

# FULLY FITTED OFFICES TO LET 1,741 – 15,286 sq ft

32-38 SCRUTTON STREET, EC2A 4RQ *Flexible terms available*

*Managed contemporary office space moments from Shoreditch High Street Station*



“Fully fitted **customisable solutions**, providing **self contained** offices ranging from 32 to 392 workstations”

“Secure **bike storage** within gated courtyard”



Floor	Sq Ft	Standard Capacity (workstations)	From pp/mo	All inc monthly cost (ex VAT)	360 Tour	Comments
Floor 2	2,195	42	£675	£28,350	<a href="#">Click here</a>	<i>Both suites are available together to create a 6,832 sq ft office</i>
Floor 1	2,077	38	£675	£25,650	<a href="#">Click here</a>	
Floor 1	4,755	82	£675	£55,350	n/a	
Ground floor	1,741	32	£700	£22,400	<a href="#">Click here</a>	
Ground floor	4,518	78	£675	£52,650	n/a	
<b>Total</b>	<b>15,286</b>					



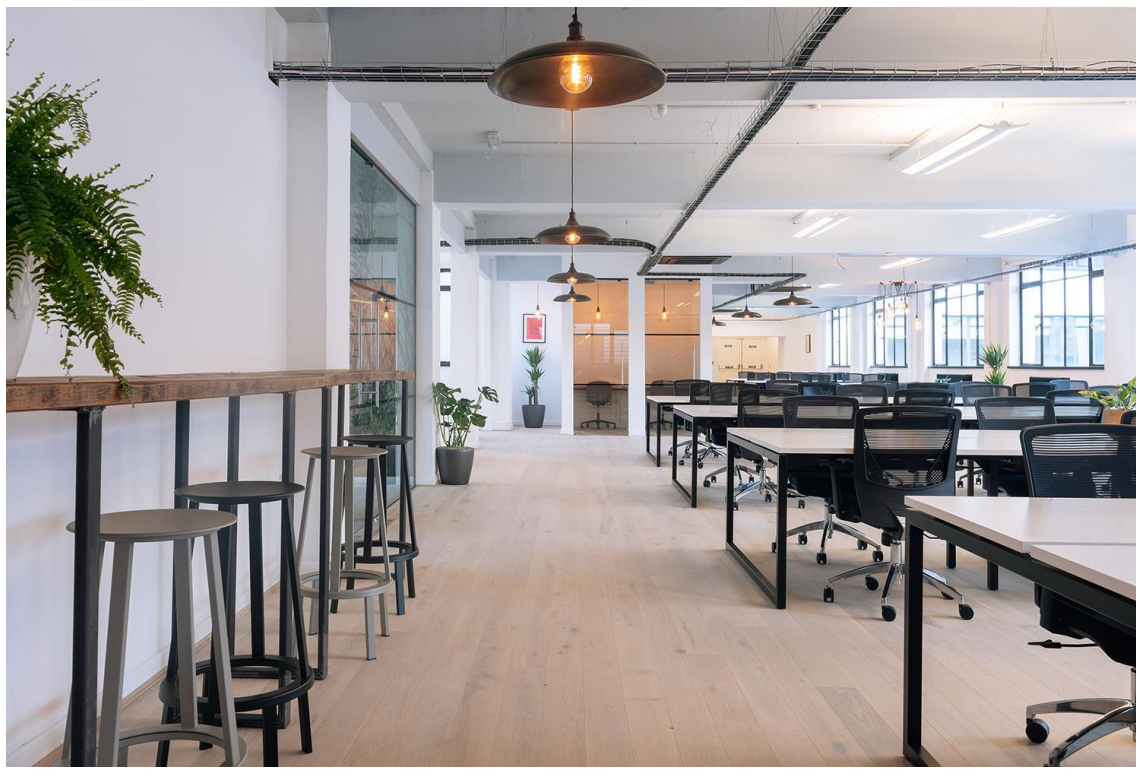
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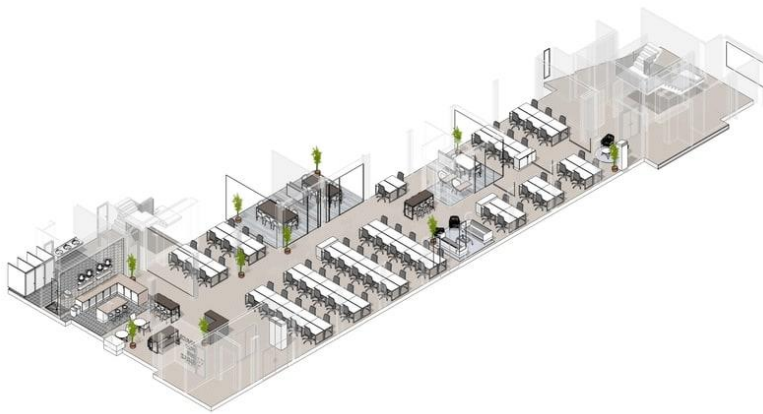


“Designed for  
Tech &  
innovation  
occupiers”

“WFH friendly &  
flex  
memberships for  
1.5x  
workstations”

*Large Ground Floor Example*

*1<sup>st</sup> Floor Example*



## Building Amenities & Managed Offer

- Air Conditioning
- Exposed Services
- Excellent Natural Light
- Lift Access
- Breakout areas
- Meeting Rooms
- **Ultra Fast** Dedicated Broadband Options
- Showers/ Bike Racks
- 24/7 Access
- Private Communal Courtyard
- Customisable Fully Fitted & Furnished Layouts
- Free Coffee/ Fully Stocked Kitchen
- Cleaning/ Utilities inc
- Community Managers
- Dog Friendly