

# Unit 16 - Perseverance Works, 38 Kingsland Road, Shoreditch, London, E2 8DD

## TO LET

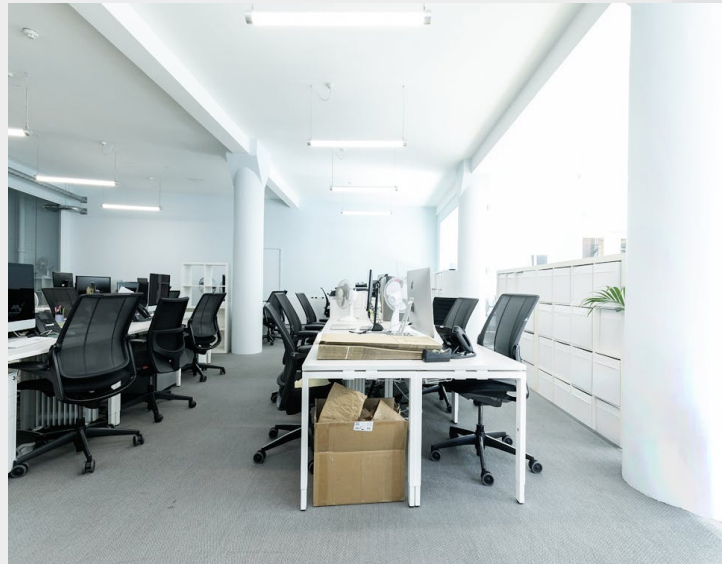
Class E Retail / Leisure

4,295 sq ft / 399 sq m

£132,500 per annum

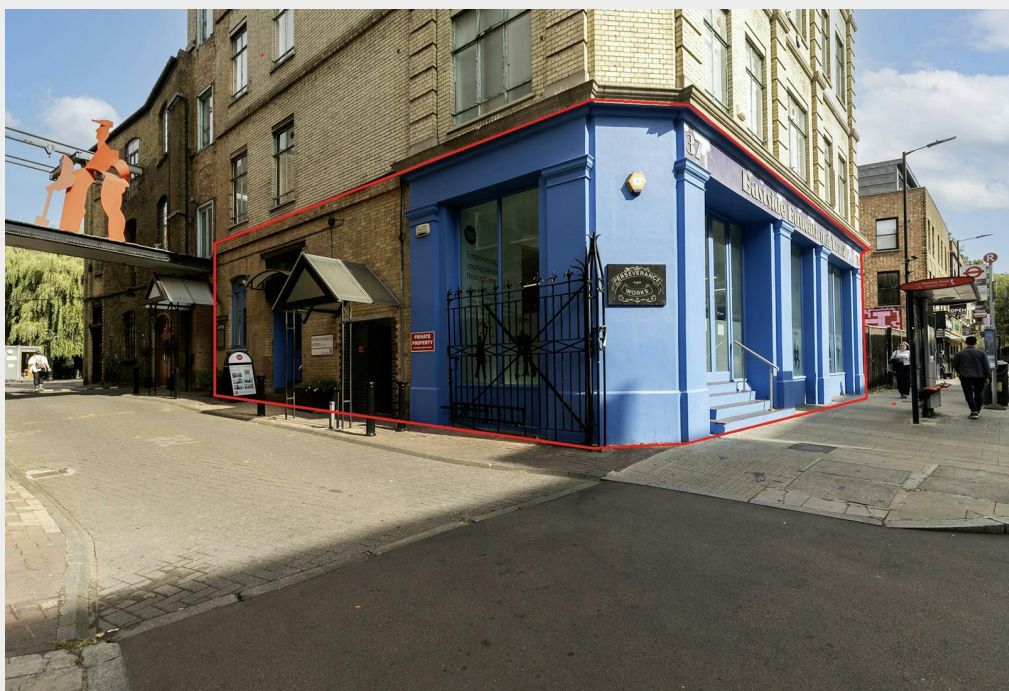


# Prime commercial unit to let in the heart of Shoreditch



- Excellent frontage and branding opportunity onto Hackney Road
- Suitable for a range of possible Class E uses including Retail, Fitness, Medical, Office etc
- Three entrances from ground floor level
- Good ceiling heights
- Strong levels of natural light
- Kitchen facilities
- Glass meeting rooms on the ground floor
- Flexible lease arrangements available, including a lease of one floor or both



