



TO LET

**Unit 16C Perseverance
Works, 38 Kingsland
Road, London, E2 8DD**

2,033 sq ft

Bright open plan
warehouse studio/office
in the desirable
Perseverance Works



VIDEO TOUR

stirlingackroyd.com



Description

Situated on the second floor of an attractive warehouse property fronting the Perseverance Works complex, the unit has recently been refurbished to provide a bright, open plan space with an abundance of natural light thanks to windows on two sides.

With original timber flooring and high ceilings, the space is perfect for creative occupiers. Benefitting from direct lift access into the office, air conditioning and shared amenities including kitchen, WCs and bookable meeting pods.

Location

Perseverance Works is a private cobbled courtyard complex located in the centre of Shoreditch comprising a community of thriving creative businesses.

The complex benefits from 24/7 security, a cafe and cycle parking. The local area is vibrant and benefits from an abundance of amenities including cafes, shops, bars and restaurants.

Transport links are excellent with Shoreditch High Street, Old Street and Hoxton Stations all being within a ten minute walk providing access to both the Underground and National Rail services.

Key points

- Total space - 2,033 square feet
- Original timber flooring
- Corner office with excellent natural light
- Direct lift access
- High ceilings and air conditioning
- Cycle parking and onsite coffee kiosk
- Recently refurbished
- Bookable meeting pods





Accommodation

Name	sq ft	sq m	Availability
2nd - Office	2,033	188.87	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£17.34 per sq ft
Service Charge	£6 per sq ft
VAT	On application
EPC	C (69)

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@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 01/04/2025