



## Unit 16, Perseverance Works

Shoreditch, London, E2 8DD

### FOURTH FLOOR FULLY FITTED WAREHOUSE OFFICE

**1,700 sq ft**  
(157.94 sq m)

- Rent reduced to £39.50psf
- Open plan
- Great natural light
- Parquet flooring
- Air conditioning
- Lift access

# Unit 16, Perseverance Works, Shoreditch, London, E2 8DD

## Description

Comprising the fourth floor of 16 Perseverance Works which is part of a creative and vibrant commercial estate just off Hackney Road and Kingsland Road in Shoreditch.

This cobbled gated former Victorian print works is home to many creative, design and media companies, this particular block fronts the estate, overlooking Hackney Road with fantastic views of Shoreditch and the City.

Recently completely refurbished with a quality finish including parquet flooring, new cabling housed in a galvanised steel trunking, new air conditioning, new kitchen, wcs and shower.

The floor is flooded with natural light and currently configured as an open plan layout with furniture including 26 desks and chairs and break out furniture which can be included or removed.

## Location

Perseverance Works is located in the centre of Shoreditch, surrounded by an array of shops, restaurants and bars.

Shoreditch High Street station is a 9 minute walk from the office in addition to Old Street station which is located just a 10 minute walk away, giving easy access to both Northern and National Rail services.

## Specification

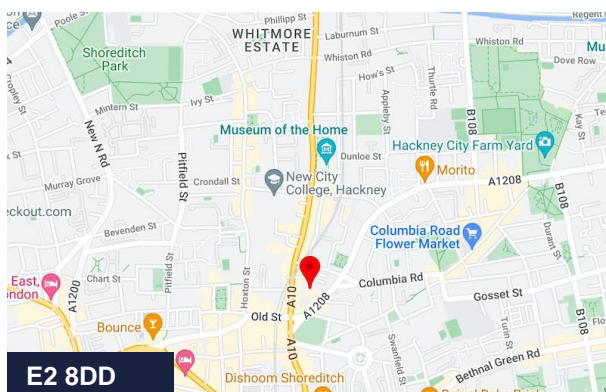
- Open plan layout
- Great natural light
- Parquet flooring
- Metal finish perimeter trunking
- Air conditioning
- Modern kitchen
- WC's & Shower
- Lift access

## Viewings

Strictly via Stirling Ackroyd

## Terms

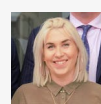
New lease



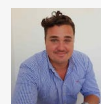
## Summary

Available Size	1,700 sq ft
Rent	£39.50 per sq ft
Rates Payable	£15 per sq ft
Service Charge	£4 per sq ft
EPC Rating	Upon Enquiry

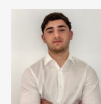
## Viewing & Further Information



Lucy Stephens  
020 3967 0103  
lucys@stirlingackroyd.com



Brett Sullings  
020 3967 0103 | 07826547772  
bretts@stirlingackroyd.com



Joe Harris  
020 3967 0103 | 07809091305  
jharris@stirlingackroyd.com

