

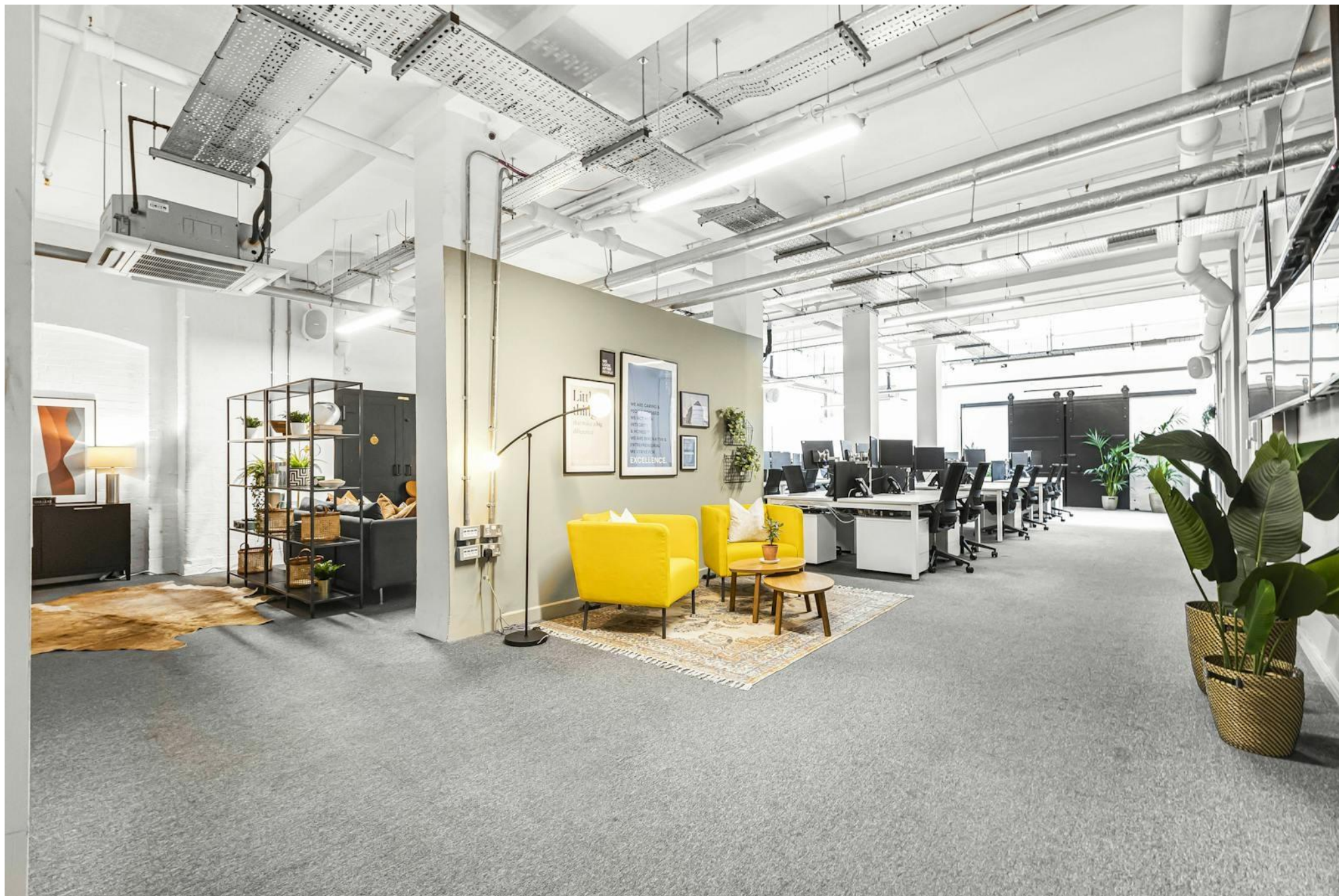
**CHARACTER
WAREHOUSE STYLE
OFFICE UNIT TO RENT IN
SHOREDITCH**

**ZETLAND HOUSE
LOWER E,
EC2**

3,565 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

Situated on the lower level of Zetland House, the unit benefits from being mainly open plan with two large store rooms and glazed partitioned meeting rooms. Fully air conditioned with natural light coming from large skylight, tenants also have access to Zetland House's range of amenities such as bookable meeting Room, Gym, physio, Coffee Shop, Deli, hairdresser & nail Bar.

