



TO LET

**Unit 7 The Hangar,
Perseverance Works,
London, E2 8DD**

1,537 sq ft

**Ground and Lower
ground floor
Office/Studio for rent in
the popular
Perseverance Works.**



VIDEO TOUR

stirlingackroyd.com



Description

A bright, self-contained open-plan office/studio space, with great natural light through its large windows. The versatile layout provides a comfortable working environment, perfect for collaborative teams or creative professionals. A cozy mezzanine offers a dedicated space for meetings, or a quiet retreat for focused work. The generous basement includes additional meeting rooms and W/C facilities, providing flexibility for larger teams or client visits. The unit is equipped with high-speed fibre connectivity, ensuring reliable internet for modern business needs. Additional highlights include easy access to amenities, excellent ventilation, and a layout that supports both productivity and comfort.

Key points

- 24-hour security, on site coffee kiosk and high speed internet
- Total Space 1,537 SQFT
- Courtyard setting
- Set within a creative Hub
- Self-contained with great natural light
- Meeting rooms in situ



Location

Accessed via Hackney Road and Kingsland Road, Perseverance Works is an ever popular converted Victorian warehouse complex in the heart of Shoreditch, home to many commercial occupiers such as JJ Media, Wilhemena model agency and Atelier 10.

Perseverance Works offers a private gated complex that benefits from 24/7 security, an on-site coffee shop and is instantly recognisable as one of the most famous Shoreditch filming locations. Shoreditch High Street, Hoxton and Old Street Stations are within easy walking distance and the surrounding area is well served with numerous bus routes in and out of the City and West End.

Transport Links



Hoxton 0.2 Miles



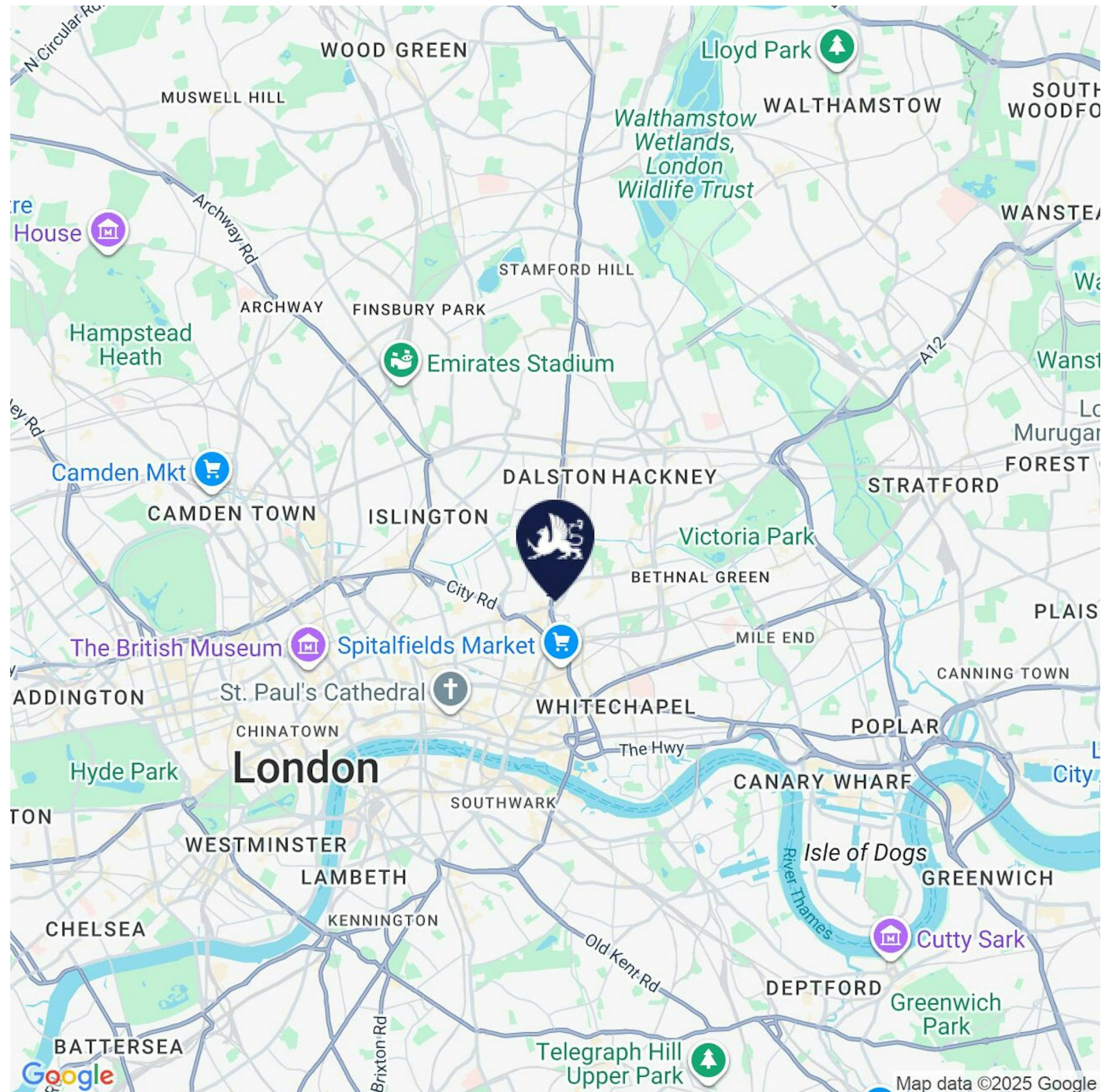
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Haggerston 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
Mezzanine	128	11.89	Available
Ground	747	69.40	Available
Basement	662	61.50	Available

Viewing & Further Information



Brett Sullings
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Rents, Rates & Charges

Lease	New Lease
Rent	£29 per sq ft
Rates	£15,968 per annum Monthly cost is £1331.00 April 25 - Mar 26 inclusive
Service Charge	£2,508 per annum
VAT	Not applicable
EPC	On application

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