

**HOPE HOUSE,
PERSEVERANCE
WORKS E2**

c.1,100 SQ FT
PLUG AND PLAY OFFICE SPACE ON FLEXIBLE
LEASE TERMS
SHOREDITCH, E2

12a
HOPE HOUSE



INTERMUTCH

Charity House





DESCRIPTION

A plug-and-play top-floor office studio within the 'creative hub of Shoreditch' at Perseverance Works. The premises is fully fitted, including a kitchen and demised toilets, and benefits from excellent natural light throughout. The estate also offers 24-hour security and a private gated courtyard. The unit would appeal to a wide range of office occupiers seeking flexible lease terms.

AMENITIES



24 HOUR
SECURITY



COURTYARD



WC FACILITIES



E CLASS USE



SELF-CONTAINED



EXCELLENT
TRANSPORT LINKS



FULLY FITTED
KITCHEN



EXCELLENT
NATURAL LIGHT



FULLY FITTED

PLUG AND PLAY OFFICE SPACE ON FLEXIBLE LEASE TERMS



TRANSPORT

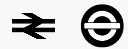
Hoxton – 6 mins



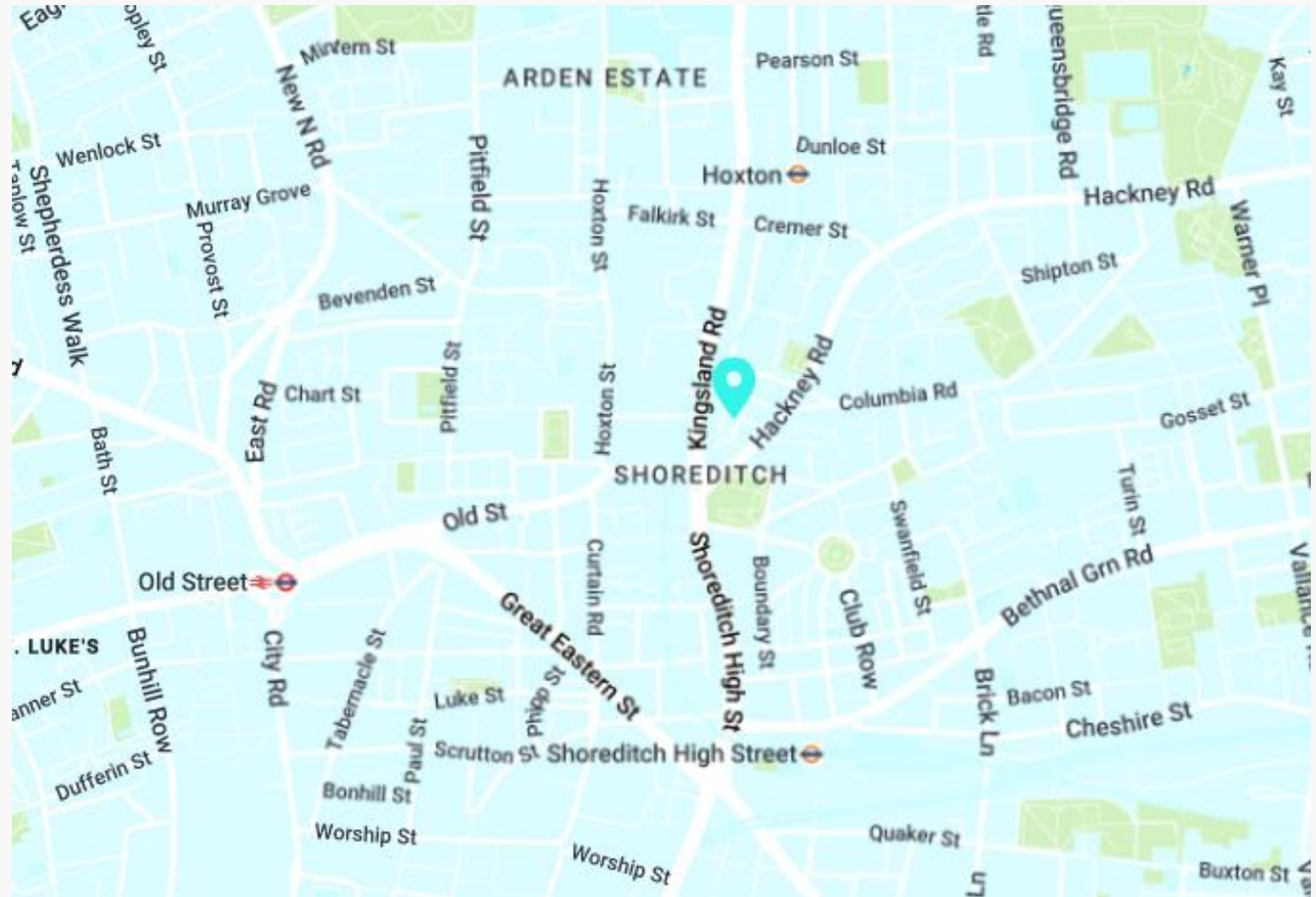
Shoreditch High Street – 12 mins



Old Street – 16 mins



LOCATION



AREA

The office is located in Shoreditch, just off Kingsland Road and Hackney Road, amongst the diverse and vibrant mix of restaurants, bars and shops.

Hoxton Station, Shoreditch High Street Station and Old Street station are all within walking distance, and the office is also service by numerous bus routes both in and out of Central London.

AVAILABILITY

FLOOR	SIZE (SQ FT)	ALL INCLUSIVE RENT (PCM)
2 nd Floor & Mezz	C.1,100	£5,000

LEASE

Available by way of assignment or sublease for a 6 months term. Also available by way of new lease to be contracted outside of the Landlord and tenant Act 1954.

TIMING

Available immediately.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

INCLUDED

All rent, business rates, service charges, utilities, and 5GB fibre are included in the all-inclusive monthly price.

VIEWINGS VIA SOLE AGENTS

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