

TO LET

SHOREDITCH MEDIA SPEC OFFICES

(AVAILABLE ON FLEXIBLE TERMS)

2-20 SCRUTTON STREET, SHOREDITCH, LONDON EC2A 4RJ

UNITS FROM 600-950 FT² (55.7-88.25 M²)



2-20 SCRUTTON STREET

SHOREDITCH, LONDON EC2A 4RJ



The building is situated on the south side of Scrutton Street close to the junction with Paul Street in the heart of Shoreditch.

The location is well serviced by transport links, with Shoreditch High Street (Overground) being about a 5 minute walk to the east, and with Old Street (Northern and Mainline services) and Liverpool Street (Central, Circle, Metropolitan and Hammersmith & City lines and Mainline services with Crossrail from 2018) stations both being within a 7 minute walk.

Description

The offices form part of a multi-let Victorian former warehouse conversion. The units benefit from a number of original features, including pitched roof (in part). Due to the high ceilings and large amount of windows on two elevations the units benefit from excellent natural light. There is also a passenger lift which serves all floors. The unit will appeal to a range of occupiers including technology, media and professional services.

Accommodation

Property	Floor	FT ²	M ²	Rent per FT ²
2-8 Scrutton Street	First Floor	850	79.0	£45.00
2-8 Scrutton Street	Second Floor (Under Offer)	950	88.3	£45.00
10-12 Scrutton Street	First Floor	950	88.3	£45.00
10-12 Scrutton Street	Second Floor	950	88.3	£45.00
10-16 Scrutton Street	First Floor	850	79.0	£45.00
10-16 Scrutton Street	Third Floor	600	55.7	£45.00
10-16 Scrutton Street	Fourth Floor	800	74.3	£45.00
18-20 Scrutton Street	Third Floor	850	79.0	£45.00

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease

New leases are available direct from the landlord.

Rent

£45.00 per ft²

Service Charge

£2.59 per ft²

Business Rates

Rateable Value 2018/2019 -
Rates Payable 2018/2019 -

EPC

Band

Legal Costs

Each party to bear their own legal costs.

Viewing

By appointment with agents **Strettons**
1-3 Sun Street
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