



TO LET / FOR SALE

**Unit 16E Perseverance
Works, London, E2 7NX**

2,000 sq ft

**Warehouse Style Office
Located In The Ever
Popular Perseverance
Works**



VIDEO TOUR

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Description

Set within the iconic Perseverance Works, this impressive 2,000 sq ft office offers a bright and characterful workspace in the heart of Shoreditch. The accommodation benefits from private lift access directly into the space, creating a strong sense of arrival and privacy for occupiers. Excellent natural light flows throughout, complemented by generous floor-to-ceiling heights that enhance the open and spacious feel.

The office is well equipped with a fitted kitchenette, showers and WCs, providing everything required for a modern working environment. With its combination of warehouse character, natural light and practical amenities, the space would suit a range of creative, design, media and professional occupiers looking for a distinctive Shoreditch office.

Key points

- Set Within Perseverance Works
- Excellent Natural Light
- Newly Refurbished
- Excellent Floor To Ceiling Height
- Lift Access Directly Into The Unit
- Demised Showers, WCs & Kitchenette



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 0.3 Miles



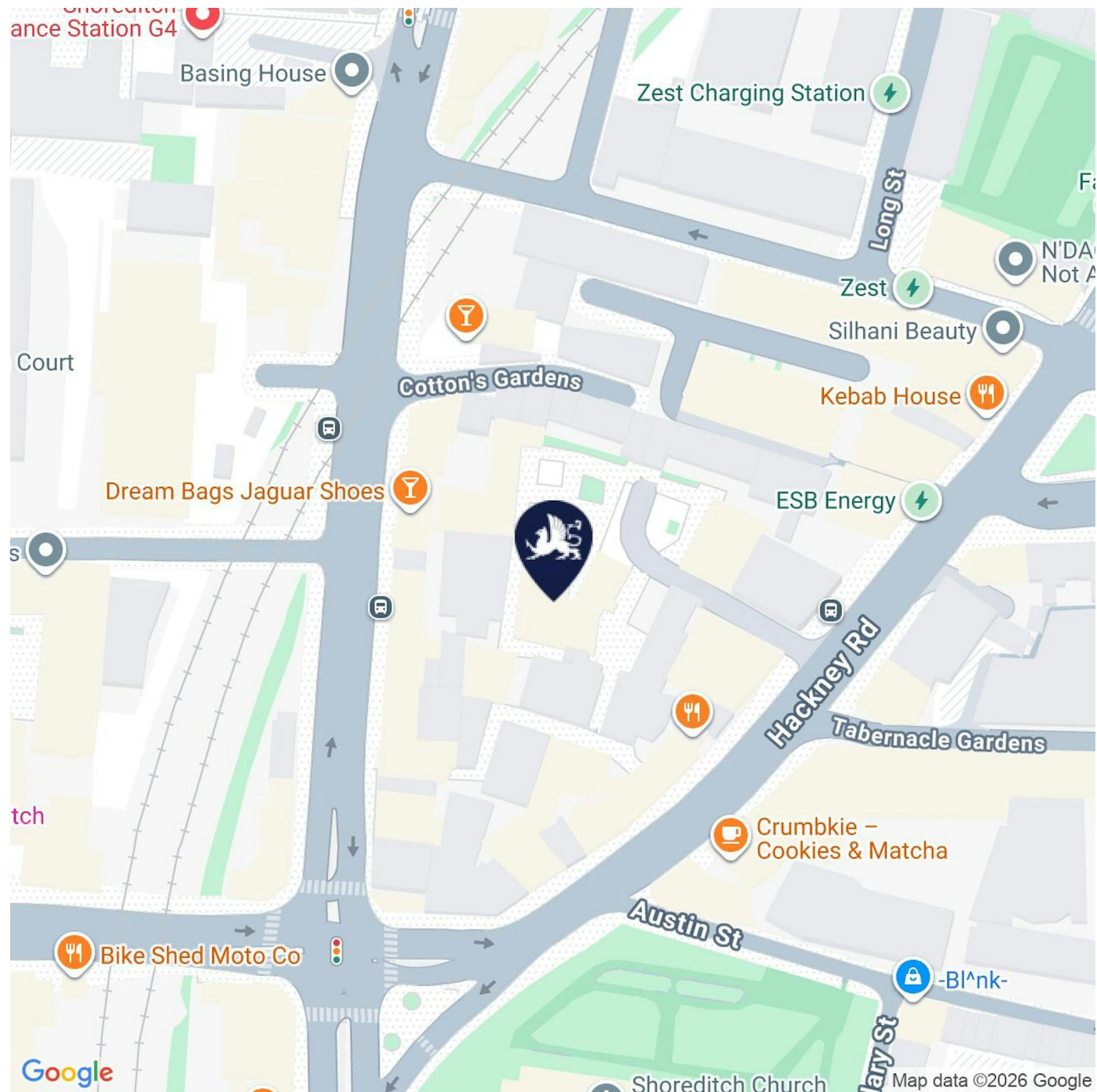
Shoreditch High Street 0.3 Miles

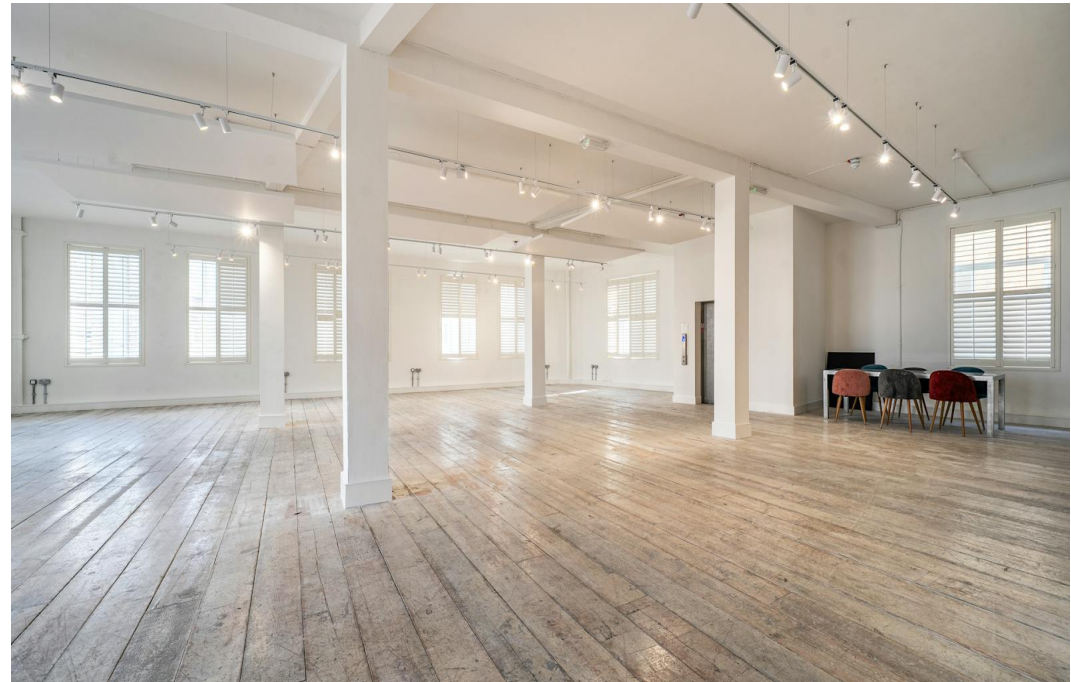


Old Street 0.5 Miles



Liverpool Street 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
2nd	2,000	185.81	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£42.50 per sq ft
Price	£1,300,000
Rates	£18.42 per sq ft
Service Charge	£7,776 per annum
VAT	Not applicable
EPC	B (47)

Viewing & Further Information



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