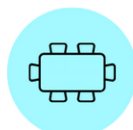
AMENITIES



AIR CONDITIONING



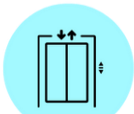
24 HOUR ACCESS



MEETING ROOMS



EXPOSED SERVICES



LIFT



CONCIERGE



BIKE RACKS



WAREHOUSE STYLE
FEATURES



PRIME LOCATION

CHARACTERFUL WAREHOUSE STYLE WORKSPACE IN SHOREDITCH



BELCOR

LWR E ZETLAND HOUSE
SHOREDITCH, EC2



TRANSPORT

Shoreditch High Street - 4 mins



Old Street - 4 mins



Liverpool Street - 7 mins



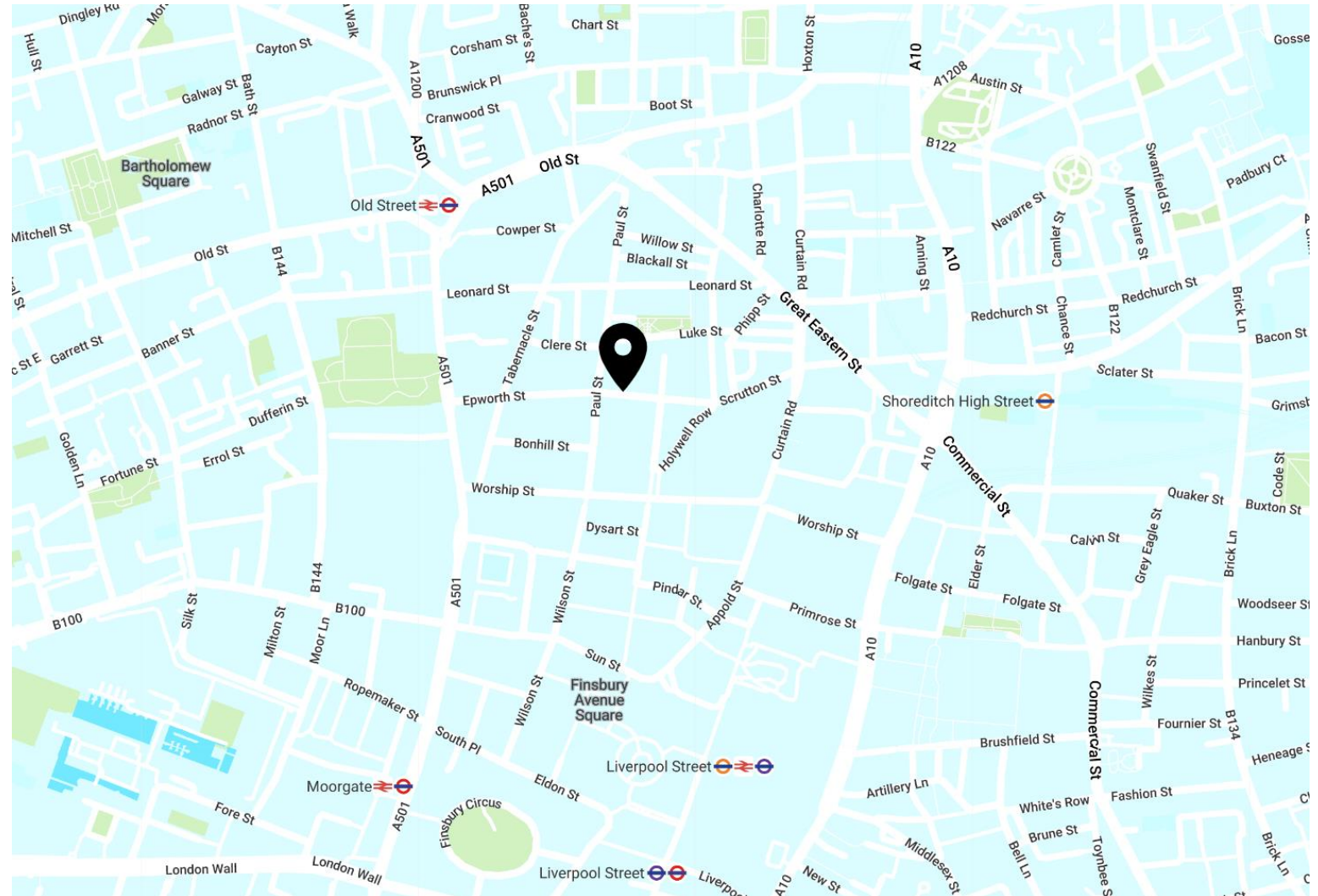
AREA

The property is located in Zetland House, a unique property in the heart of Shoreditch.

The building was originally a print works for The Bank of England and is surrounded by a number of restaurants, bars and food stalls.

The property is located a short walk from Old Street and Shoreditch High Street stations.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Lwr Grd E	3,565	Available	£30.00	£10.00	£4	£13,071.66

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.

VAT

VAT is applicable.

VIEWINGS VIA JOINT SOLE AGENTS

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