



## TO LET

Charity House, 14  
Perseverance Works, 38  
Kingsland Road,  
Shoreditch, E2 8DD

697 sq ft

Opportunity to lease a self-contained 697 sq ft authentic warehouse studio/office in the desirable Perseverance Works in Shoreditch.



[VIDEO TOUR](#)

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## Description

Located on the ground floor of a former Victorian warehouse, the space is accessed via a shared, courtyard.

Upon entry, the floor delivers immediate “WOW” factor, featuring a fully exposed steel-trussed pitched roof that provides exceptional ceiling height. Combined with exposed brickwork, wooden floors, and large Crittall-style windows, it offers a rare and characterful loft-style office or studio environment.

The open-plan layout includes a fitted kitchen and two WCs, making it move-in ready while also offering a great opportunity for a business to make its mark on the space and become part of the vibrant Perseverance Works community.

Modern amenities include air conditioning and access to a high-speed fibre network, ensuring the space is as functional as it is stylish.

Planning permission was previously granted on appeal (now expired) for the addition of an extra floor, presenting further long-term potential.

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## Key points

- Self-contained warehouse style office
- Exposed brickwork
- Crittall-style windows
- Wooden flooring
- Fitted meeting room
- Parking / outside space



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## Location

Nestled between Kingsland Road and Hackney Road, Perseverance Works is just moments from the heart of Shoreditch and surrounded by a vibrant mix of shops, restaurants, and bars, including The Bike Shed Café, Pizza Pilgrims, Barrio East, and Sticks'n'Sushi.

Shoreditch High Street Station is only a short walk away, while Old Street Station is less than 10 minutes on foot, providing easy access to the Northern Line and National Rail services.

Perseverance Works is a privately owned creative community, home to a diverse range of innovative businesses, from architects and environmental design consultants to production companies, event studios, and TV post-production firms. The estate is secured by its own 24-hour private security team and benefits from government-funded full-fibre connectivity.

Set around a locally listed central courtyard, the estate offers a truly unique and friendly working environment.

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## Transport Links



Hoxton 0.2 Miles



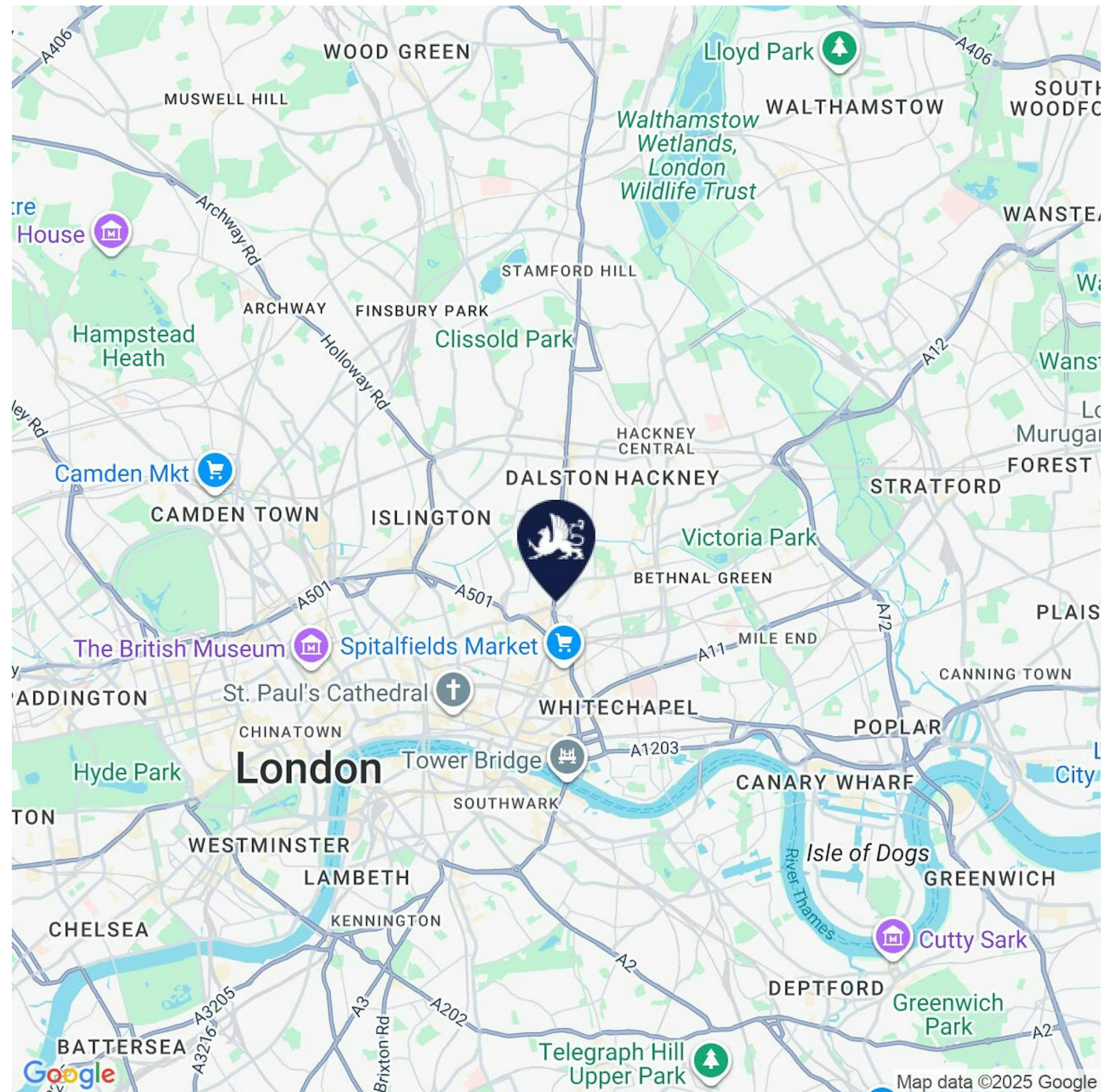
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Haggerston 0.7 Miles





## Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	On application
Service Charge	On application
VAT	On application
EPC	On application

## Viewing & Further Information



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