



STIRLING
ACKROYD

FOR SALE

**Unit 16H Perseverance
Works, London, E2 8DD**

1,836 sq ft

**Light-filled Fourth Floor
Office at Perseverance
Works**

stirlingackroyd.com



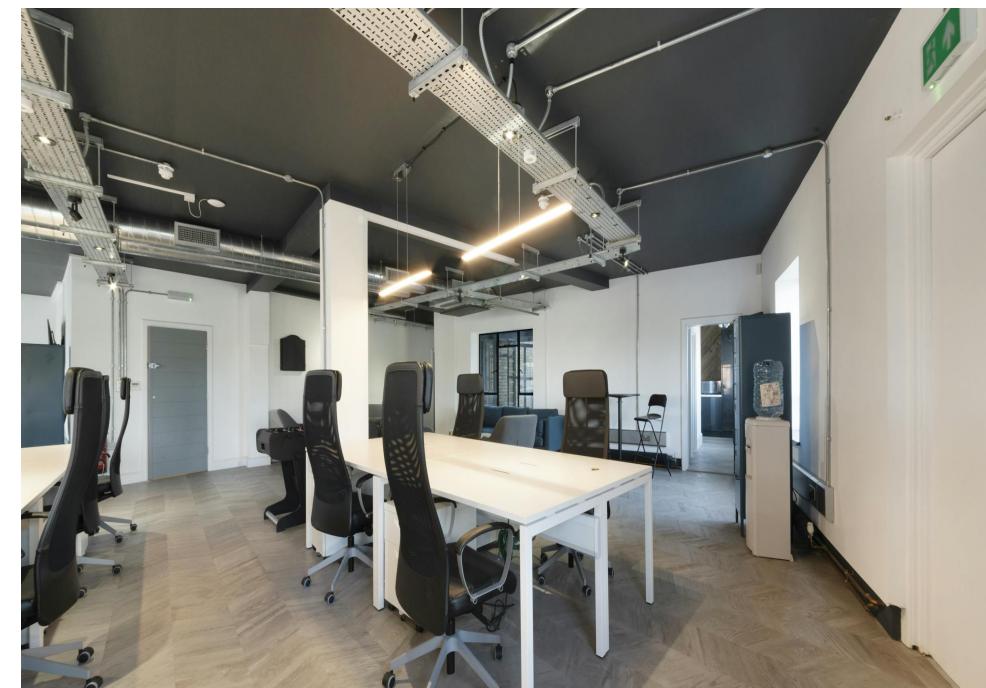
Description

Positioned on the fourth floor of Perseverance Works, this office delivers a bright, efficient workspace with a layout that suits modern teams. Offered across 1,836 sq ft with lift access the floor is predominantly open plan and benefits from excellent natural light, creating an upbeat environment throughout the day.

The space is fully set up with equipped workstations, making it an ideal solution for occupiers looking for a plug-and-play option with minimal upfront fit-out cost. Demised WCs provide added convenience and privacy, rounding off a practical, ready-to-go workspace in one of East London's most characterful commercial pockets.

Key points

- Excellent Natural Light
- Cycle Storage on Site
- Fitted Unit with Lift Access
- Engineered Timber Flooring
- Shower Facility & Demised WCs
- Located in the Popular Perseverance Works



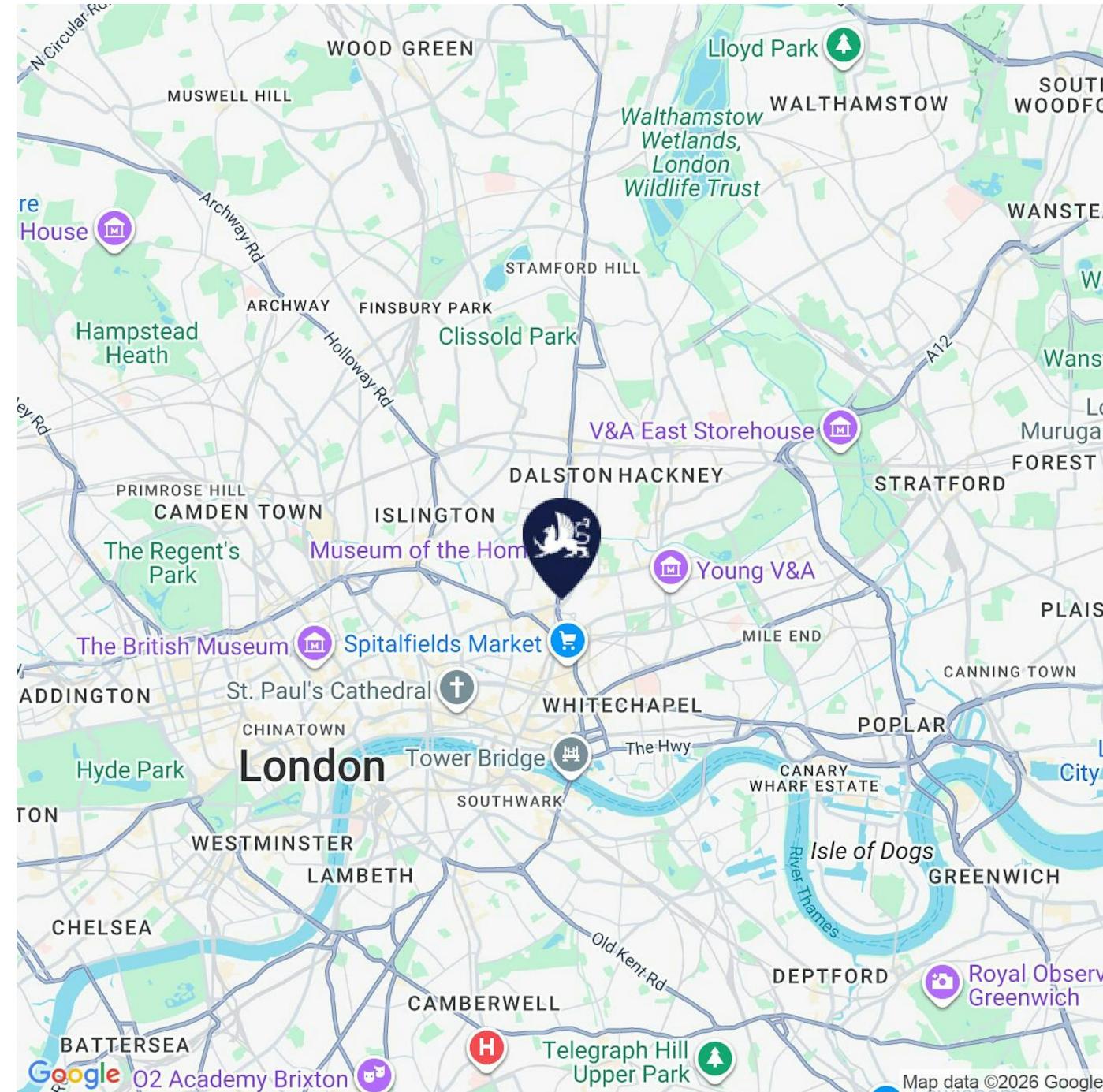
Location

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 bars, 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.

All of this is set around a locally-listed courtyard, creating a truly unique and friendly working environment.



Transport Links

 Hoxton 0.2 Miles

 Shoreditch High Street 0.3 Miles

 Old Street 0.5 Miles

 Haggerston 0.7 Miles



Rents, Rates & Charges

Price	£1,150,000
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	C (70)

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Dimitri Melaisi
0203 911 3666
07940239327
dmelaisi@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 05/02/2026