



TO LET

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

700 sq ft

Open plan Studio
workspace for let



VIDEO TOUR

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



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



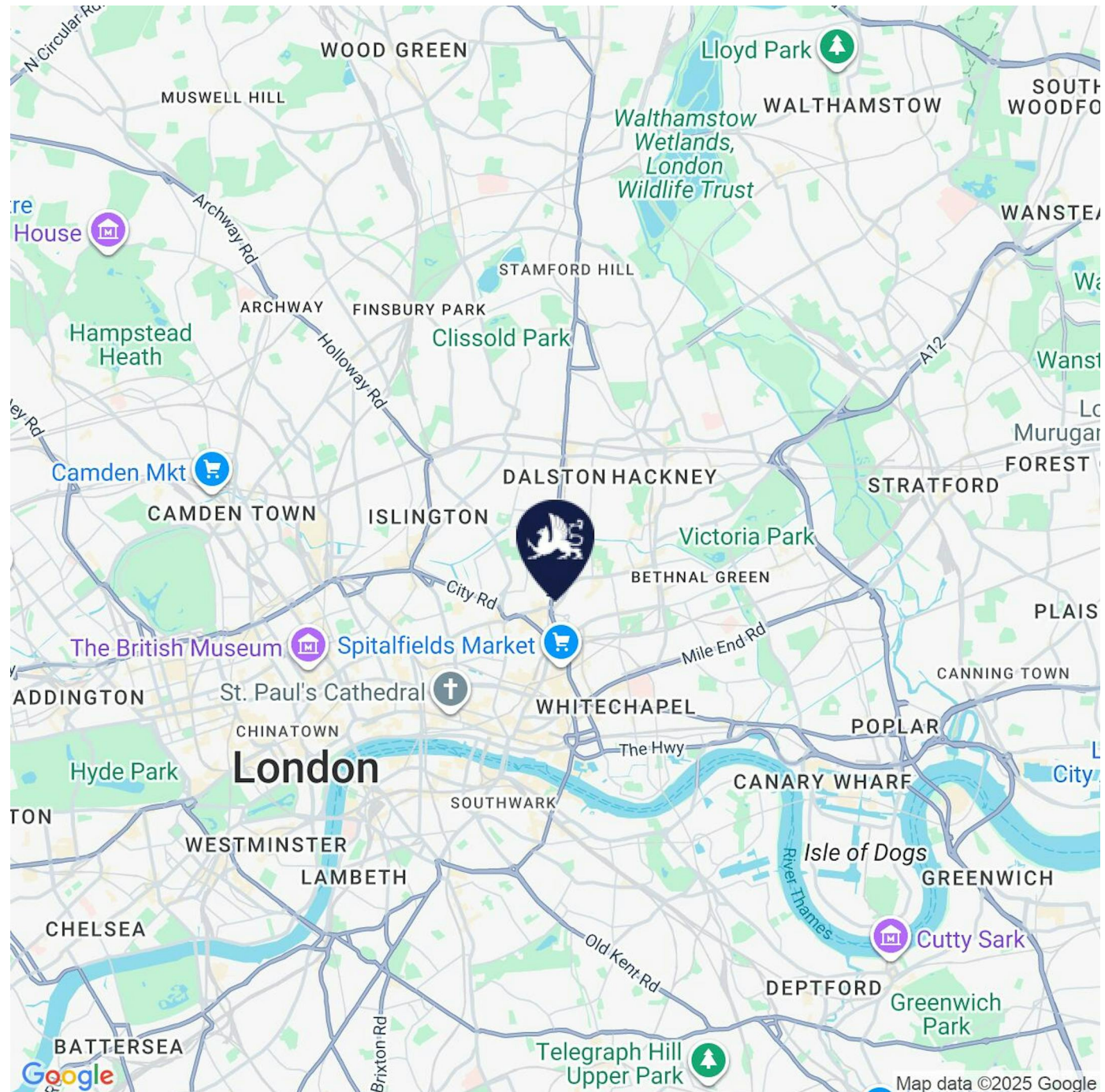
Shoreditch High Street 0.3 Miles

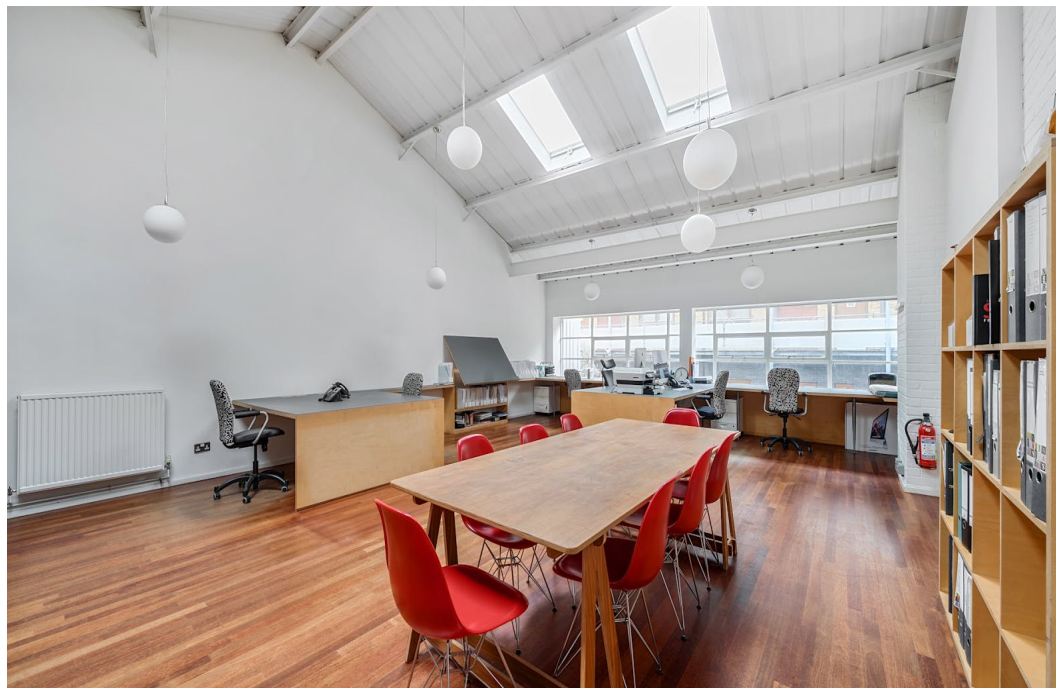


Old Street 0.5 Miles



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



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