



**TO LET / FOR SALE**

**12 Waterson Street,  
London, E2 8HL**

**880 sq ft**

**Creative  
Studio/Showroom Space  
Located On Waterson  
Street With Private  
Parking**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

A highly flexible 880 sq ft self-contained ground floor commercial space on Waterson Street, in the heart of Shoreditch and moments from Hoxton. With direct access from Waterson Street through two large glazed entrances, together with a second entrance from the Perseverance Works courtyard, the property offers an unusual combination of street presence, accessibility and privacy.

More than simply an office, the open-plan space offers excellent potential for a variety of creative and commercial occupiers. It would work particularly well as a creative or design studio, showroom, architecture practice, gallery, brand space, workspace or other client-facing concept, subject to any necessary consents.

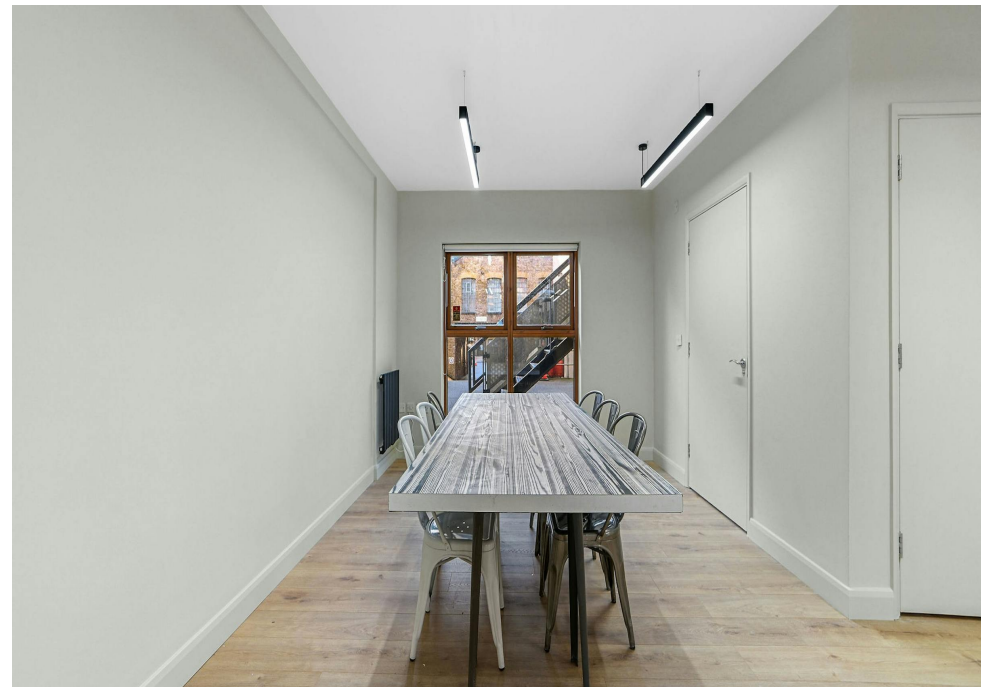
The property has recently been refurbished with timber-effect flooring, contemporary LED lighting and a fully fitted kitchen. To the rear, a large window overlooks the Perseverance Works courtyard, with a small area available for outside seating. Its open layout provides considerable flexibility for working, meeting, presentation and display areas, allowing a new occupier to adapt the space to their own identity and requirements. The property forms part of Perseverance Works, an established Shoreditch development with 24-hour security, while retaining its own direct presence and access from Waterson Street. Located just off Kingsland Road and Hackney Road, the property is well connected to Shoreditch, Hoxton and the wider East London creative and commercial community. A secure underground parking space is included with the property and sits outside the Congestion Charge Zone.

\*Some images are AI generated for visual representation only

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## Key points

- Offered Across 880 sq ft
- Open Plan Ground Floor Unit
- New LED Lighting & Timber Flooring
- Hoxton, Shoreditch High Street & Old Street Stations Nearby
- Kitchen with Dishwasher & Hob
- Street Access Via Waterson Street
- Rear Access Via Perseverance Works
- Underground Secure Parking Space (Outside Congestion Charge)



## Location

Waterson Street 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 12 Waterson Street an ideal location for occupiers looking to be based within a vibrant and well-connected neighbourhood.

