



4CD

5-25 Scrutton Street, EC2A 4HJ

Rare and unique lateral penthouse office in the heart of shoreditch benefiting from 6 private roof terraces!

4,512 sq ft
(419.18 sq m)

- Penthouse office totalling 15,500 sq ft
- 6 Private Roof Terraces
- 4 Passenger Lifts
- 150 Desks
- 12 meeting Rooms

4CD, 5-25 Scrutton Street, London, EC2A 4HJ

Description

This penthouse office can be access via 4 stairwells and 4 passenger lifts. Arranged over part 4th floor it provides a mix of modern amednities such as air conditioning and LED strip lighting alongside warehouse features such as original varnished timber floors, exposed brick works and exposed cast iron columns throughout. This floor offers 6 private roof terraces in addition to 12 varying sized meeting rooms, a recently refurbished break out area and professional sized kitchen area! A must see office space!

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. More recently it was a home for street artist and screen printer Banksy.

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).

Accommodation

The accommodation comprises of the following

Name	Building type	Size	Rent (sq ft)	Availability
4th	Office	4,512 sq ft	£59.50	Available

Specification

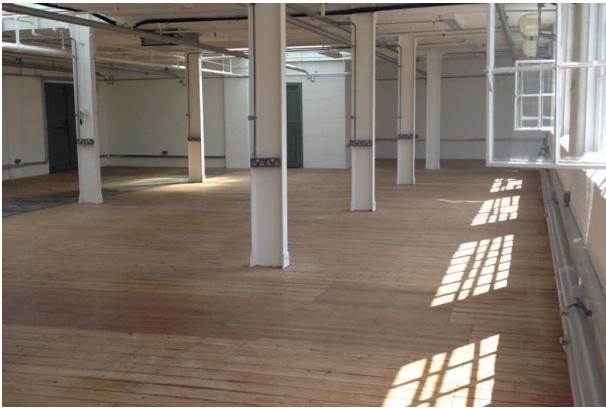
- 150 Desks
- 12 Meeting rooms of varying sizes
- Mix of modern and warehouse finishes
- 6 Private roof terraces
- Large break out space and proffesional style kitchen

Viewings

Strictly via Joint Sole Agents Stirling Ackroyd and Compton

Terms

New Lease direct from the Freeholder for a term to be agreed



Summary

Available Size	4,512 sq ft
Rent	£59.50 per sq ft
Rates Payable	£14.17 per sq ft
Rateable Value	£429,932
Service Charge	£3.50 per sq ft
EPC Rating	Upon Enquiry

Viewing & Further Information



Brett Sullings
020 3967 0094 | 07826547772
bretts@stirlingackroyd.com



Lucy Stephens
020 3967 0094
lucys@stirlingackroyd.com



George Brereton
020 3911 3668 | 07766868692
georgeb@stirlingackroyd.com



