



**FOR SALE**

**Unit 17D, Perseverance  
Works, London, E2 8DA**

**2,140 sq ft**

**A rare opportunity to  
acquire an authentic loft-  
style office in the heart  
of Shoreditch!**



**VIDEO TOUR**

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





---

## Description

Located on the 2nd floor of a former Victorian warehouse, the space is accessed via a shared, industrial-style stairwell.

Upon entry, the floor delivers immediate “WOW” factor, featuring a fully exposed steel-trussed pitched roof that provides exceptional ceiling height. Combined with exposed brickwork, wooden floors, and large Crittall-style windows, it offers a rare and characterful loft-style office or studio environment.

The open-plan layout includes a fitted kitchen and two WCs, making it move-in ready while also offering a great opportunity for a business to make its mark on the space and become part of the vibrant Perseverance Works community.

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

Planning permission was previously granted on appeal (now expired) for the addition of an extra floor, presenting further long-term potential.

---

## Key points

- Attractive landscaped courtyard setting
- 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
- Full Fibre connectivity
- On site parking available through seperate negotiation





## Location

Nestled between Kingsland Road and Hackney Road, Perseverance Works is just moments from the heart of Shoreditch and surrounded by a vibrant mix of shops, restaurants, and bars, including The Bike Shed Café, Pizza Pilgrims, Barrio East, and Sticks'n'Sushi.

Shoreditch High Street Station is only a short walk away, while Old Street Station is less than 10 minutes on foot, providing easy access to the Northern Line and National Rail services.

Perseverance Works is a privately owned creative community, home to a diverse range of innovative businesses, from architects and environmental design consultants to production companies, event studios, and TV post-production firms. The estate is secured by its own 24-hour private security team and benefits from government-funded full-fibre connectivity.

Set around a locally listed central courtyard, the estate offers a truly unique and friendly working environment.

## Transport Links



Hoxton 0.2 Miles



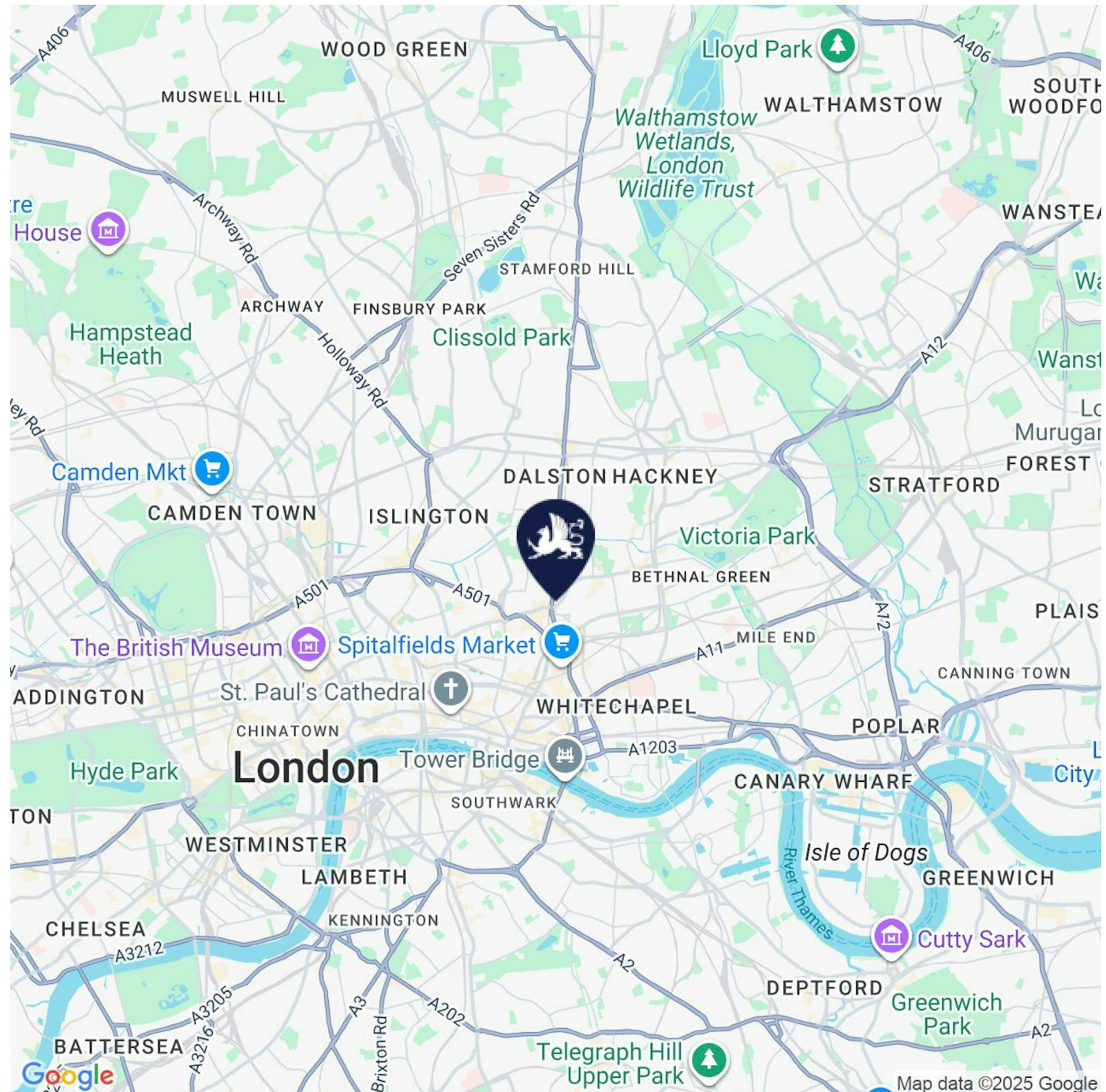
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Haggerston 0.7 Miles









---

## Accommodation

Name	sq ft	sq m	Availability
2nd	2,140	198.81	Available

---

## Rents, Rates & Charges

Price	£1,500,000
Rates	£16.34 per sq ft
Service Charge	£7,718 per annum
VAT	Not applicable
EPC	E

---

## Viewing & Further Information



**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com



**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 10/09/2025