



TO LET

**Studio 5 The Hangar,
Perseverance Works,
London, E2 8DD**

700 sq ft

Open plan Studio
workspace for let



VIDEO TOUR

stirlingackroyd.com



Description

A bright, self-contained open-plan office/studio space, with great natural light. The versatile layout provides a comfortable working environment, perfect for collaborative teams or creative professionals.

The unit is equipped with high-speed fibre connectivity, ensuring reliable internet for modern business needs. Additional highlights include easy access to amenities, excellent ventilation, and a layout that supports both productivity and comfort.

Key points

- Courtyard setting
- Total Space 700 SQFT
- Open plan office space
- Set within a creative Hub
- Self-contained with great natural light
- 24-hour security, on site coffee kiosk and high speed internet



Location

Accessed via Hackney Road and Kingsland Road, Perseverance Works is an ever popular converted Victorian warehouse complex in the heart of Shoreditch, home to many commercial occupiers such as JJ Media, Wilhemena model agency and Atelier 10.

Perseverance Works offers a private gated complex that benefits from 24/7 security, an on-site coffee shop and is instantly recognisable as one of the most famous Shoreditch filming locations. Shoreditch High Street, Hoxton and Old Street Stations are within easy walking distance and the surrounding area is well served with numerous bus routes in and out of the City and West End.

