



**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**



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## 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.

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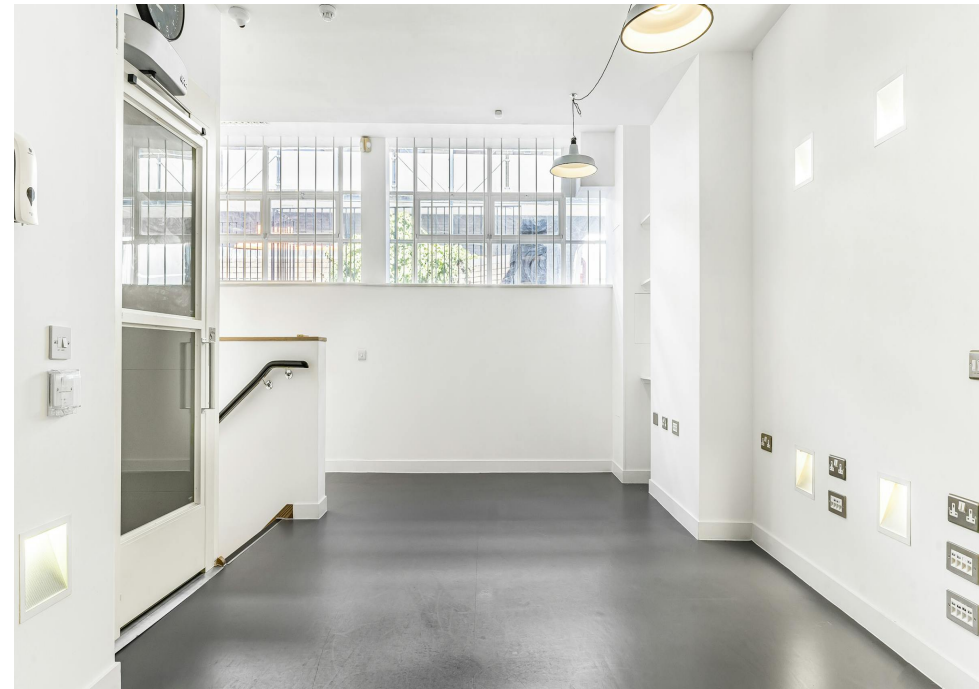
## Location

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.

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## 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





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## Accommodation

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

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## Viewing & Further Information



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



**Harry Mann**  
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## Rents, Rates & Charges

Price	£790,000
Rates	£12.57 per sq ft
Service Charge	£4 per sq ft
VAT	On application
EPC	D (96)

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