



## Zetland House, 5-25 Scrutton Street, London, EC2A 4HJ

**CREATIVE OFFICES  
FULLY FITTED  
PLUG & PLAY  
TO LET – 1<sup>ST</sup> FLOOR  
2,848 sq ft / 265 sqm**

### LOCATION:

The property is located in the heart of Shoreditch a short walk from Old Street (Northern line) and Shoreditch High Street stations (London over ground), 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).

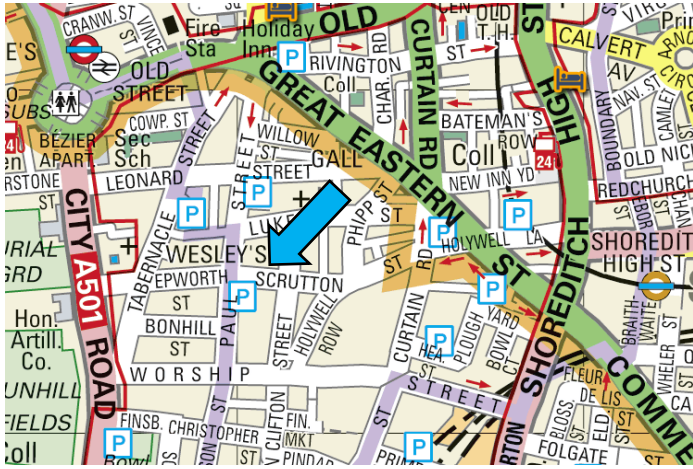
### ACCOMMODATION:

Comprising of the part 1<sup>st</sup> floor of this prominent creative media style offices totalling 2,848 sq ft / 265 sqm. Offering bright open plan office space benefiting from excellent natural light. The space is fully fitted with boardroom, kitchen and break out area. Benefitting from 40 desks, fully cabled with wooden floors and fully air conditioned. The furniture is available by separate negotiation.

**Viewings Strictly by  
appointment through  
sole agents:**

**Michael Firestone**  
mf@lonic.eu  
020 7486 0900

**Sam Simon**  
sam@lonic.eu  
020 7486 0900



## AMENITIES:

- FULLY FITTED PLUG & PLAY
- PASSENGER LIFT
- AIR CONDITIONING
- FIBRE INTERNET CONNECTION
- WOODEN FLOORS
- 16 & 8 PERSON MEETING ROOMS
- FANTASTIC NATURAL LIGHT
- 24 HOUR ACCESS
- KITCHEN
- ENTRY PHONE SYSTEM & ALARM

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## APPROXIMATE COSTS

RENT	BUSINESS RATES PAYABLE	SERVICE CHARGE	TOTAL INCLUSIVE COST PER ANNUM/ PER MONTH
<b>£103,952</b> (£36.50 SQ FT)	<b>£39,872</b> (£14 SQ FT)	<b>£9,968</b> (£3.50 SQ FT)	<b>£153,792</b> <b>£12,816</b>

**LEASE:** The office is available by way of an assignment of our client's lease for a term to expire 28<sup>th</sup> September 2019.

**Alternatively a new lease is available directly from the landlord on terms to be agreed.** The lease is excluded from the Landlord and Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.