



**STIRLING
ACKROYD**

TO LET

**Unit 17A Perseverance
Works, 38 Kingsland
Road, London, E2 8DD**

1,450 sq ft

**Authentic, self-contained
ground floor warehouse
office/showroom/studio
available to rent in the
ever-popular
Perseverance Works,
Shoreditch**



VIDEO TOUR

stirlingackroyd.com



Description

Located adjacent to the courtyard entrance, Unit 17A sits beneath the iconic "Artisan" steelwork sculpture that greets all visitors to Perseverance Works.

This self-contained ground floor unit offers an open-plan layout, complete with a store room, fully fitted kitchen, and three WCs. The previous tenants, who occupied multiple floors within the building, used the space as their reception and main office. However, it would equally suit a creative business, seeking a characterful headquarters or could work well as a showroom.

Featuring original design elements such as exposed brickwork, polished concrete floors, and impressive ceiling heights of over 3.5m, the unit exudes industrial charm. Large Crittall windows flood the space with natural light, and provide direct views over the landscaped courtyard.

Modern amenities include air conditioning and access to a high-speed fibre network, ensuring the space is as functional as it is stylish.

Key points

- Attractive landscaped courtyard settings
- Converted Victorian warehouse building
- Abundance of character to include exposed brickwork, polished concrete floor and exposed steel cast columns
- Excellent natural light throughout via the large Crittall windows that face the landscaped courtyard
- Air conditioning
- 3.5m plus ceiling heights
- Full-fibre connectivity
- On site parking available through separate negotiation



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



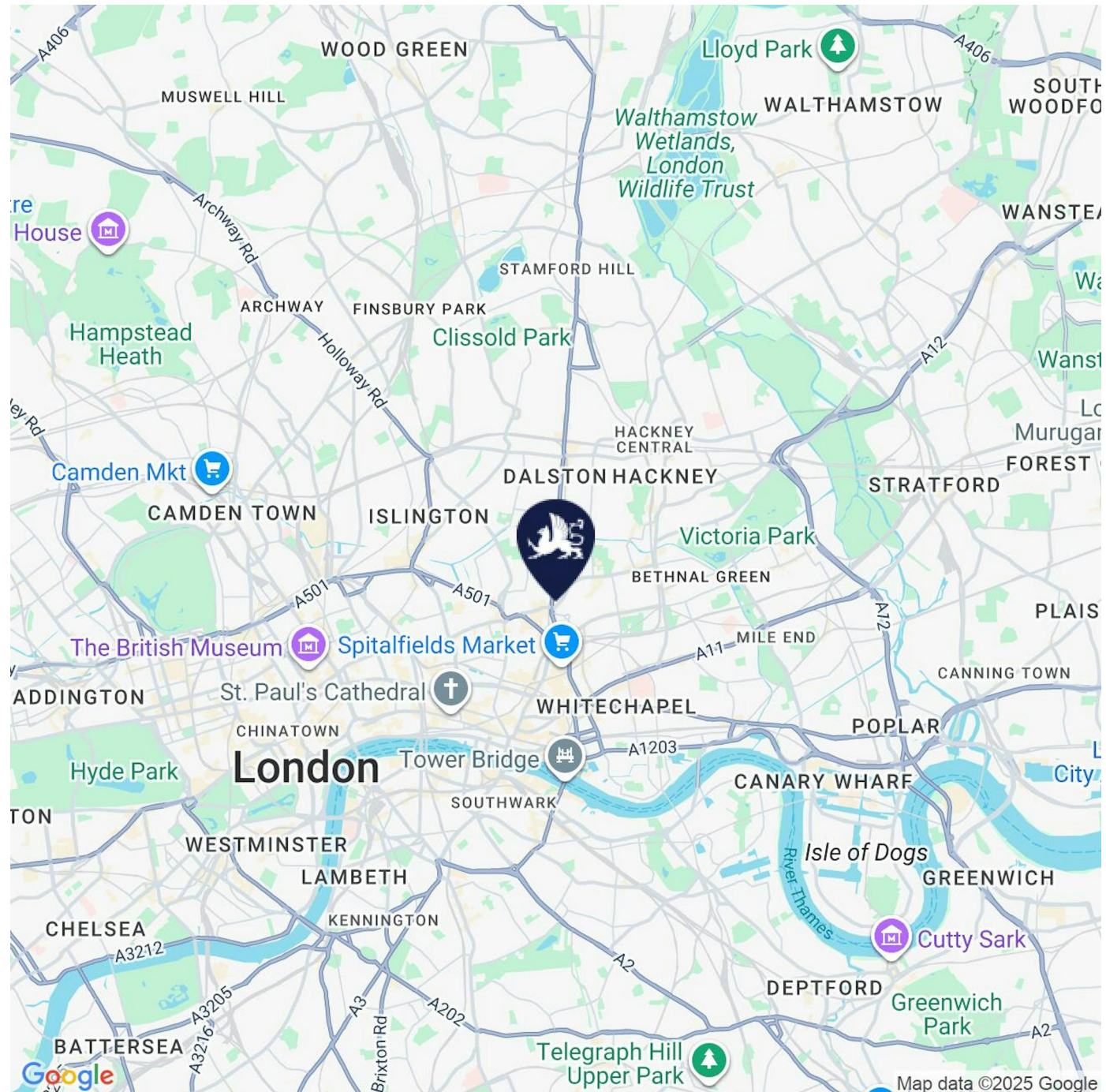
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Haggerston 0.7 Miles





Accommodation

| Name | sq ft | sq m | Availability |
|--------|-------|--------|--------------|
| Ground | 1,450 | 134.71 | Available |

Rents, Rates & Charges

| | |
|----------------|------------------|
| Lease | New Lease |
| Rent | £42.50 per sq ft |
| Rates | £19.81 per sq ft |
| Service Charge | £3,456 per annum |
| VAT | Applicable |
| EPC | C |

Viewing & Further Information



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