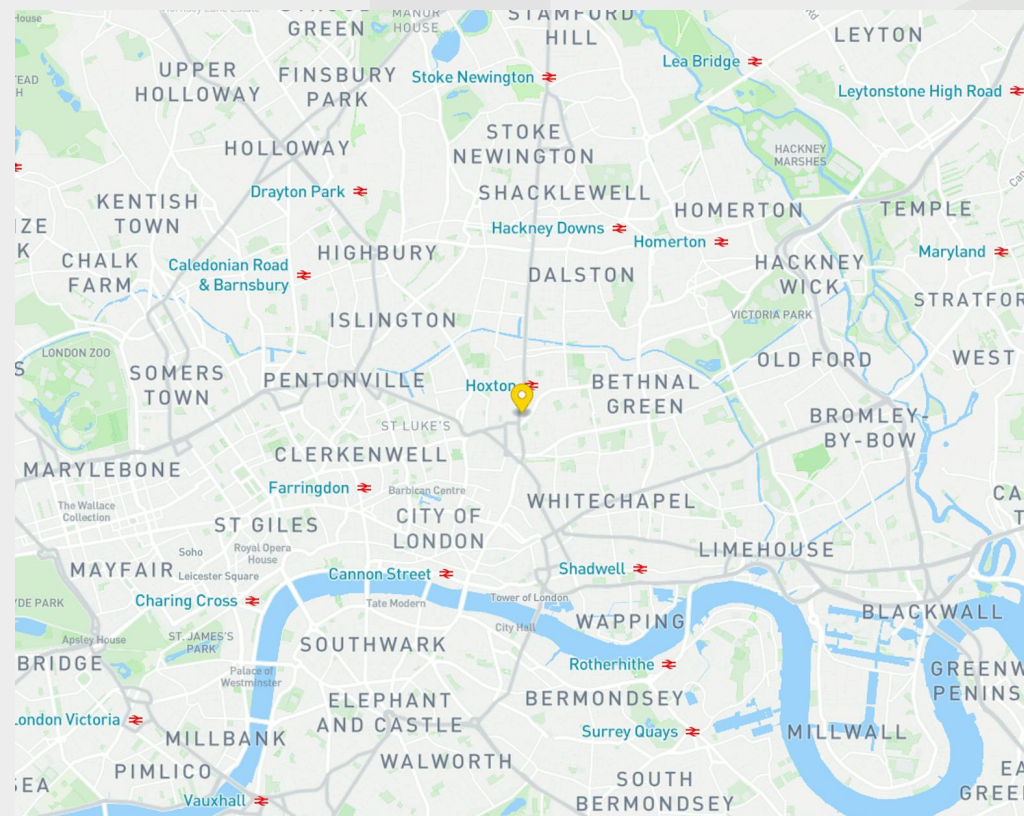


## Description

Arranged over Ground and Lower Ground, this self-contained unit offers excellent frontage and branding opportunities onto Hackney Road. The unit can be leased as a single unit or floor by floor and would appear to suit a range of possible uses included Office, Retail, Fitness, Medical and other Class E uses. New leases are available direct from the landlord.

## Location

Transport connections are excellent, with Shoreditch High Street (Overground) and Old Street (Northern line and National Rail) both around a 10-minute walk, and Hoxton Station (Overground) just 5 minutes away – all providing convenient access to the Underground and National Rail networks.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Ground	2,109	195.93	-	On Application	On Application	Available
Lower Ground	2,186	203.09	-	On Application	On Application	Available
Unit - Total	4,295	399.02	£132,500 /annum	£56,375 /annum	£9,588 /annum	Available

Tenure

New Lease

EPC

C

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

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