



TO LET

**Unit 2F-2G Zetland
House, 5 - 25 Scrutton
Street, London, EC2A
4HJ**

4,357 sq ft

4,357 sq ft authentic
warehouse office located
on the 2nd floor in the
heart of Shoreditch



VIDEO TOUR

stirlingackroyd.com



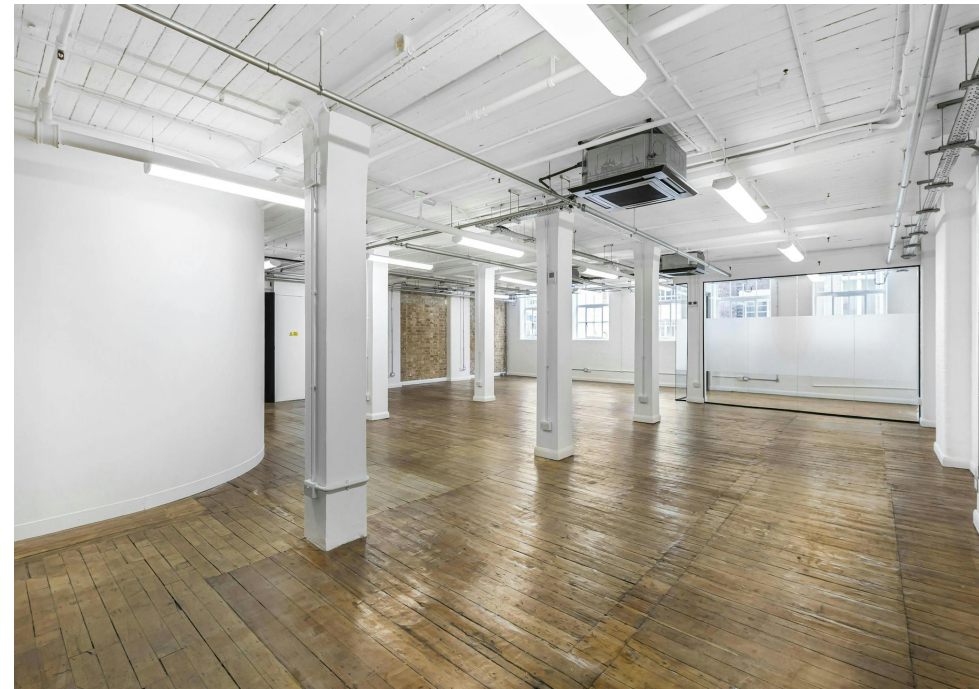
Description

Zetland House is home to a variety of unique workspaces ranging from smaller units right up to larger penthouse spaces, whatever size or style, there is something for everyone which is what makes Zetland House such an exciting community to be part of.

This unit offers 4,357 sq ft on the second floor of this converted Victorian warehouse building. The unit benefits from original wooden floors, a multitude of windows allowing for great natural light throughout, and good floor to ceiling heights. The unit benefits from two separate open plan office spaces - perfect for large companies with numerous teams, and an additional glazed meeting room. A large modern built in kitchen with all necessary amenities offers a great break out space for future occupiers. The unit can be offered fully fitted subject to terms.

Key points

- Zetland House is a creative community of like minded businesses
- Open plan layout
- Timber floors
- Glazed Meeting room
- Modern Kitchen & Break out area
- Secure cycle storage
- Available from November 2025



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. Now in continuation to its history of creatives and innovators it is very much a creative hub with a sense of community coming from the like minded businesses taking residence but also from the landlords continued efforts to host community based events throughout the year!

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).

