



**TO LET**

**18 Waterson Street,  
London, E2 8HL**

**886 sq ft**

**A well presented self-  
contained office/studio  
for rent in Shoreditch**



**VIDEO TOUR**

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## Description

A self-contained ground floor unit, it benefits from dual access from Waterson Street and a further access point through the ever popular Perserverance Works which is a hub of creative businesses. The unit offers a largely open-plan layout with a glazed meeting room/office area, fitted kitchen and WC.

\*The previous tenant has installed an infinity wall which can remain or, subject to terms, the landlord is happy to remove and re-decorate.

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## Location

The office/studio is located in Shoreditch, just off Kingsland Road and Hackney Road, moments away from the diverse and vibrant mix of restaurants, bars and shops such as Bike Shed Moto Cafe, Pizza Pilgrims, Courthouse Hotel and Dishoom. Hoxton, Shoreditch High Street and Old Street Stations are all within walking distance, and the area is also serviced by numerous bus routes both in and out of Central London.

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## Key points

- Total space - 886 square feet
- Open-plan layout
- Self-contained
- Secure on-site parking available on separate licence
- Dual access
- Ground floor unit
- Fitted kitchen and WC
- 24-hour security on site at Perserverance Works





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## Accommodation

Name	sq ft	sq m	Availability
Ground	886	82.31	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£35,000 per annum
Rates	£18.79 per sq ft
Service Charge	On application
VAT	On application
EPC	C (53)

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## Viewing & Further Information



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