

SELF CONTAINED GROUND FLOOR OFFICE

20 Waterson Street

London, E2 8HL

**Self contained ground
floor unit for let – Class
E**

1,018 sq ft
(94.58 sq m)

- Self contained
- Meeting room
- Fitted kitchen
- Good floor to ceiling height
- Outside seating area

20 Waterson Street, London, E2 8HL

Description

The available property provides contemporary office accommodation on the ground floor of this popular development. The unit benefits from direct access to Waterson Street and Perseverance Works making it suitable for a variety of occupiers. The property benefits from good floor-to-ceiling height, suspended ceiling and good levels of natural light.

Location

The property is located on Waterson Street, close to its junction with Hackney Road and in close proximity to the amenities of Shoreditch. The Overground network via Shoreditch High Street and Hoxton are a short walk away, with underground lines at Liverpool Street and Old Street also within walking distance. This busy mixed-use area is occupied by many thriving businesses and is well served by shops, amenities, eateries and bars.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,018	94.58	Available
Total	1,018	94.58	

Specification

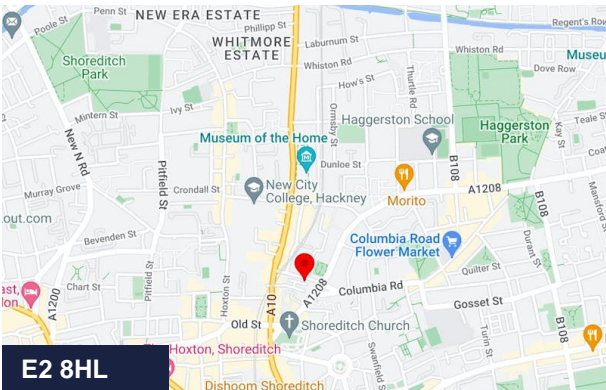
- Accessed via Perseverance Works complex
- Courtyard
- Outside seating
- Security Shutters to Waterson St
- Good natural light
- Wood effect flooring
- Ground floor – good loading/access

Viewings

Strictly via sole agents Stirling Ackroyd

Terms

New lease from the landlord



Summary

Available Size	1,018 sq ft
Rent	£35,630 per annum
Rates Payable	£15.63 per sq ft based on April 2023
Rateable Value	£30,250
Service Charge	£3,646 per annum
EPC Rating	C (68)

Viewing & Further Information



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