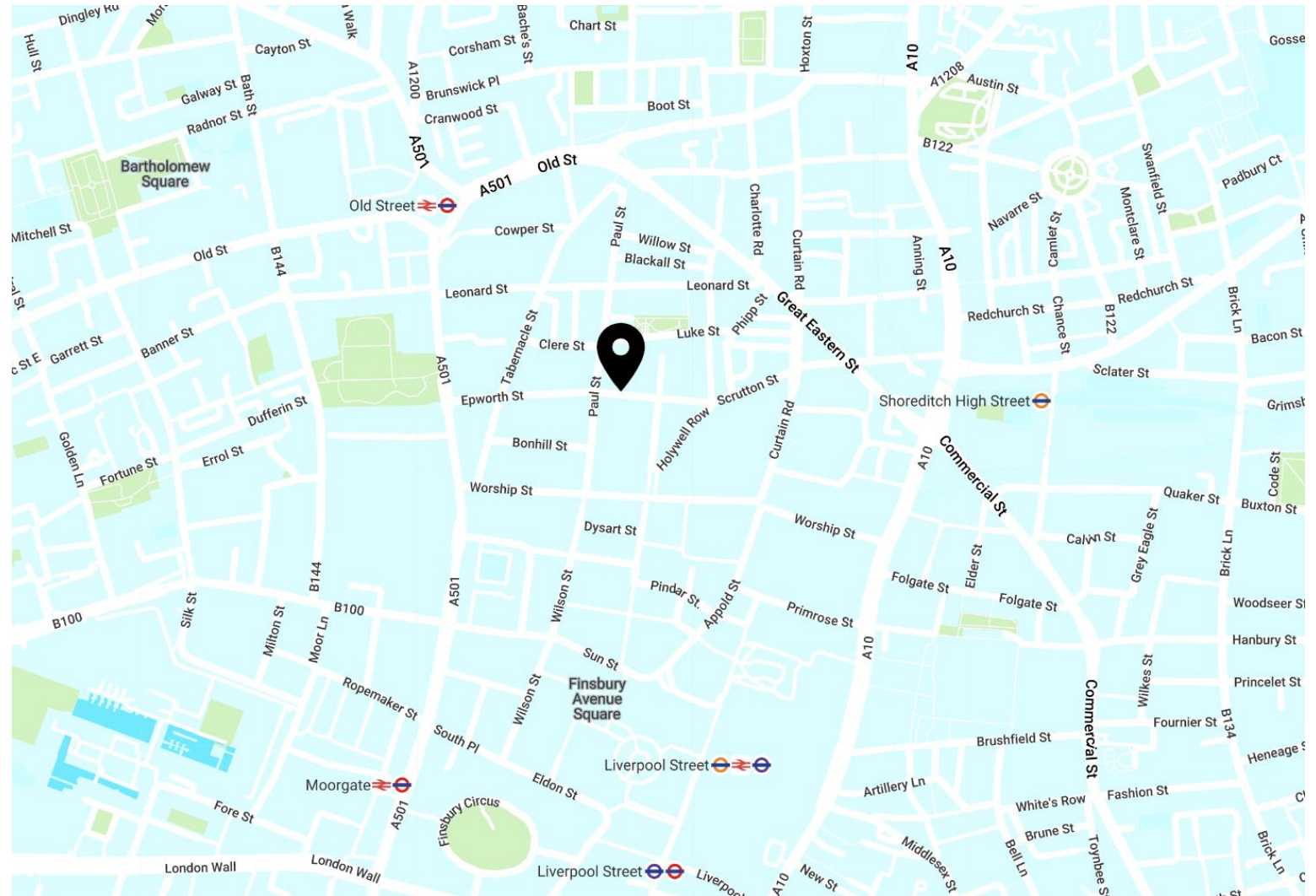
AREA

The property is located in Zetland House, a unique property in the heart of Shoreditch.

The building was originally a print works for The Bank of England and more recently it was home for street artist Banksy.

The property is located a short walk from Old Street and Shoreditch High Street stations.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Unit 4EFG	6,225	Available	£52.50	£19.00	£4.50	£39,425

LEASE

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

TIMING

Available Immediately.

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 JOINT SOLE AGENTS

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