



TO LET

**Unit 18E Perseverance
Works, Shoreditch, E2
8DD**

1,523 sq ft

Creative Office to Let in
the Highly Sought after
Perseverance Works



VIDEO TOUR

stirlingackroyd.com



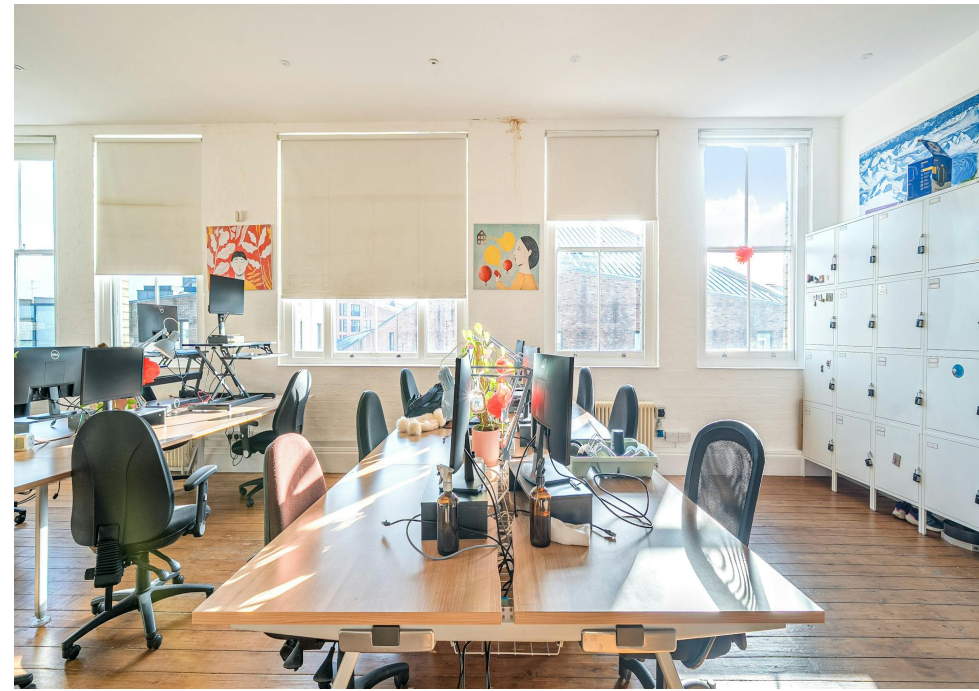
Description

This warehouse conversion spans 1,523 sq ft and is positioned on the third floor of the highly sought-after Perseverance Works, right in the heart of Shoreditch. The space is flooded with exceptional natural light through large windows, a hallmark of the area's converted warehouses. The space is further enhanced by the white walls and wooden flooring, giving a minimalist feel.

A split system, air conditioning unit has been installed in the office, which purifies and dehumidifies the air, along with the addition of an ioniser, which assists towards preventing transfer of infections. With its generous proportions and authentic warehouse feel, the unit offers a rare opportunity to occupy a stylish and characterful space in one of East London's most fashionable neighbourhoods.

Key points

- Split system air conditioning system
- Goods and passenger lift
- Excellent natural light
- Open plan
- Warehouse conversion
- Shower & bike storage



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.

