



**TO LET**

**Rear Office, 16G  
Perseverance Works,  
London, E2 8DD**

**665 sq ft**

**Shoreditch character  
office in courtyard  
development**



**VIDEO TOUR**

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## Description

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

With original parqué flooring and high ceilings, the space is perfect for creative occupiers. Benefitting from fantastic ceiling height, air conditioning and shared amenities including kitchen, WCs and bookable meeting pods.

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## 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.

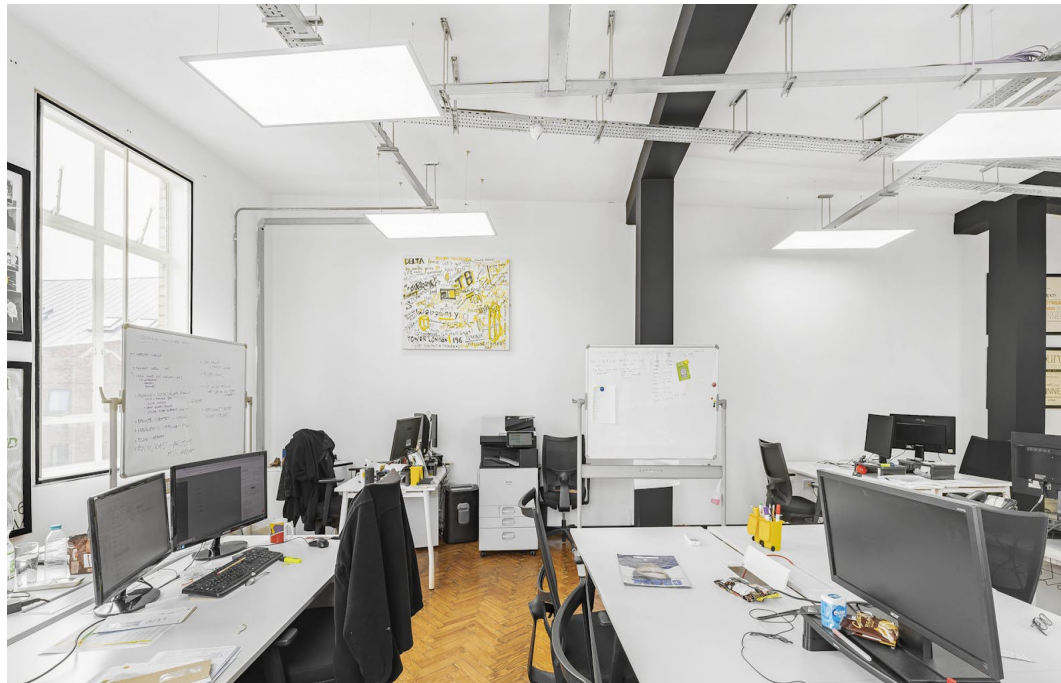
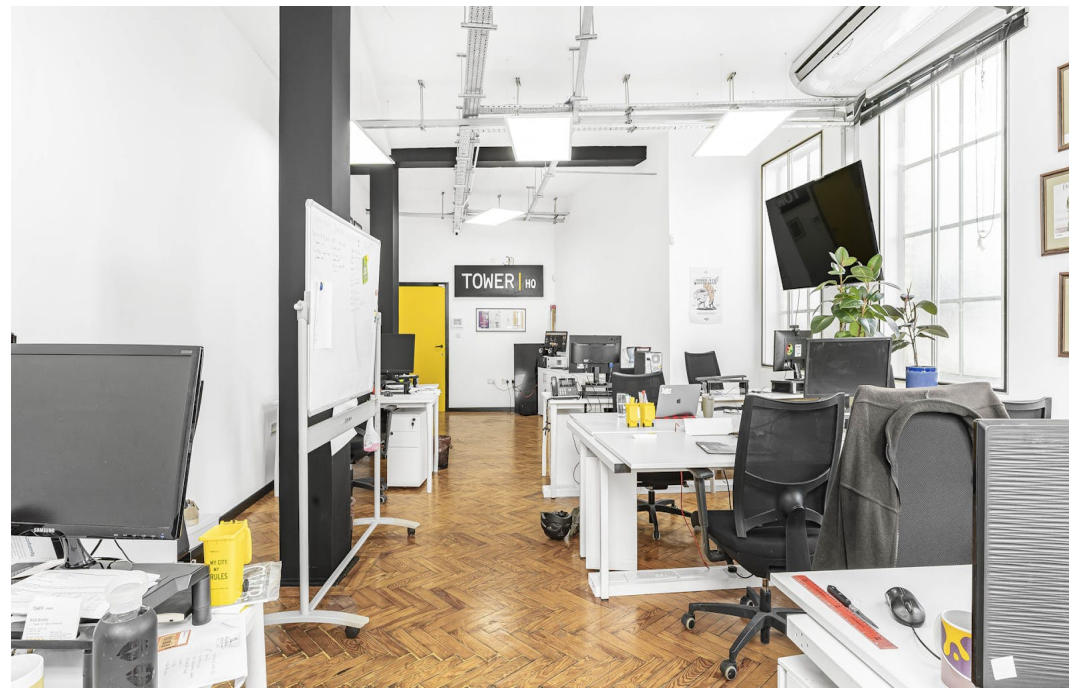
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## Key points

- Total office space - 665 square feet
- Original parqué flooring
- Exceptional ceiling height
- Private bookable meeting pods
- Shared kitchen and WCs
- Open plan with large windows
- Air conditioning
- Benefits from 24/7 security, a cafe and cycle parking







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## Rents, Rates & Charges

Lease	New Lease
Rent	£26,300 per annum
Rates	£12,445 per annum
Service Charge	£4,000 per annum
VAT	Applicable
EPC	C (67)

## Viewing & Further Information



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