

# Compton



---

## Shoreditch

Shoreditch Works  
2-20 Scrutton Street  
EC2A 4RP

---

Newly refurbished, characterful offices, available on both a conventional and managed basis in a vibrant Shoreditch location.

---

**For Rent**  
635 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)

# Compton

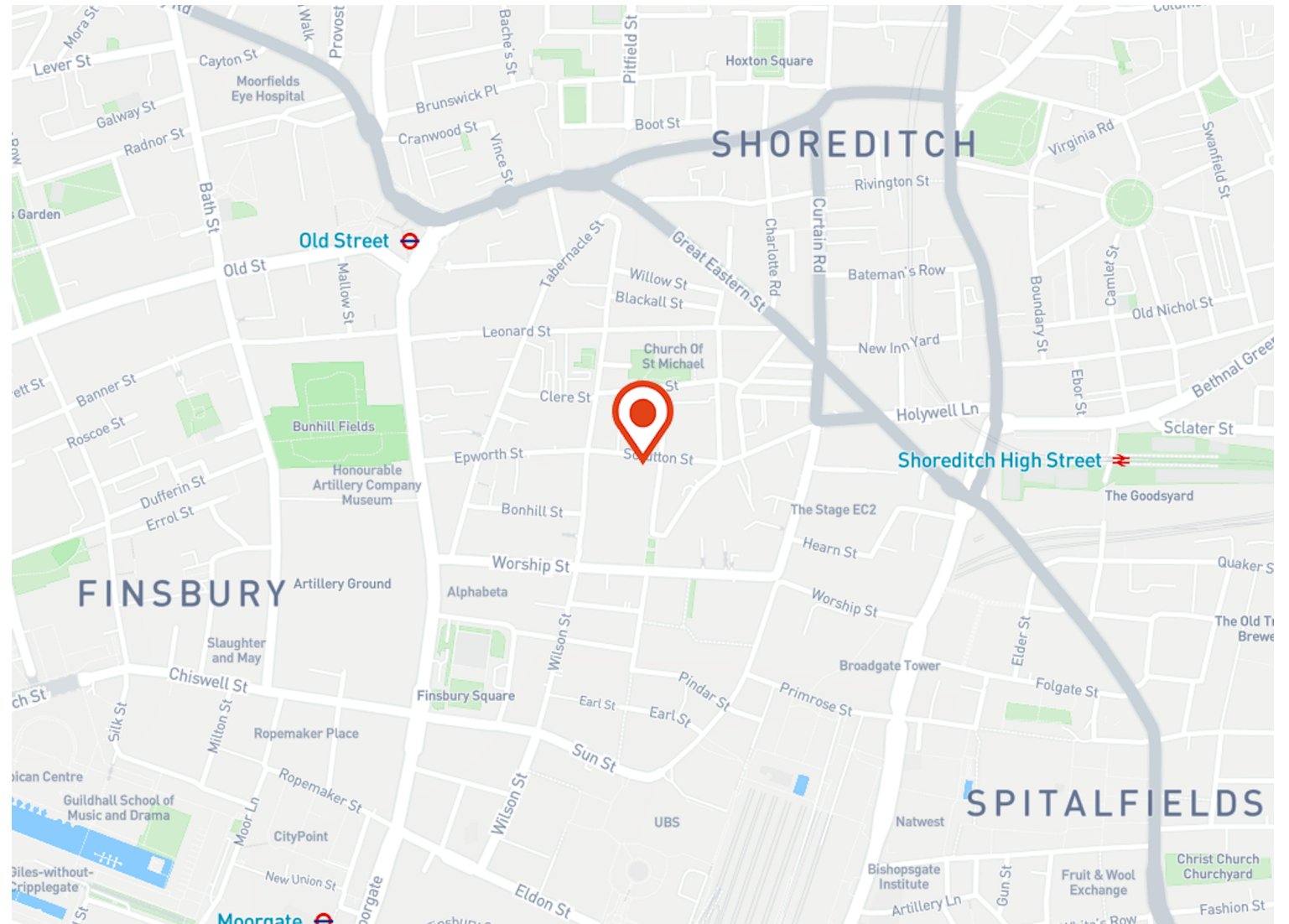
## Shoreditch

Shoreditch Works  
2-20 Scrutton Street  
EC2A 4RP

Newly refurbished, characterful offices, available on both a conventional and managed basis in a vibrant Shoreditch location.

## For Rent

635 ft<sup>2</sup>



## Location

Shoreditch is a buzz of bars, restaurants and art galleries. It has transformed from a commercial district into a thriving metropolis of young media, design and fashion companies.

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, the Elizabeth Line, as well as national rail services).

# Compton

---

## Shoreditch

Shoreditch Works  
2-20 Scrutton Street  
EC2A 4RP

---

Newly refurbished, characterful offices, available on both a conventional and managed basis in a vibrant Shoreditch location.

---

## For Rent

635 ft<sup>2</sup>



# Compton

---

## Shoreditch

Shoreditch Works  
2-20 Scrutton Street  
EC2A 4RP

---

Newly refurbished, characterful offices, available on both a conventional and managed basis in a vibrant Shoreditch location.

---

## For Rent

635 ft<sup>2</sup>



# Compton

---

## Shoreditch

Shoreditch Works  
2-20 Scrutton Street  
EC2A 4RP

---

Newly refurbished, characterful offices, available on both a conventional and managed basis in a vibrant Shoreditch location.

