



**TO LET**

**Unit 16C Perseverance  
Works, 38 Kingsland  
Road, London, E2 8DD**

2,033 sq ft

Bright open plan  
warehouse studio/office  
in the desirable  
Perseverance Works



**VIDEO TOUR**

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## Description

Situated on the second floor of an attractive warehouse property fronting the Perseverance Works complex, the unit has recently been refurbished to provide a bright, open plan space with an abundance of natural light thanks to windows on two sides.

With original timber flooring and high ceilings, the space is perfect for creative occupiers. Benefitting from direct lift access into the office, air conditioning and shared amenities including kitchen, WCs and bookable meeting pods.

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## Location

Perseverance Works is a private cobbled courtyard complex located in the centre of Shoreditch comprising a community of thriving creative businesses.

The complex benefits from 24/7 security, a cafe and cycle parking. The local area is vibrant and benefits from an abundance of amenities including cafes, shops, bars and restaurants.

Transport links are excellent with Shoreditch High Street, Old Street and Hoxton Stations all being within a ten minute walk providing access to both the Underground and National Rail services.

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## Key points

- Total space - 2,033 square feet
- Original timber flooring
- Corner office with excellent natural light
- Direct lift access
- High ceilings and air conditioning
- Cycle parking and onsite coffee kiosk
- Recently refurbished
- Bookable meeting pods





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## Accommodation

Name	sq ft	sq m	Availability
2nd - Office	2,033	188.87	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£17.34 per sq ft
Service Charge	£6 per sq ft
VAT	On application
EPC	C (69)

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## Viewing & Further Information



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