Transport Links



Old Street 0.2 Miles



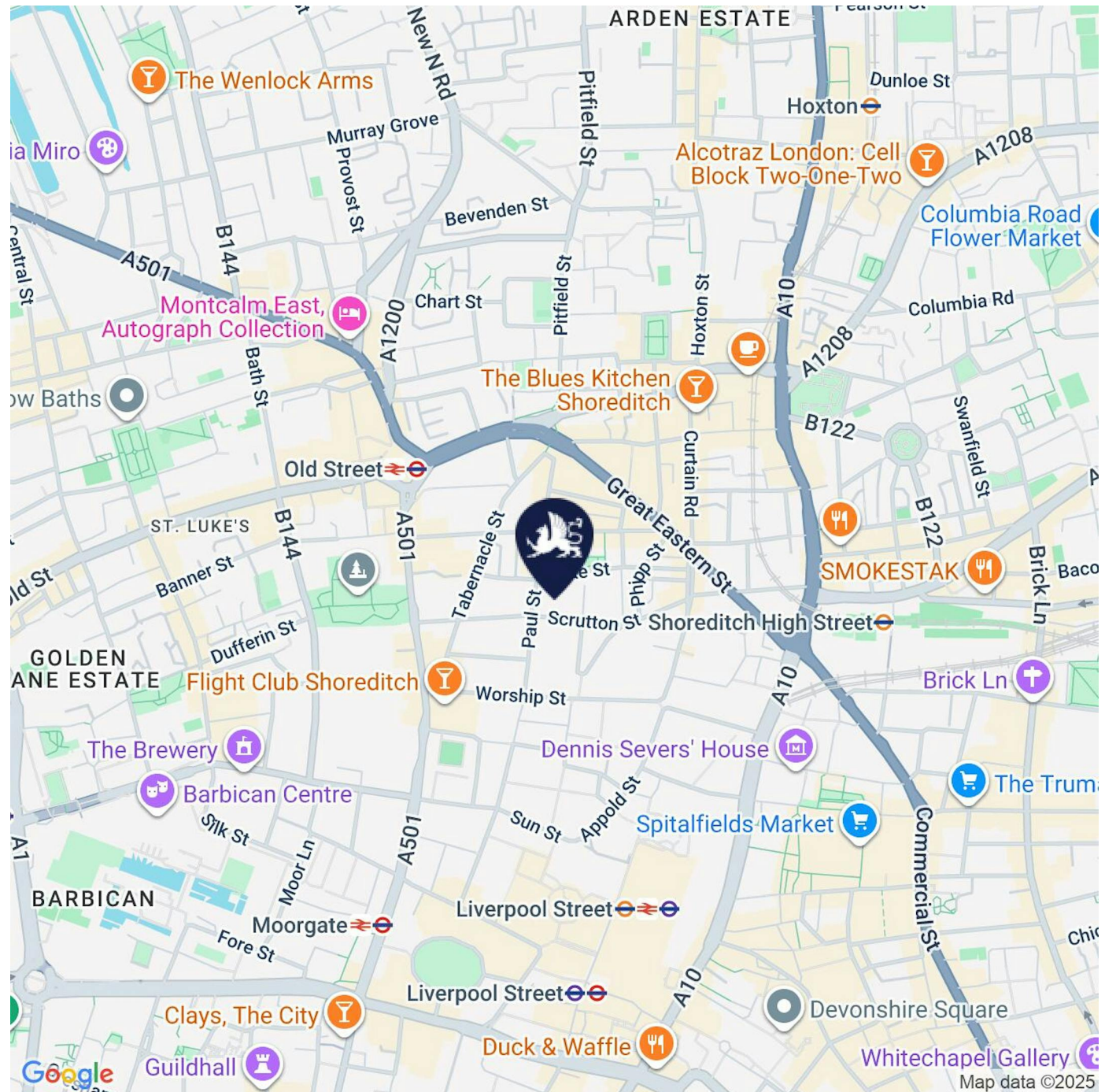
Shoreditch High Street 0.3 Miles



Liverpool Street 0.4 Miles



Moorgate 0.4 Miles





Accommodation

| Name | sq ft | sq m | Availability |
|------|-------|--------|--------------|
| 2nd | 4,357 | 404.78 | Available |

Rents, Rates & Charges

| | |
|----------------|-------------------------------------------------------|
| Lease | New Lease |
| Rent | £45 per sq ft |
| Rates | £20.46 per sq ft |
| Service Charge | £4.05 per sq ft (4.5% of the building service charge) |
| VAT | On application |
| EPC | On application |

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Dimitri Melaisi
0203 911 3666
07940239327
dmelaisi@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

Joint Agents

Lucy Stephens (BELCOR)
07789 843729

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