Transport Links



Hoxton 0.2 Miles



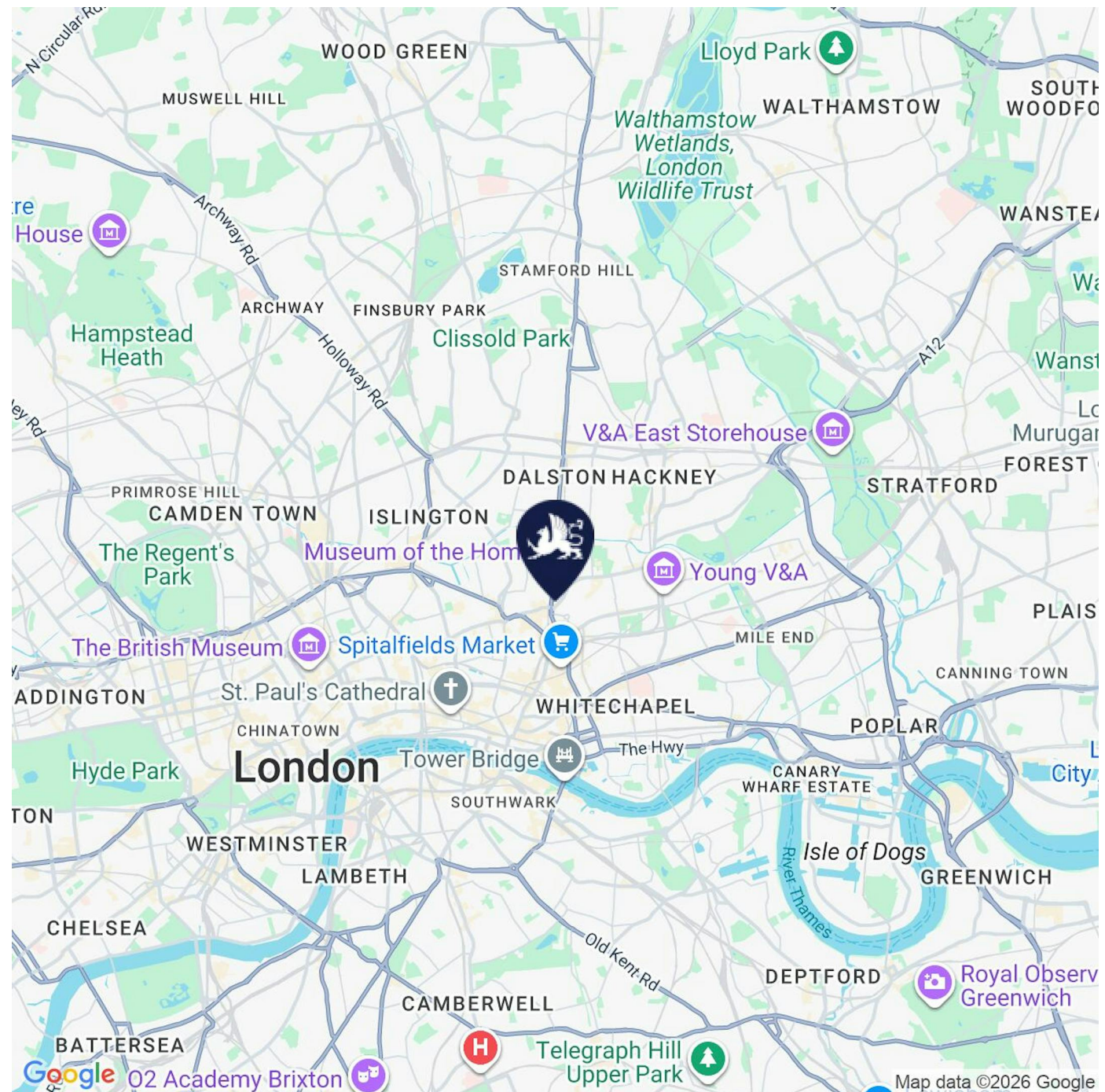
Shoreditch High Street 0.3 Miles

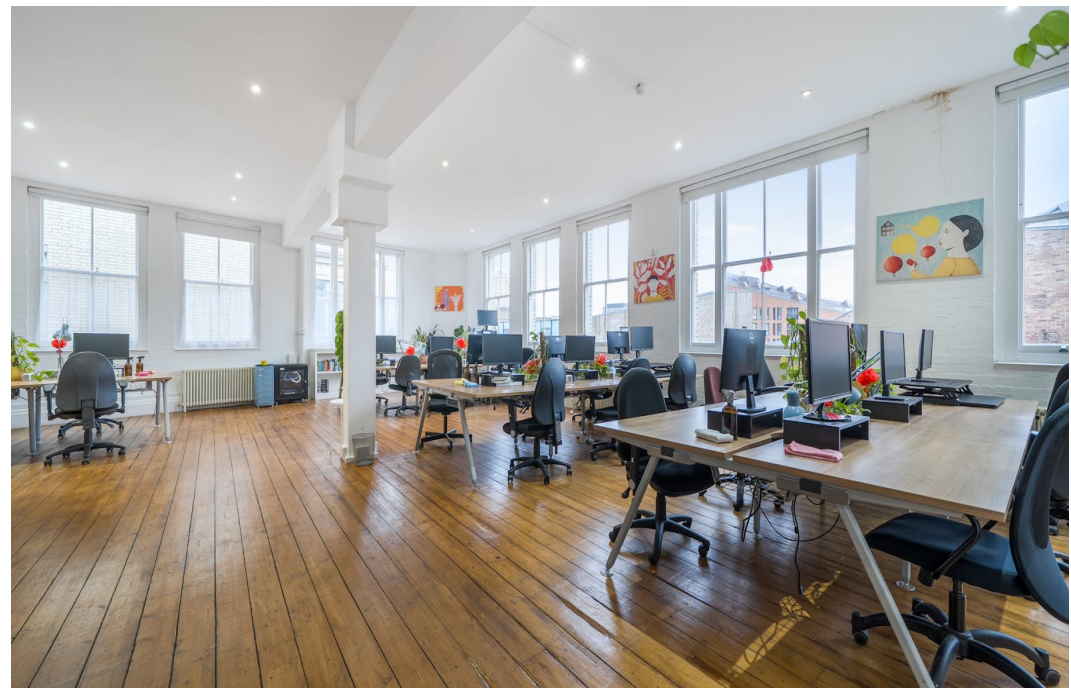


Old Street 0.5 Miles



Haggerston 0.7 Miles

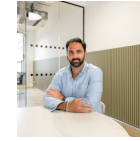




Rents, Rates & Charges

Lease	New Lease
Rent	£42.50 per sq ft
Rates	£18 per annum
Service Charge	£7,001.36 per annum
VAT	Applicable
EPC	C (66)

Viewing & Further Information



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