



8 Waterson Street

London, E2 8HL

## Ground floor open-plan Office For Sale or To Let in Shoreditch

**947 sq ft**

(87.98 sq m)

- Lease extension available
- Office use (Class E)
- Rear access via Perseverance Works
- Street access via Waterson Street
- Self contained with dual access
- 24 Hour Security
- Available Immediately
- Full vacant possession

# 8 Waterson Street, London, E2 8HL

## Summary

Available Size	947 sq ft
Rent	£35,000 per annum
Price	£575,000
Rates Payable	£12,974 per annum
Rateable Value	£26,000
Service Charge	£3,600 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

## Description

A well-presented ground floor office located on Waterson Street, Shoreditch. The unit is fully self-contained and benefits from two entrances on Waterson Street, with an additional rear entrance providing access to the popular Perseverance Works complex. The accommodation is predominantly open plan and includes a disabled WC, kitchenette, and electric security roller shutters.

Waterson Street has recently become a one-way street, significantly reducing congestion and improving accessibility.

## Location

The property is situated within a vibrant mixed-use area occupied by many successful businesses and supported by a wide range of shops, cafés, bars, and restaurants. Old Street Station, Shoreditch High Street Station, and Liverpool Street Station are all within easy walking distance.

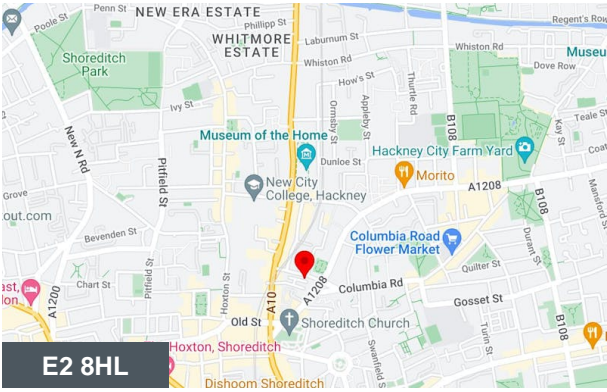
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Price
Ground	947	£35,000 /annum	£575,000
Total	947		

## Terms

The long leasehold interest, with approximately 102 years unexpired, is available to purchase for £575,000. A lease extension can also be made available. Alternatively, the premises may be rented at £35,000 per annum. All terms are subject to negotiation and contract.



## Viewing & Further Information



**George Sarantis**  
020 7613 4044 | 0731 1077 549  
george@fyfemcdade.com



**Quba Medford**  
020 7613 4044 | 07912883110  
quba@fyfemcdade.com





# Energy performance certificate (EPC)

8 Waterson Street  
Hackney  
LONDON  
E2 8HL

Energy rating

**B**

Valid until:

**23 March 2033**

Certificate number:

**0970-7164-8047-8985-1775**

Property type

Offices and Workshop Businesses

Total floor area

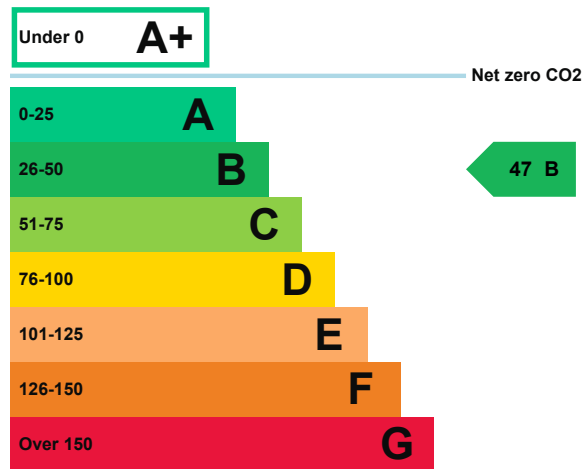
87 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**13 A**

If typical of the existing stock

**51 C**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	10.19
Primary energy use (kWh/m <sup>2</sup> per year)	109

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0026-9286-7240-4032-5649\)](/energy-certificate/0026-9286-7240-4032-5649).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Charles Barr
Telephone	02084687583
Email	<a href="mailto:chas@hapticepc.com">chas@hapticepc.com</a>

### Contacting the accreditation scheme

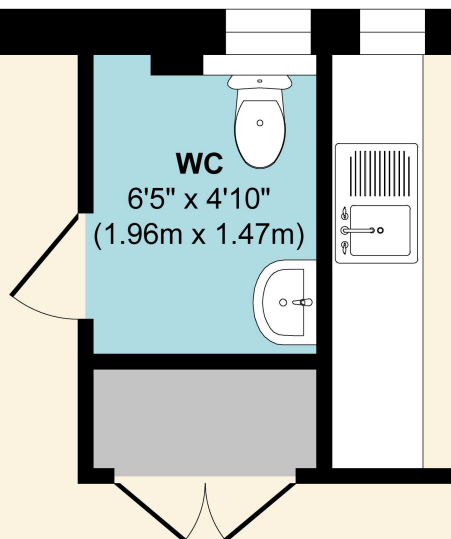
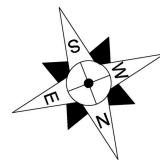
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/027468
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Haptic EPC Ltd
Employer address	21-27 Lamb's Conduit Street, London, WC1N 3GS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 March 2023
Date of certificate	24 March 2023

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**Commercial Space**  
32'10" x 29'5"  
(10.01m x 8.97m)

**Ground Floor**  
**Approximate Floor Area**  
**947 sq. ft**  
**(87.97 sq. m)**

**Approx. Gross Internal Floor Area 947 sq. ft / 87.97 sq. m**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
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