



TO LET

Unit 6 Perseverance Works, 38 Kingsland Road, London, E2 8DD

1,845 sq ft

Rare opportunity to lease a self contained 1,845 sq ft authentic warehouse studio/office in the desirable Perseverance Works in Shoreditch



VIDEO TOUR

stirlingackroyd.com



Description

6 Perseverance works offers a rare opportunity to secure a 1,845 sq ft self contained authentic warehouse office/studio arranged over ground and 1st floors.

The ground floor provides an attractive reception, with open plan work space to the rear and a fully glazed meeting room. The engineered wooden floors, white painted exposed brickwork and exposed steels deliver a warehouse office ideal for the more creative businesses.

The 1st floor provides an open plan workspace with exposed roof trusses creating volume space enhanced by the large sash windows overlooking the courtyard delivering great natural light.

A further mezzanine area provides further room for an addition meeting room, directors rooms or studio space.

Key points

- Attractive landscaped courtyard setting
- Converted Victorian warehouse building
- Character features include exposed brickwork, wooden floors and exposed timber trusses on the 1st floor
- Excellent natural light throughout via the characterful crittal windows facing into the courtyard
- Attractive reception area and glazed meeting room
- 3m ceiling heights
- Full fibre connectivity
- Onsite parking available through seperate negotiations



Location

Nestled between Kingsland Road and Hackney Road, moments from the heart of Shoreditch where there are many shops, restaurants and bars including The Bike Shed Cafe, Pizza Pilgrims, Barrio East and Sticks & Sushi. Shoreditch High Street Station is a short walk away and Old Street Station is under a ten-minute walk, giving easy access to the Northern Line and National Rail services.

Perseverance Works is a small privately owned business park populated by creative businesses including architects, environmental design consultants, production companies, event studios and TV post production companies. It boasts its own privately owned, 24-hour security company and government-funded full fibre connectivity. All situated around a locally listed courtyard, the location offers a unique and friendly work community.

Transport Links



Hoxton 0.2 Miles



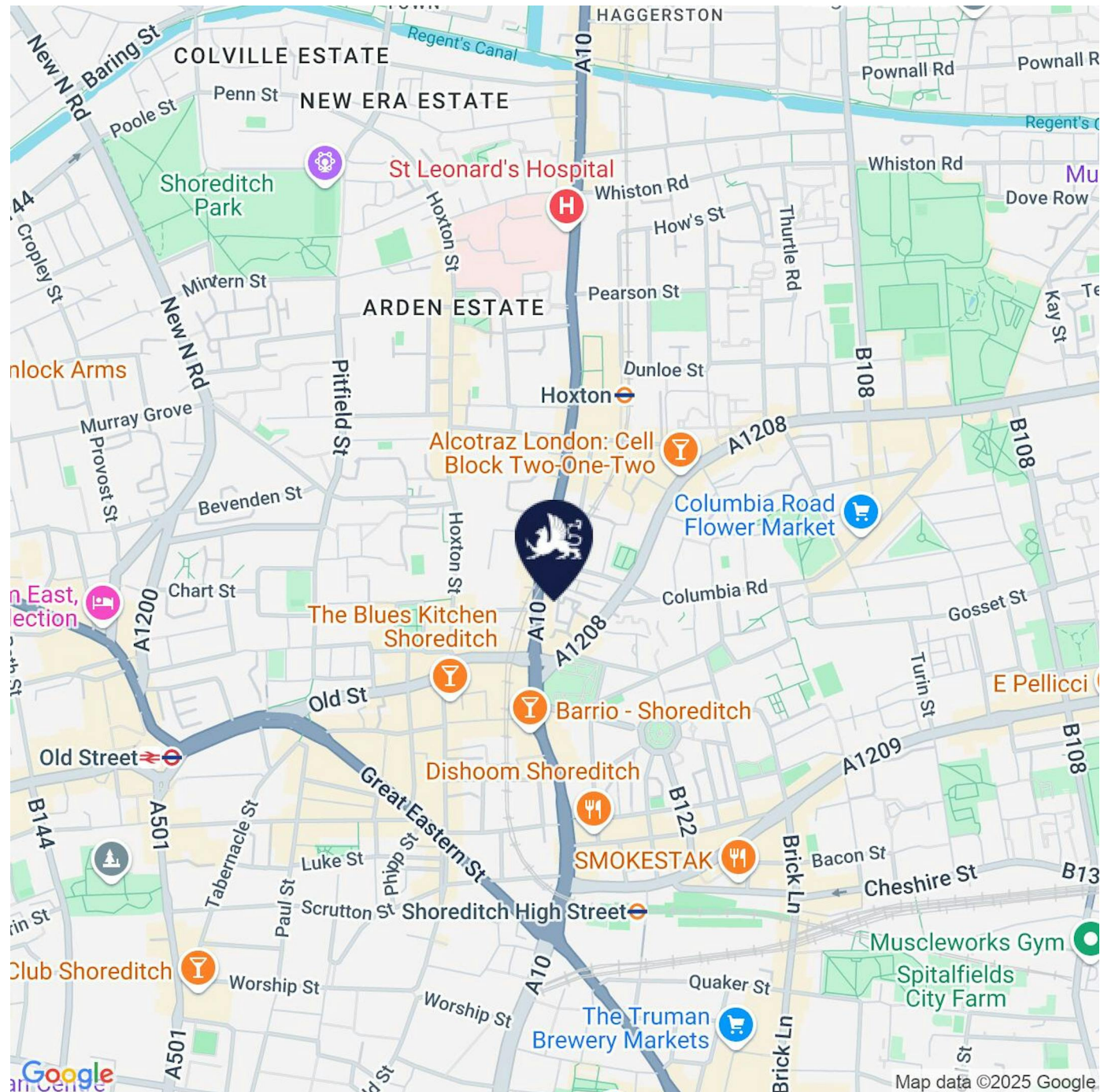
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Haggerston 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	810	75.25	Available
1st	801	74.42	Available
Mezzanine	234	21.74	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£42.50 per sq ft
Rates	£18.65 per sq ft
Service Charge	TBC
VAT	Not applicable
EPC	D (97)

Viewing & Further Information



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