



**STIRLING
ACKROYD**

TO LET

**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

- Fitted Unit with Lift Access
- Excellent Natural Light
- Cycle Storage on site
- 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



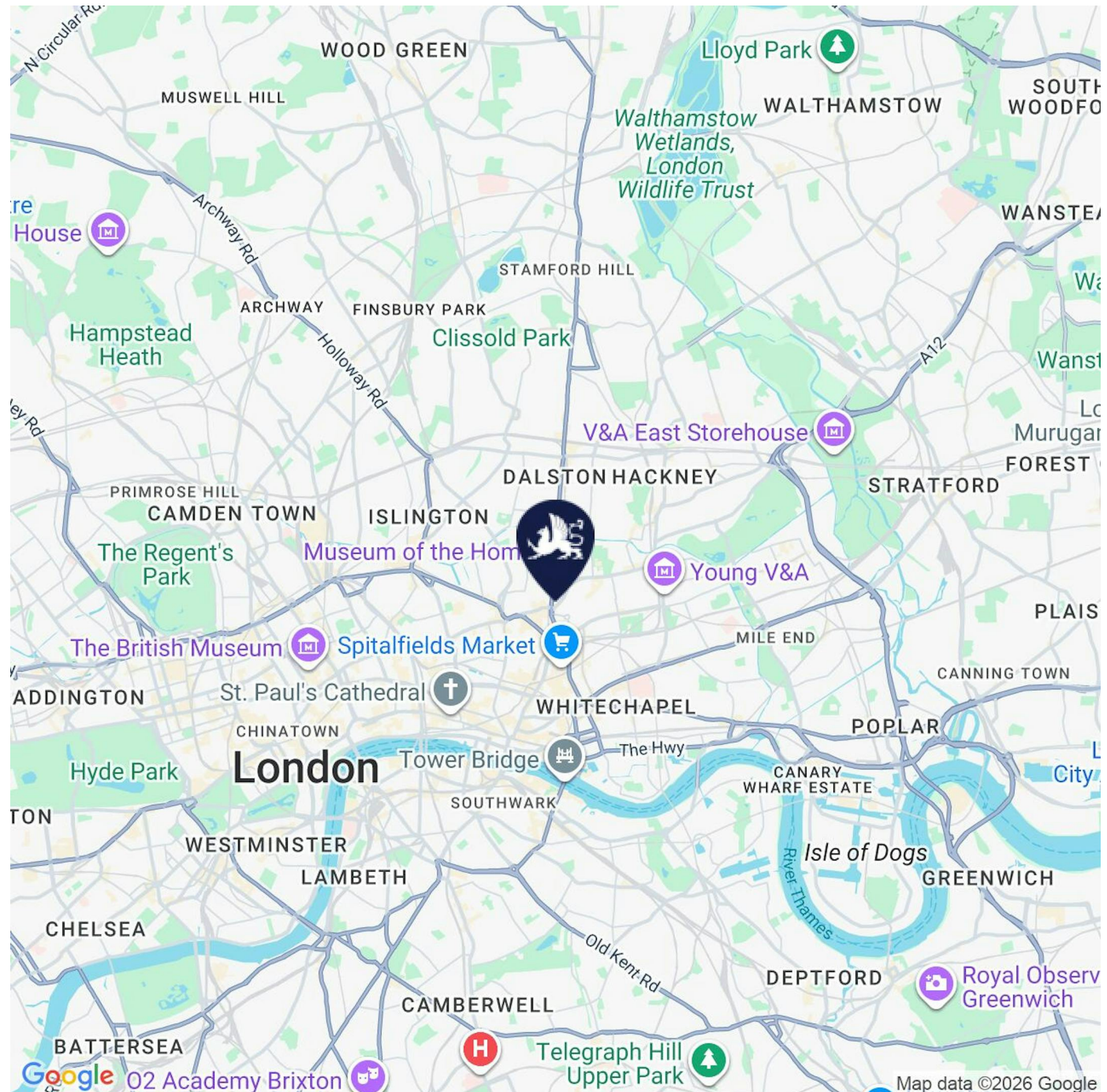
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Haggerston 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
4th	1,836	170.57	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£39.50 per sq ft
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	C (70)

Viewing & Further Information



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