---

**For Rent**  
635 ft<sup>2</sup>

---



# Compton

---

## Shoreditch

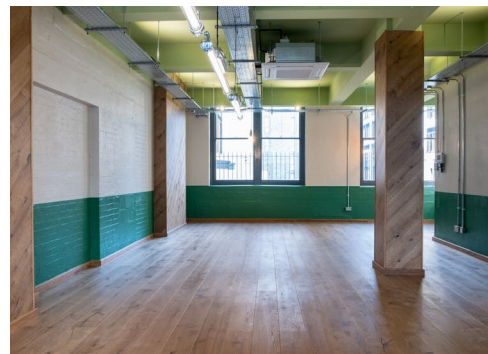
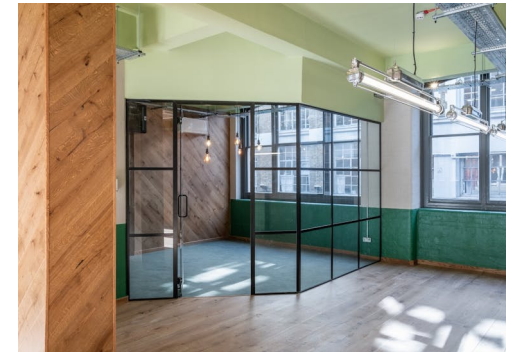
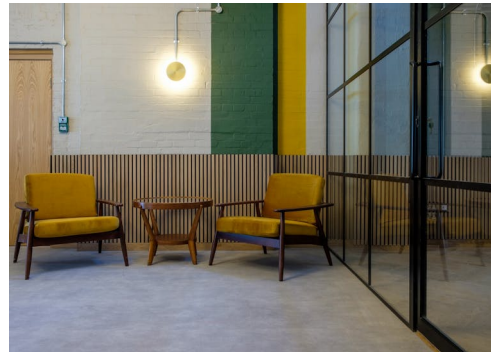
Shoreditch Works  
2-20 Scrutton Street  
EC2A 4RP

---

Newly refurbished, characterful offices, available on both a conventional and managed basis in a vibrant Shoreditch location.

---

**For Rent**  
635 ft<sup>2</sup>



# Compton

---

## Shoreditch

Shoreditch Works  
2-20 Scrutton Street  
EC2A 4RP

---

Newly refurbished, characterful offices, available on both a conventional and managed basis in a vibrant Shoreditch location.

---

## For Rent

635 ft<sup>2</sup>

---

## Amenities

- Newly refurbished office units
- Available on flexible leases- both conventional and managed
- Can be offered fully managed from £110psf
- Can be offered CAT A or Fully Fitted
- Fibre internet installed
- Wooden flooring throughout
- New kitchenettes installed
- Air conditioning installed
- Onsite Building Manager
- Communal Meeting Rooms
- Communal Call Booths
- Internal Bike Storage
- Onsite Showers & Lockers
- Disabled Lift and Shower

---

## Description

Each office has been newly refurbished, benefiting from a fitted kitchenette, entry phone system, air conditioning, and wooden flooring.

The building benefits from a well-presented reception, communal meeting rooms, cycle and shower facilities, as well as an onsite gym and building manager.

Flexible contracts are available to suit individual company needs.

A managed option is available - further information is available upon application.

Units can be provided fitted with furniture - subject to a premium on the rent.

# Compton

---

## Shoreditch

Shoreditch Works  
2-20 Scrutton Street  
EC2A 4RP

---

Newly refurbished, characterful offices, available on both a conventional and managed basis in a vibrant Shoreditch location.

---

## For Rent

635 ft<sup>2</sup>

---

## Content

Watch the film



View on Website



---

## Viewings

Strictly via Compton or our Joint Agent, The Workplace Company

## Terms

New lease direct from the Landlord.

## VAT

VAT is applicable.

## Local Authority

The Local Authority is the Hackney Council, for any queries related to the Business Rates.

## Legal Costs

Each party is to bear their own legal costs.

## Shoreditch

Shoreditch Works  
2-20 Scrutton Street  
EC2A 4RP

Newly refurbished, characterful offices, available on both a conventional and managed basis in a vibrant Shoreditch location.

**For Rent**  
635 ft<sup>2</sup>

## Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
4th - 32	784	£45	£17	£11	£4,769.33	£57,232	Under Offer
4th - 31	663	£45	£17	£11	£4,033.25	£48,399	Under Offer
4th - 8	635	£45	£17	£11	£3,862.92	£46,355	Available
3rd - 18	936	£45	£17	£11	£5,694	£68,328	Under Offer
2nd - 27	843	£52.50	£17	£11	£5,655.13	£67,861.50	Let
2nd - Studio 17	834	£45	£17	£11	£5,073.50	£60,882	Under Offer
1st - 25	841	£52.50	£17	£11	£5,641.71	£67,700.50	Under Offer

# Compton

---

## Contact Us

All appointments to view must be arranged via sole agents, Compton, through –

Sonia Oberoi  
[so@compton.london](mailto:so@compton.london)  
+44 (0) 7483 882 598

Andy Gilbert  
[ag@compton.london](mailto:ag@compton.london)  
07833993714

Shaun Simons  
[ss@compton.london](mailto:ss@compton.london)  
07788 423131

