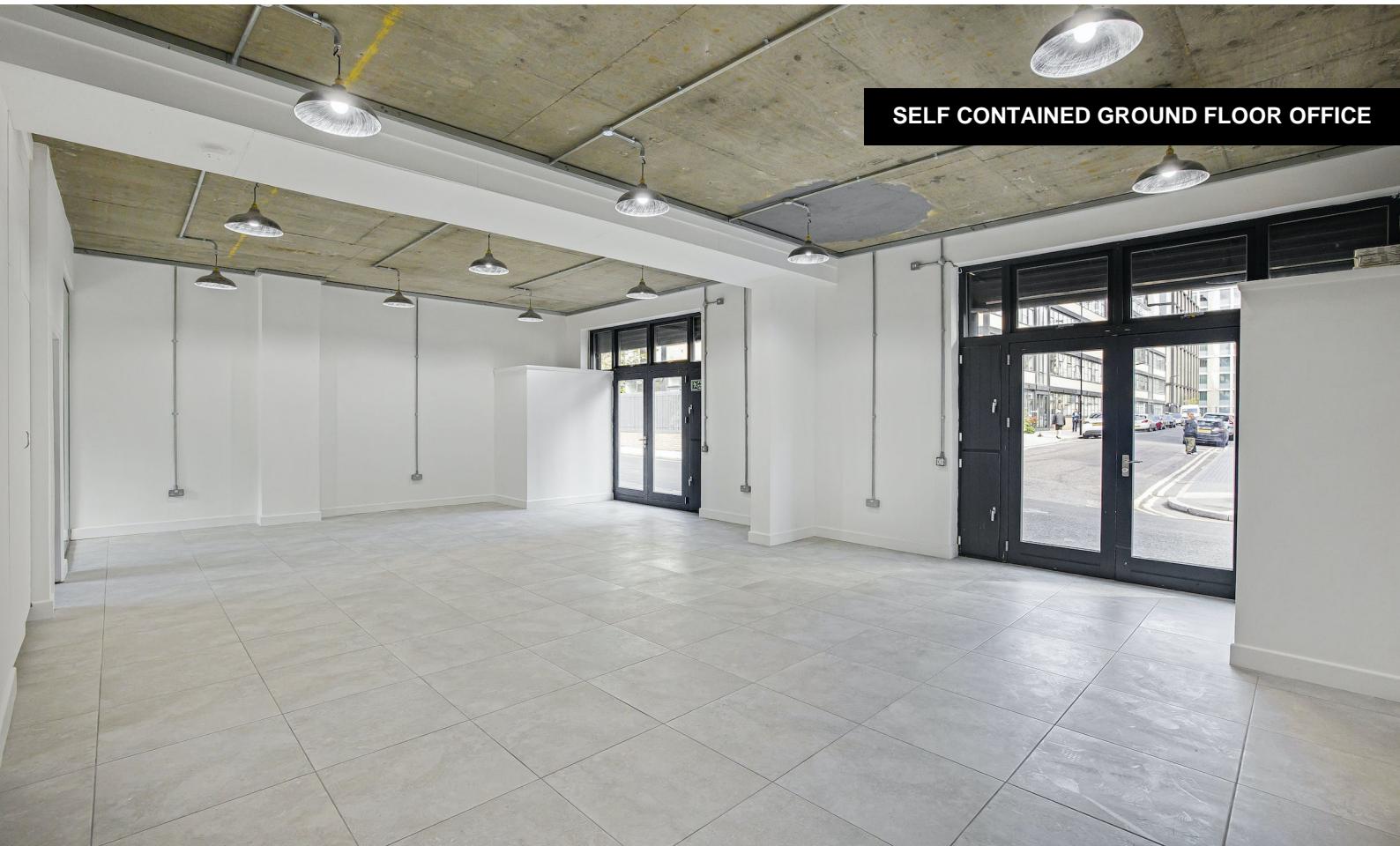




TO LET



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

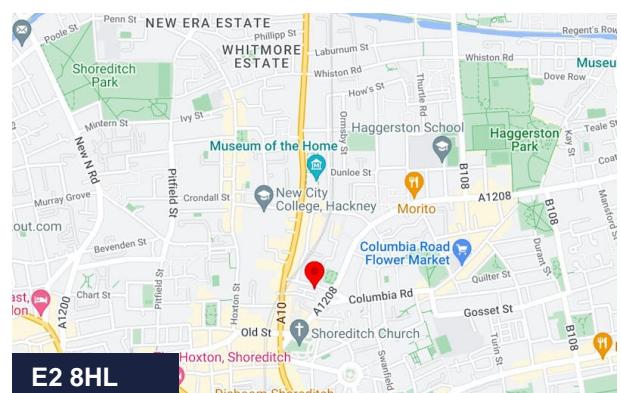
Description

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



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com



Joe Harris
020 3967 0103 | 07809091305
jharris@stirlingackroyd.com



Harry Mann
020 3967 0103 | 07947728313
hmann@stirlingackroyd.com





