STIRLING ACKROYD

TO LET / FOR SALE

4 Perseverance Works, Shoreditch, London, E2 8DD

849 sq ft

Rare Opportunity To Occupy A Characterful Warehouse Office With A Timber Exposed Pitched Roof



stirlingackroyd.com

Description

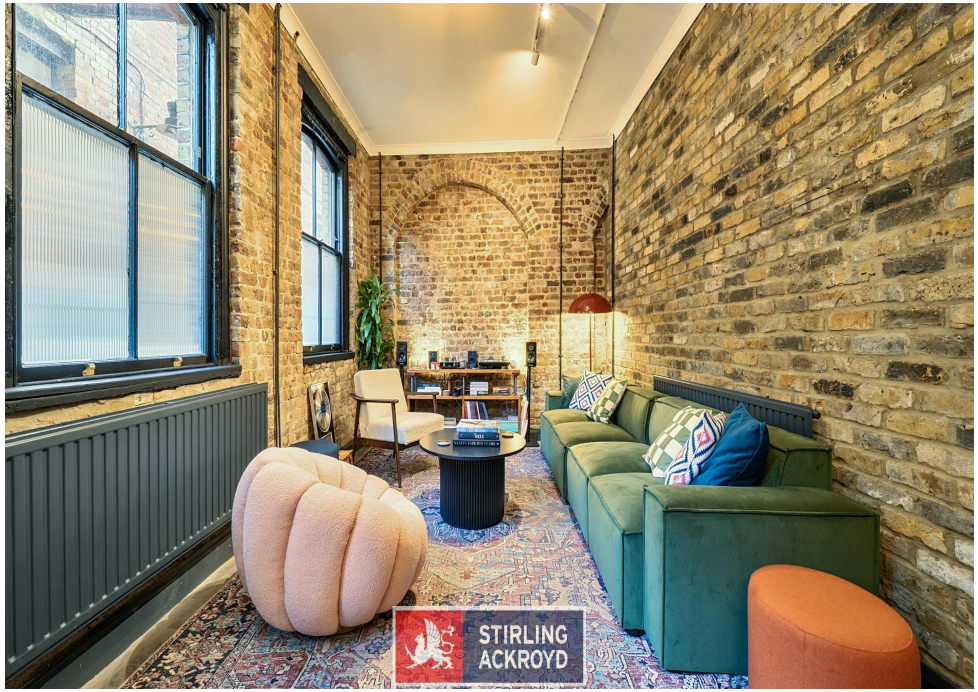
Set within the iconic Perseverance Works, unit 4 presents a rarely available self contained ground and first floor converted warehouse building within the development. The entrance to the unit opens up straight onto the courtyard of Perseverance Works, this is a gated development with on site security and secured with gates outside of working hours.

Adding to the classic Shoreditch character is the exposed brickwork throughout, alongside the unique pitched timber ceiling. The property is flooded with natural light throughout, excellent floor to ceiling height and wooden flooring. Ready for immediate occupation, well suited to a range of occupiers from creative offices, architects, media and design agencies.

Key points

- Ground & First Floor Unit
- Wooden Flooring
- Characterful Warehouse Office With A Timber Exposed Pitched Roof
- Exposed Brickwork Throughout
- Demised Showers, 2 WCs & Kitchenette
- Excellent Connectivity - Hoxton, Shoreditch High Street & Old Street Stations Nearby





