



**STIRLING
ACKROYD**

TO LET

**18C Perseverance
Works, 25 Hackney
Road, London, E2 7NX**

2,312 sq ft

**Authentic Warehouse
Style Office to Rent
Within the Ever-Popular
Perseverance Works**

stirlingackroyd.com



Description

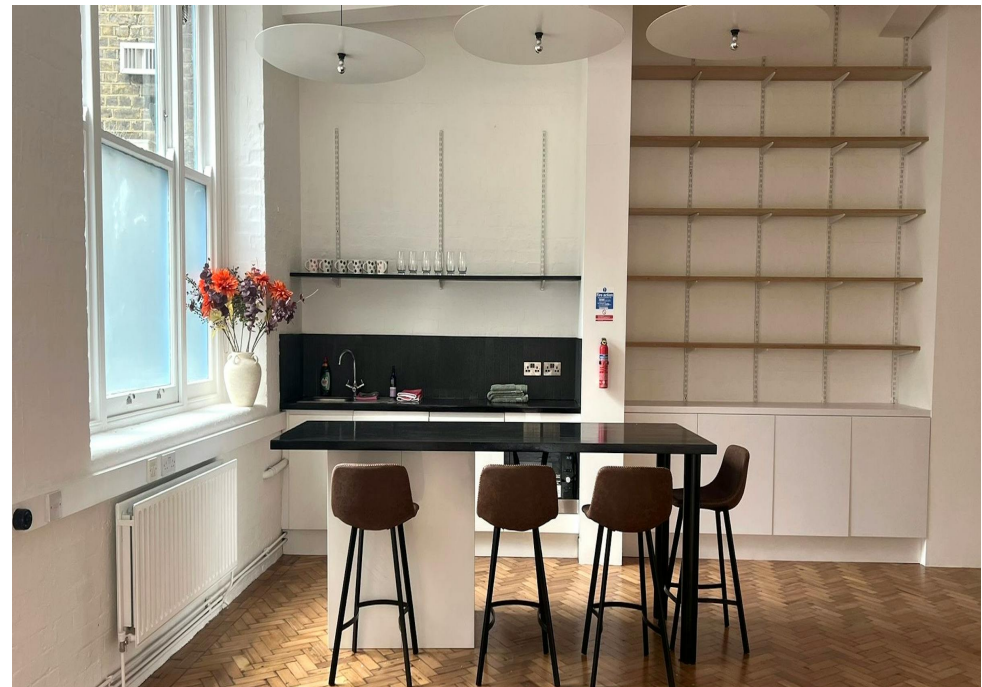
Located adjacent to the courtyard entrance, Unit 18C sits next to the iconic "Artisan" steelwork sculpture that greets all visitors to Perseverance Works.

The space offers an open-plan layout and benefits from excellent ceiling height, natural light, a fully fitted kitchen, and three WCs. Offered with stunning herringbone floor, newly refurbished WCs and eye catching led lights this is the perfect space for your business to occupy surrounded by creative individuals. All of this is set around a locally listed courtyard, creating a truly unique and friendly working environment.

NB: Some of these photos have been artificially enhanced to show how the space could look.

Key points

- Herringbone Flooring
- Excellent Ceiling Height & Lift Access
- On Site Parking Available Via Seperate Arrangement
- Air Conditioning & Full Fibre Connectivity
- Situated in a Creative Courtyard with Security
- Excellent Natural Light with Triple Aspect Windows



Location

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

Shoreditch High Street Station is just a short walk away, while Old Street Station is under 10 minutes on foot, offering easy access to the Northern Line and National Rail services.

