

12 WATERSON STREET, E2

880 SQ FT

GROUND-FLOOR CREATIVE SPACE / STUDIO /
SHOWROOM WITH STREET ACCESS & PRIVATE PARKING
SHOREDITCH, E2



WORK
CREATE
INSPIRE
REPEAT

SHOREDITCH
DALSTON
HACKNEY
CLERKENWELL
HOXTON
LONDON

Indicative office fit out





DESCRIPTION

A bright and highly flexible 880 sq ft ground-floor commercial space within Perseverance Works, with direct street access from Waterson Street. Recently refurbished and offering two large glazed street entrances, an open-plan layout and additional rear access onto the Perseverance Works courtyard, the space offers excellent potential as a creative studio, showroom, design practice, workspace or other client-facing commercial use.

Secure underground parking included.

AMENITIES



24 HOUR
SECURITY



COURTYARD



NEWLY
REFURBISHED



E CLASS USE



SELF-CONTAINED



PARKING



FULLY FITTED
KITCHEN



LED LIGHTING



GOOD FRONTAGE

GROUND FLOOR OFFICES WITH PARKING



TRANSPORT

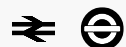
Hoxton – 6 mins



Shoreditch High Street – 12 mins



Old Street – 16 mins

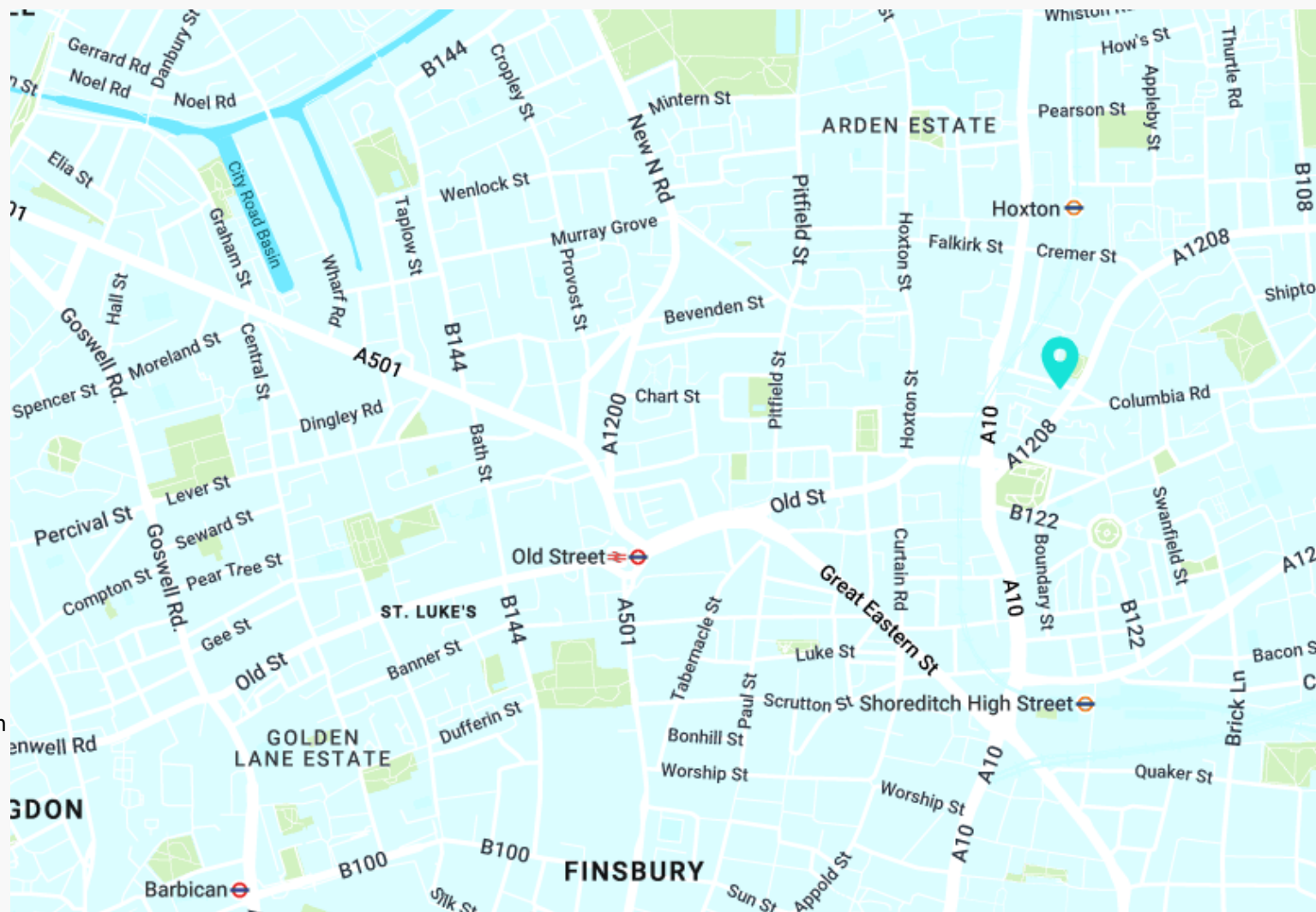


AREA

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.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	RENT (PA)	PRICE	RATES (PSF)	SERVICE CHARGE (PSF)
Ground Floor	880	£39,500	£675,000	£18.43	£5.00

LEASE

A new FRI lease or a Sale of the Long Leasehold interest approx. 104 years remaining.

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.

VIEWINGS VIA SOLE AGENTS

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