



TO LET

**Charity House (right),
14-16 Perseverance
Works, London, E2 8DD**

625 sq ft

Beautiful ground floor
studio with private
decked courtyard



Description

Comprising 625 sq ft self contained ground floor studio office in Perseverance Works, an ever popular commercial estate made up of several converted warehouse blocks, with tons of character each property has its own charm Charity House is set back of the main courtyard and the studio boasts a private gated garden, excellent ceiling height, exposed brickwork and timber flooring. Perfect for creative occupiers who desire an inspiring space.

Location

Perseverance Works is a gated development with onsite 24 hour security, the occupiers are spoilt for choice when it comes to nearby coffee shops and cafes.

Shoreditch High Street and Hoxton overground stations are both really close by and Old Street station is less than a 10 minute walk

Key points

- Private garden
- Excellent floor to ceiling height
- Period features
- High speed fibre connectivity
- Demised WC and kitchen
- 24 hour access
- CCTV and alarm
- 24 hour onsite security



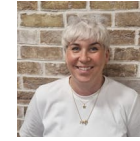


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Rents, Rates & Charges

Lease	New Lease
Rent	£30,000 per annum
Rates	£9,690 per annum
Service Charge	£2,800 per annum
VAT	On application
EPC	C (63)

Viewing & Further Information



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