## Transport Links



Hoxton 0.2 Miles



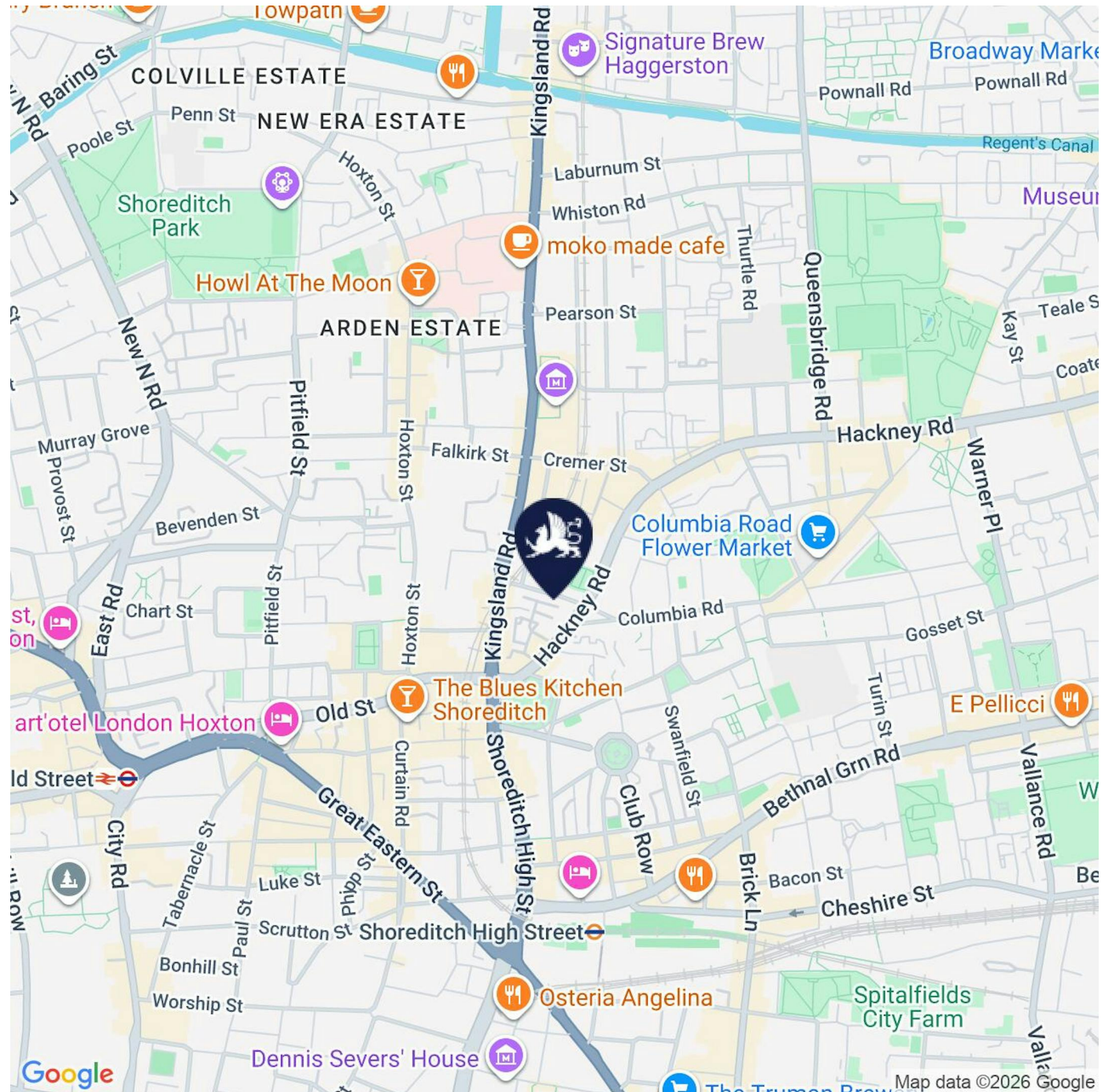
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Haggerston 0.7 Miles





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## Accommodation

| Name            | sq ft | sq m  | Availability |
|-----------------|-------|-------|--------------|
| Ground - Studio | 880   | 81.75 | Available    |

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## Viewing & Further Information



**Harry Mann**  
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07947 728 313  
[hmann@stirlingackroyd.com](mailto:hmann@stirlingackroyd.com)

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## Rents, Rates & Charges

|                |                              |
|----------------|------------------------------|
| Lease          | New Lease                    |
| Rent           | £39,500 per annum            |
| Price          | Offers in excess of £675,000 |
| Rates          | £17.18 per sq ft             |
| Service Charge | £5 per sq ft                 |
| VAT            | Applicable                   |
| EPC            | C (79)                       |

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