



## FOR SALE

Unit 10, The Hangar,  
Perseverance Works, 38  
Kingsland Road, London,  
E2 8DD

1,370 sq ft

Self-contained studio in  
sought-after  
Perseverance Works  
Complex



VIDEO TOUR

[stirlingackroyd.com](http://stirlingackroyd.com)





---

## Description

Comprising a self-contained open-plan studio/office with large windows which flood the space with natural light. The self-contained building also benefits from its own platform lift which provides full DDA compliance throughout. The unit also has its own WC and shower which is particularly attractive meaning all amenities are self contained.

Perseverance Works is home to various companies and boasts 24-hour security, on site coffee kiosk and high speed internet.

---

## Location

Accessed via Hackney Road and Kingsland Road, Perseverance Works is a really popular converted Victorian workshop complex in the heart of Shoreditch, and is home to many commercial occupiers such as JJ Media, Wilhemena Model agency and Atelier 10.

---

## Key points

- Total space - 1,370 square feet
- Self-contained with great natural light
- 24-hour security, on site coffee kiosk and high speed internet
- Courtyard setting
- Arranged over lower ground, ground and first floors
- Platform lift
- Air-conditioning
- WC and shower facilities









## Accommodation

Name	sq ft	sq m	Availability
Lower Ground	679	63.08	Available
Ground	562	52.21	Available
Mezzanine	129	11.98	Available

## Rents, Rates & Charges

Price	£790,000.00
Rates	£12.57 per sq ft
Service Charge	£4 per sq ft
VAT	On application
EPC	D (96)

## Viewing & Further Information



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



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
07947728313  
hmann@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 11/04/2024