Transport Links



Hoxton 0.2 Miles



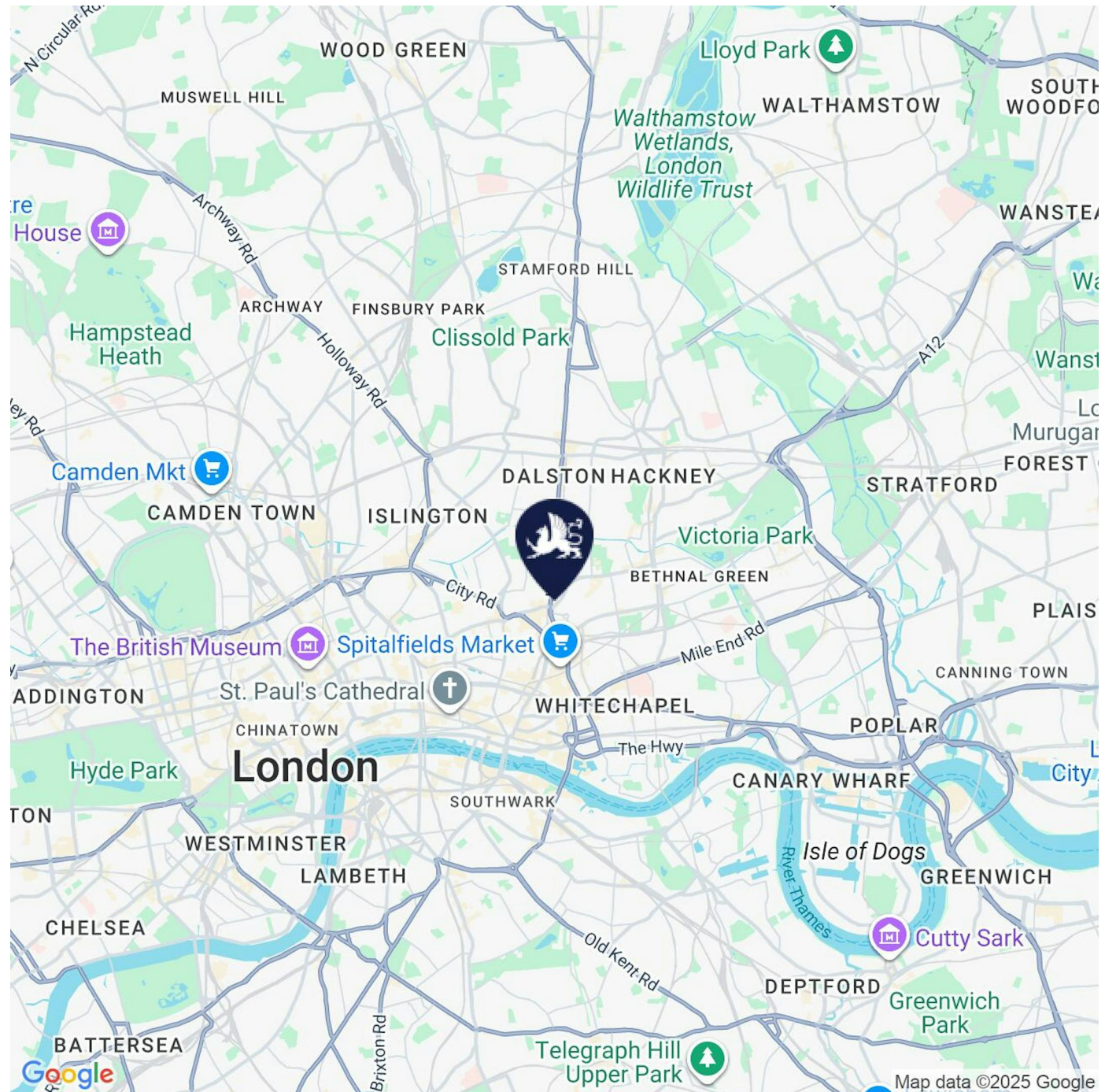
Shoreditch High Street 0.3 Miles

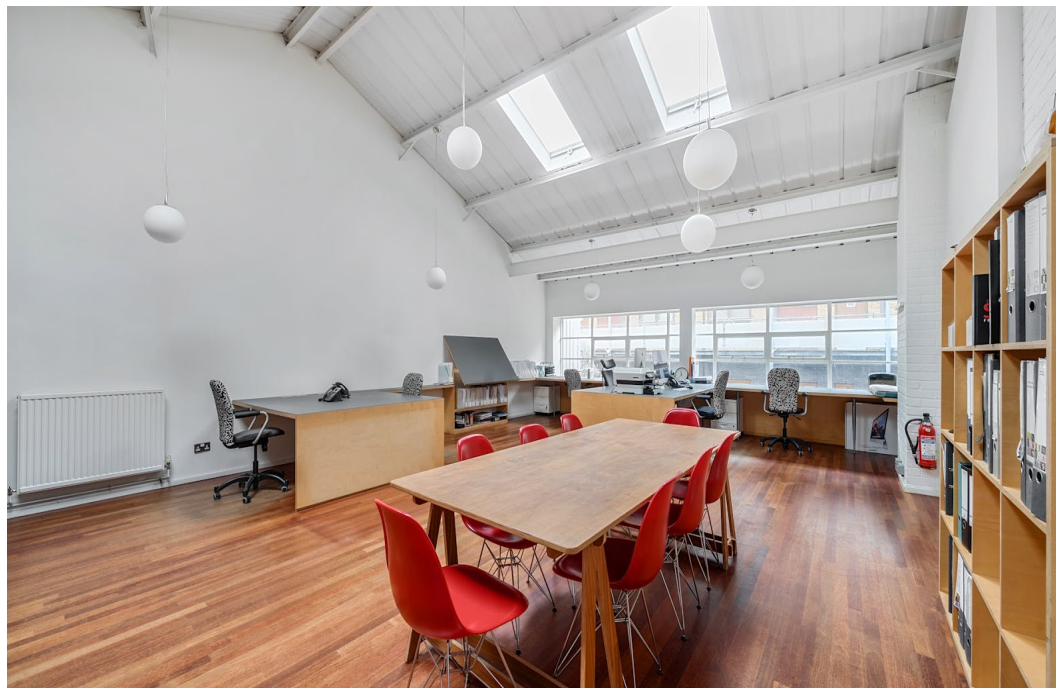


Old Street 0.5 Miles



Haggerston 0.7 Miles





Rents, Rates & Charges

Lease	New Lease
Rent	£39.50 per sq ft
Rates	On application
Service Charge	£1,011.60 every 4 months in 2025 - 2026 TBC
VAT	Applicable
EPC	D (92)

Viewing & Further Information



Harry Mann

020 3967 0103

hmann@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 05/03/2026