

**BRAND NEW  
WAREHOUSE STYLE  
OFFICES FOR RENT**

**SHOREDITCH WORKS  
2-20 SCRUTTON  
STREET  
EC2A**

**784-5,606 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**



## DESCRIPTION

Each office has been newly refurbished, benefiting from a fitted kitchenette, entry phone system, air conditioning, and wooden flooring. The building benefits from a well-presented reception, communal meeting rooms, cycle and shower facilities, as well as an onsite gym and building manager. Flexible contracts are available to suit individual company needs. A managed option is available - further information is available upon application.

## AMENITIES



FIBRE OPTIC



24 HOUR ACCESS



AIR CONDITIONING



PRIME SHOREDITCH



BIKE RACKS



SHOWERS



EXCELLENT  
TRANSPORT LINKS



FULLY FITTED



E CLASS USE

## NEWLY REFURBISHED, CHARACTERFUL OFFICES IN THE HEART OF SHOREDITCH



## TRANSPORT

Old Street - 6 mins



Shoreditch High Street - 9 mins



Liverpool Street - 9 mins

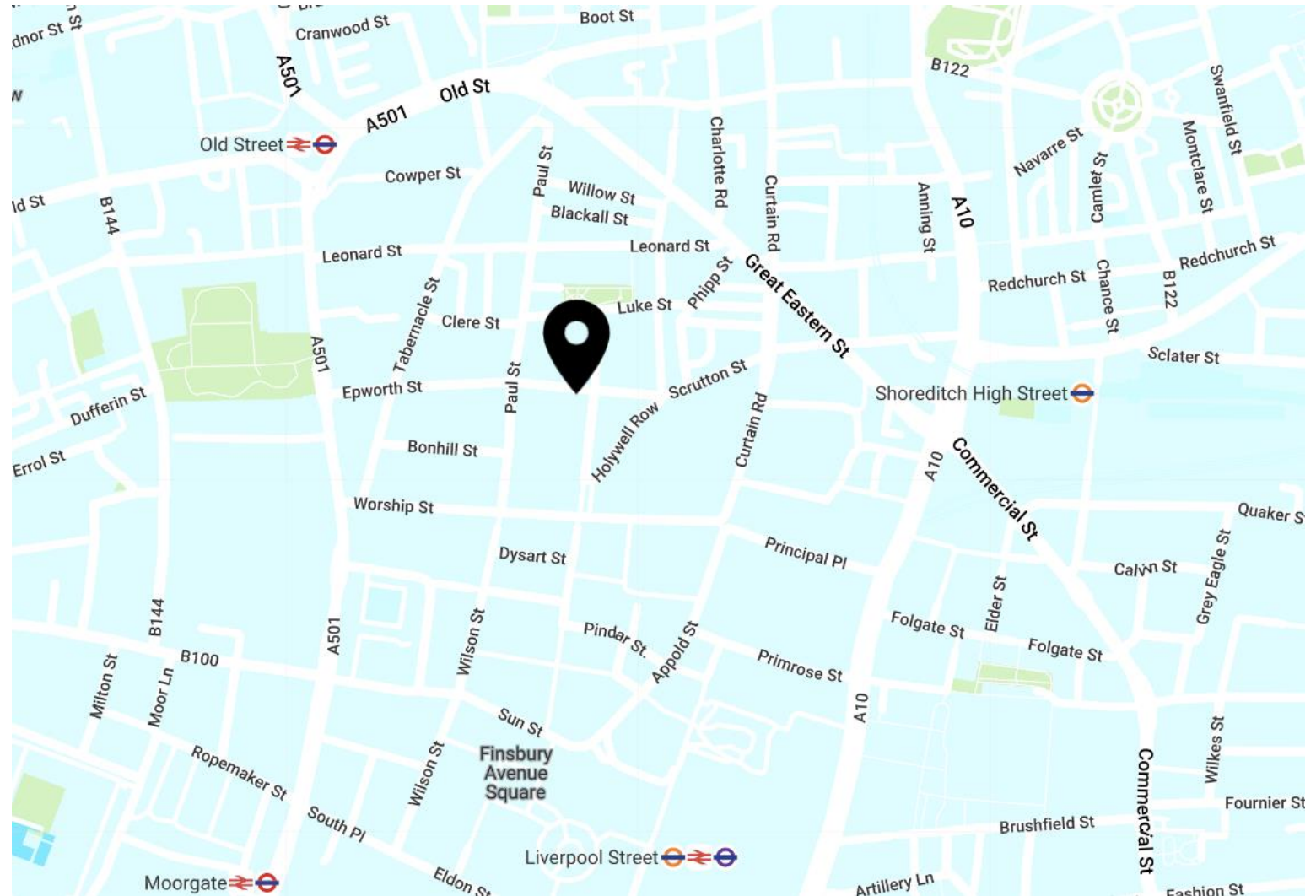


## AREA

The building is well positioned in the heart of prime Shoreditch and only a short walking distance from Old Street Roundabout and Liverpool Street Station.

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

## LOCATION



# BELCOR

**SHOREDITCH WORKS**  
**2-20**  
**SCRUTTON STREET**  
**SHOREDITCH EC2A**



## AVAILABILITY

| STUDIO                | SIZE (SQ FT) | STATUS      | RENT(PSF) | RATES(PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|-----------------------|--------------|-------------|-----------|------------|----------------------|-------------|
| 24 (Ground)           | 1,332        | Under Offer | £68.00    | £17.00     | £11.50               | £10,711.50  |
| 25 (1 <sup>ST</sup> ) | 841          | Available   | £57.50    | £17.00     | £11.50               | £6,027.17   |
| 27 (2 <sup>ND</sup> ) | 843          | Available   | £57.50    | £17.00     | £11.50               | £6,041.50   |
| 29 (3 <sup>RD</sup> ) | 850          | Available   | £57.50    | £17.00     | £11.50               | £6,091.67   |
| 30 (3 <sup>RD</sup> ) | 956          | Available   | £57.50    | £17.00     | £11.50               | £6,851.33   |
| 32 (4 <sup>TH</sup> ) | 784          | Available   | £57.50    | £17.00     | £11.50               | £5,618.67   |

## 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.

## MANAGED

A managed option is available - further information is available upon application

## VIEWINGS VIA JOINT SOLE AGENTS

### BELCOR

020 7375 3444  
agency@belcor.london  
www.belcor.london

### COMPTON

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### THE WORKPLACE COMPANY

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## TEAM

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