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

Transport Links



Hoxton 0.3 Miles



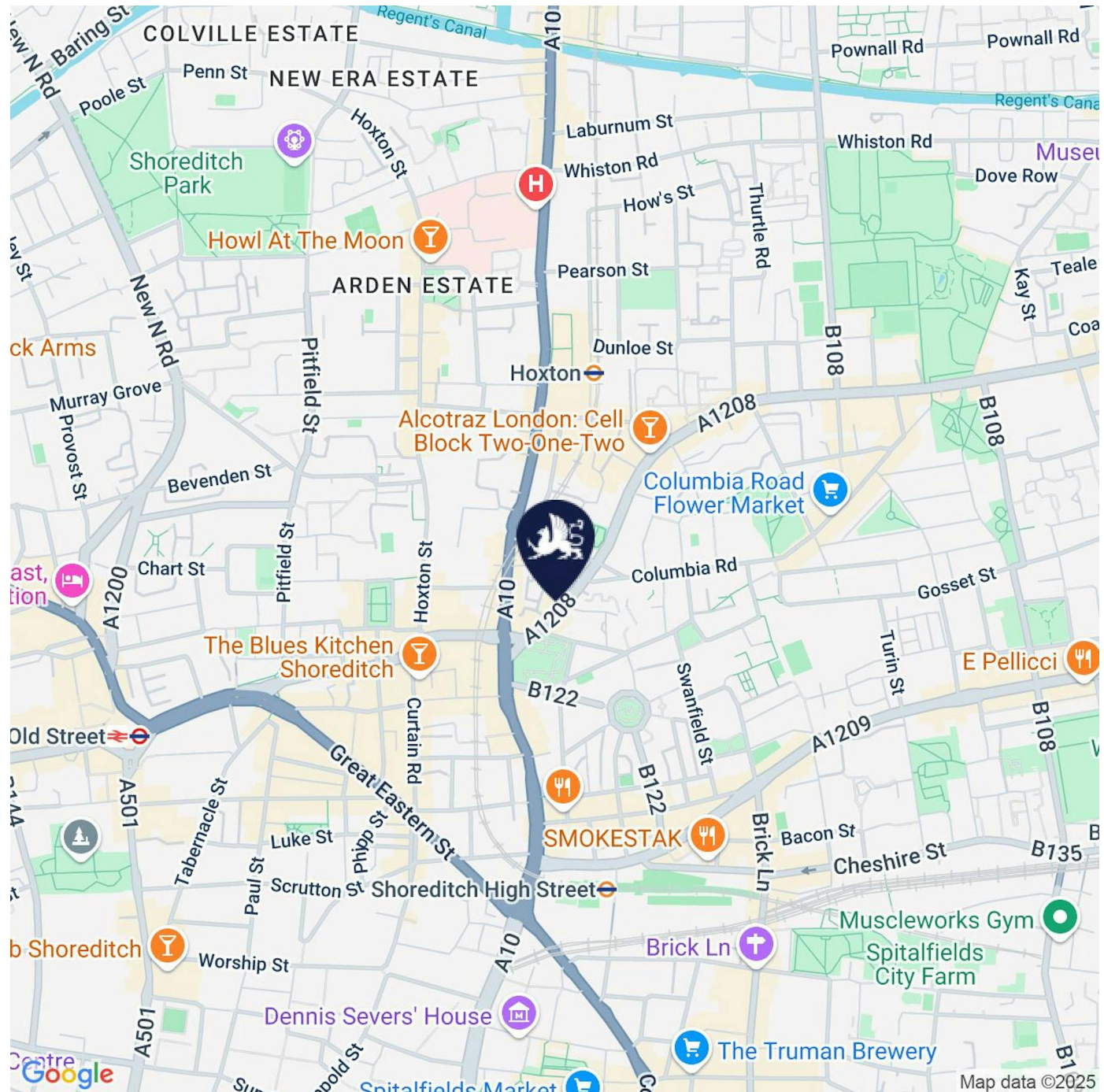
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Liverpool Street 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
1st	2,312	214.79	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£37.50 per sq ft
Rates	On application
Service Charge	£8,400 per annum
VAT	Not applicable
EPC	D (100)

Viewing & Further Information



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