



TO LET

**18E Production House,
Perseverance Works, 38
Kingsland Road,
Shoreditch, E2 8DD**

617 sq ft

Self Contained
Warehouse Conversion in
Shoreditch



VIDEO TOUR

stirlingackroyd.com



Description

18E Production House offers a self-contained fourth floor converted unit in a warehouse building, set within the attractive creative development of Perseverance Works.

Occupiers will benefit from the communal courtyard where many of the tenants hold alfresco meetings during the summer. The unit is flooded with natural light, thanks to its abundance of sash style windows and high ceilings. With the property benefiting from timber flooring and many other cool features such as the bespoke designed meeting room, it makes a stylish hub for many occupiers from creative offices, architects, media and design agencies.

The complex has 24-hour on site security and is secured with gates outside of working hours.

Key points

- Third Floor - 617 square feet
- 24 Hour Onsite Security
- Lift Access
- Communal Courtyard
- Excellent Natural Light
- Warehouse Conversion With Wood Flooring



Location

Perseverance Works is a private cobbled courtyard complex located in the centre of Shoreditch comprising a community of thriving creative businesses. With 24-hour on site security, the occupiers are spoilt for choice when it comes to nearby coffee shops and cafes.

Transport links are excellent with Shoreditch High Street, Old Street and Hoxton Stations all being within a ten minute walk providing access to both the Underground and National Rail services.

Transport Links



Hoxton 0.3 Miles



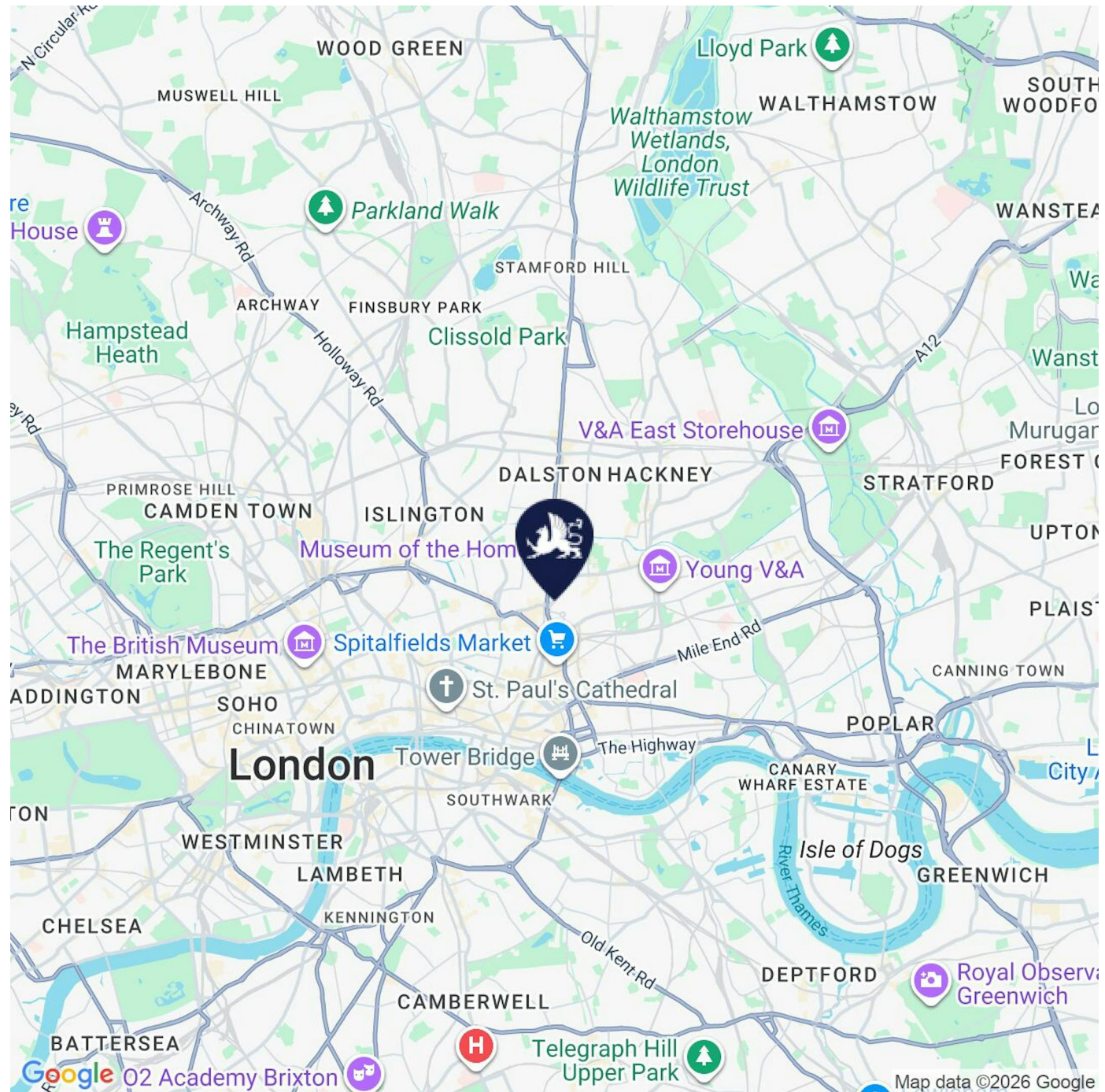
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Liverpool Street 0.7 Miles





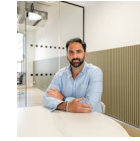
Accommodation

Name	sq ft	sq m	Availability
3rd - Part -	617	57.32	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£9,226 per annum approx
Service Charge	£3,088.56 per annum £772.14 per quarter
VAT	Applicable
EPC	C (73)

Viewing & Further Information



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