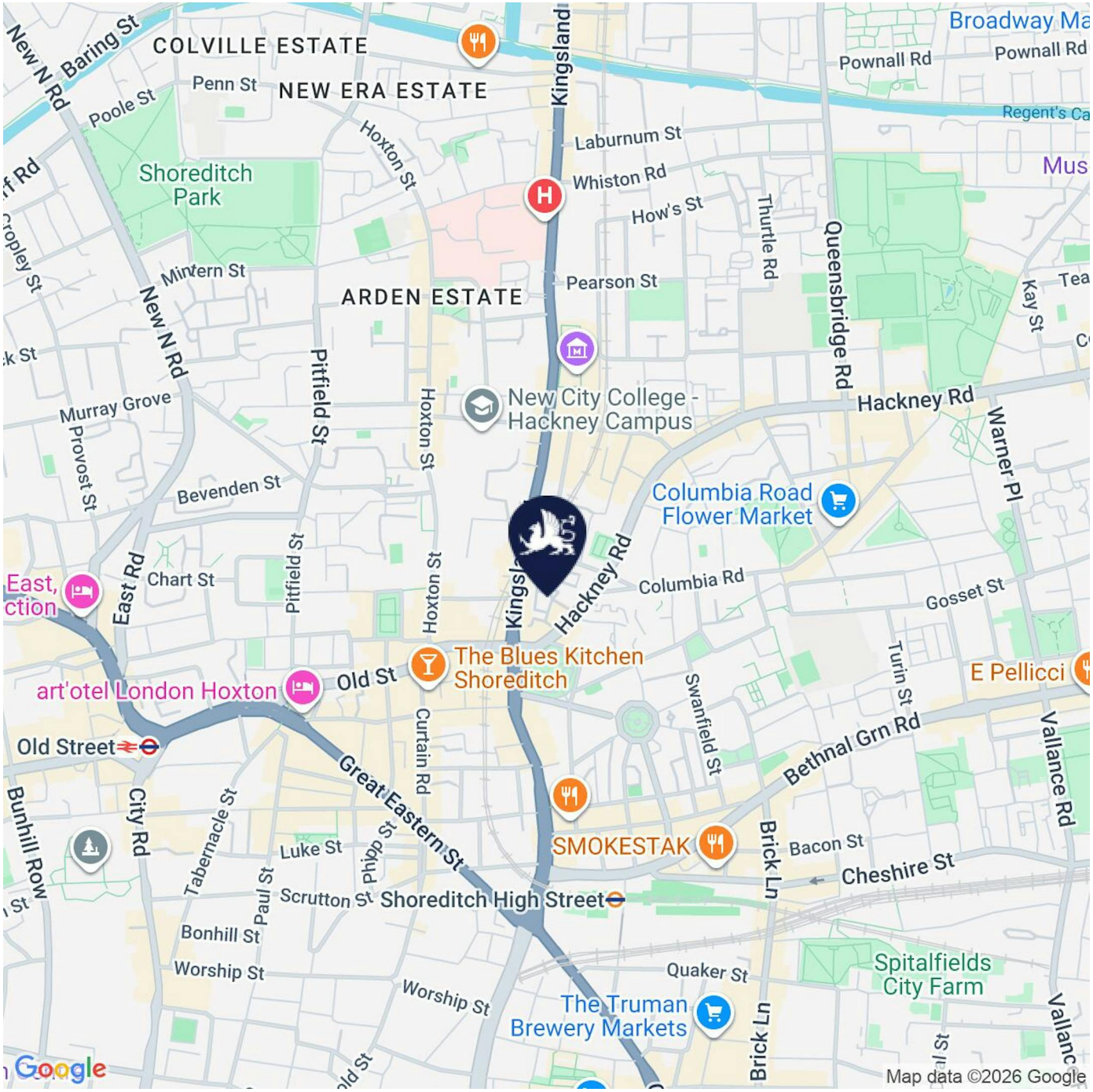
Location

Perseverance Works is ideally positioned in the heart of Shoreditch, one of London's most established creative and commercial districts. The property is surrounded by an excellent mix of independent cafés, restaurants, bars and retailers, with Shoreditch High Street, Hoxton Square, Old Street and the wider City Fringe all within easy walking distance.

Transport connections are excellent, with Shoreditch High Street, Old Street and Liverpool Street stations all nearby, providing convenient access across London and beyond. The area continues to attract a broad mix of creative, media, technology and design-led businesses, making Perseverance Works an ideal location for occupiers looking to be based within a vibrant and well-connected neighbourhood.

Transport Links

- Hoxton 0.2 Miles
- Shoreditch High Street 0.3 Miles
- Old Street 0.5 Miles
- Haggerston 0.7 Miles

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Accommodation

Name	sq ft	sq m	Availability
Ground	241	22.39	Available
1st	608	56.49	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Price	£540,000
Rates	£13,250 per annum
Service Charge	£2,196 per annum
VAT	On application
EPC	D (79)

Viewing & Further Information



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