STIRLING ACKROYD

TO LET

12 Hope House, 12a Perseverance Works 38 Kingsland Road, London, E2 7NX

1,872 sq ft

Creative Office Within Perseverance Works Offered With An Outdoor Terrace



stirlingackroyd.com

Description

Ideally located within Perseverance Works, offered across the ground, first, second and third floors, in 2004 LAB Architects managed a project to add a third floor and mezzanine to the studio. Resulting in a carefully crafted extension which combines natural light with a considered pallet of material.

This office offers a thoughtfully designed fitout, providing ample storage throughout, alongside a fully fitted kitchen and WC facilities. The third floor benefits from multiple skylights that flood the floor with natural light, creating an inspiring environment that encourages productivity. The space offers an amazing balance of style and practicality, all of this is set around a locally listed courtyard, creating a truly unique and friendly working environment, making it ideal for a range of creative businesses. With plenty of natural light and a flexible layout, there's room to set up workstations, meeting areas or collaborative spaces to suit your needs.

Key points

- Situated Within Perseverance Works - A Creative Courtyard with Security
- 24-Hour Security, On Site Coffee Kiosk & High Speed Internet
- Excellent Natural Light Throughout
- Self Contained Unit - Ground, First, Second & Third Floors
- Excellent Connectivity - Old Street Station Nearby
- Outdoor Terrace





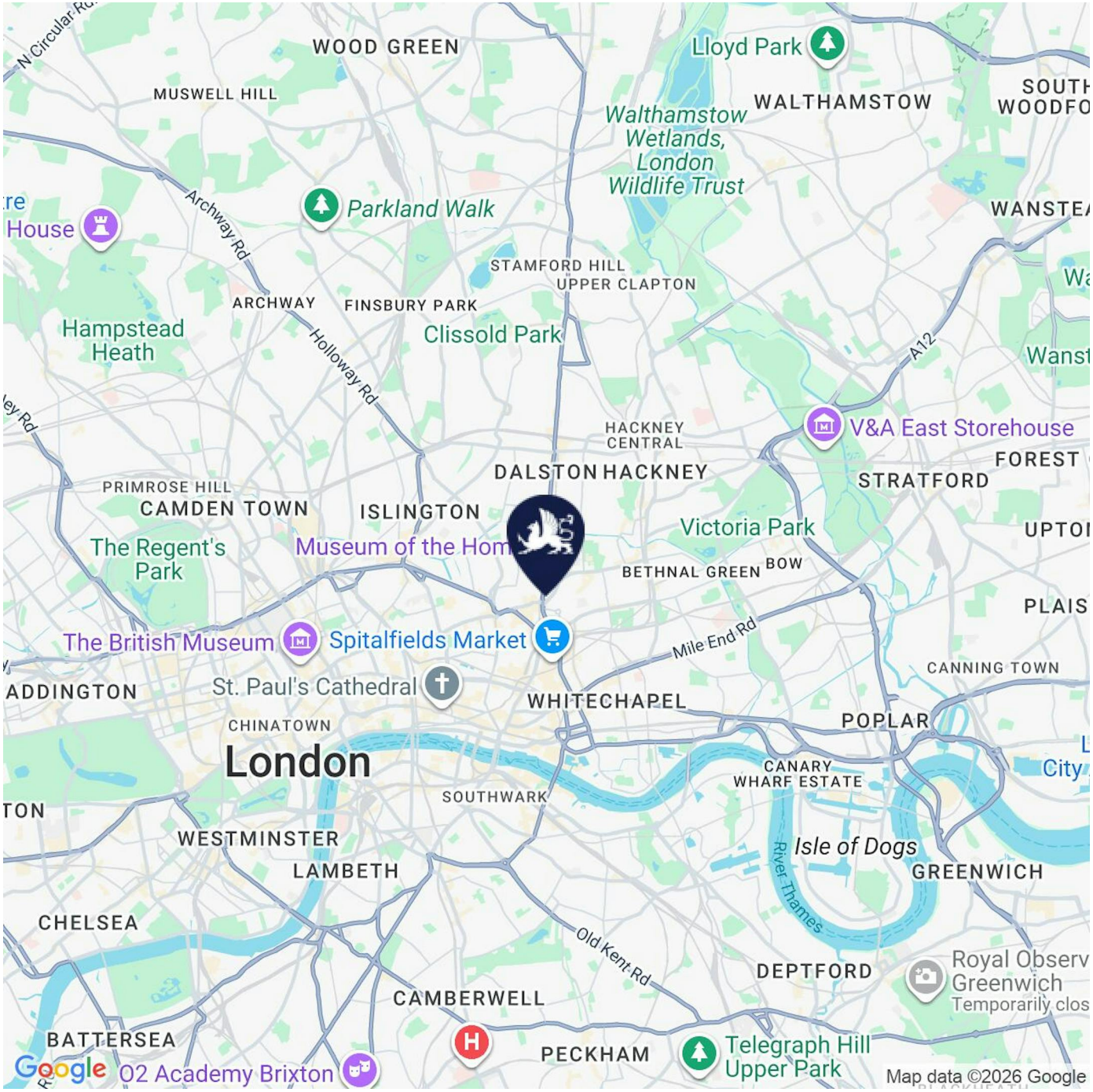
Location

Ideally positioned in the heart of Shoreditch, one of London's most established creative and commercial districts. Accessed via Hackney Road and Kingsland Road, set within an ever popular converted Victorian warehouse complex in the heart of Shoreditch, home to many commercial occupiers. The area continues to attract a broad mix of creative, media, technology and design-led businesses, making the space an ideal location for occupiers looking to be based within a vibrant and well-connected neighbourhood.

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.

Transport Links

- Hoxton 0.3 Miles
- Shoreditch High Street 0.3 Miles
- Old Street 0.5 Miles
- Liverpool Street 0.7 Miles




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Accommodation

Name	sq ft	sq m	Availability
Ground	483	44.87	Available
1st	665	61.78	Available
2nd	564	52.40	Available
3rd	160	14.86	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£38,220 per annum
Service Charge	On application
VAT	On application
EPC	D (78)

Viewing & Further Information

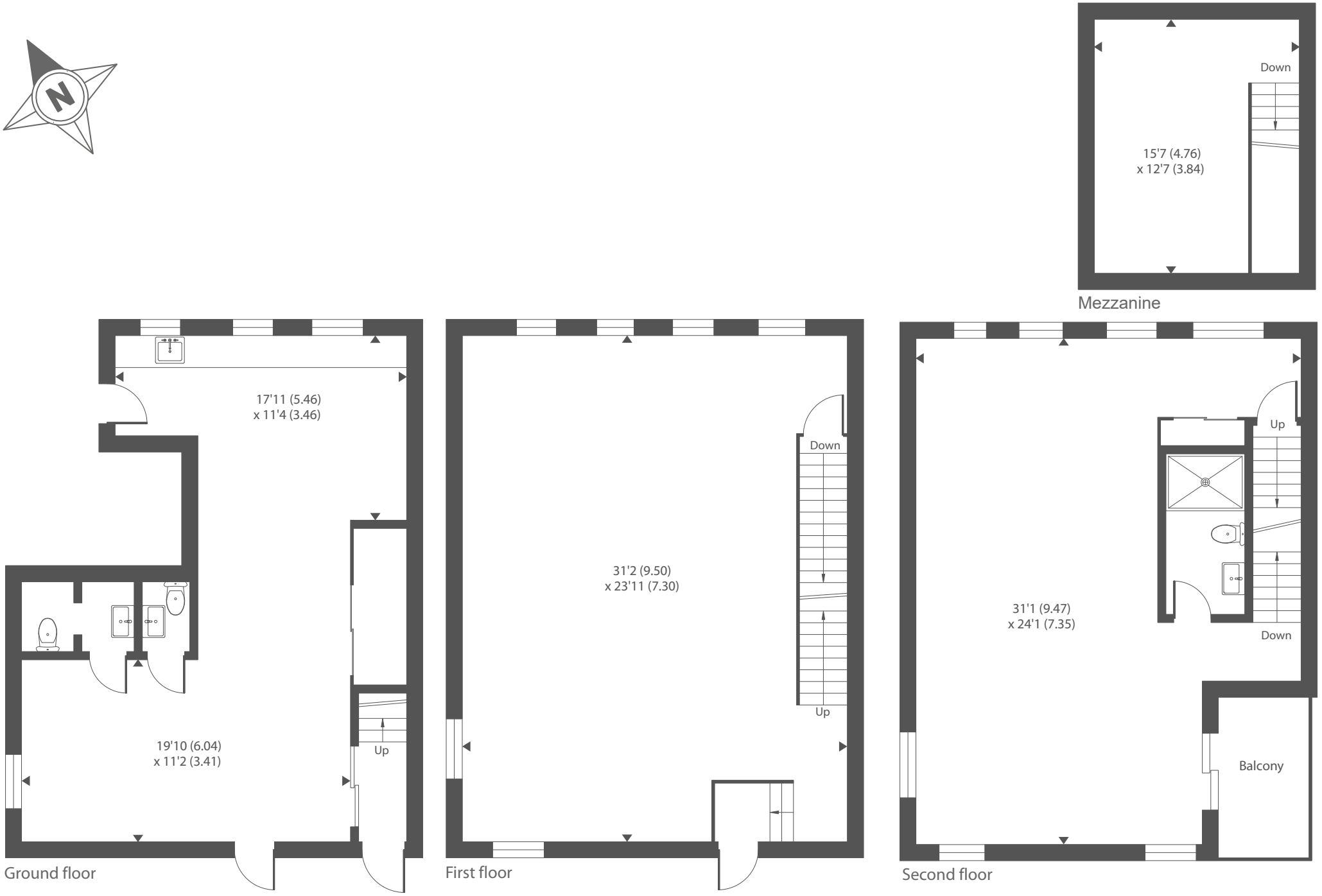


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