

## 4 Perseverance Works

Shoreditch, London, E2 8DD

**Self contained  
warehouse office in  
Shoreditch**

**800 sq ft**  
(74.32 sq m)

- Timber exposed pitched roof
- Wooden flooring
- New kitchen
- Shower
- Ground and first floor
- Exposed brickwork throughout

# 4 Perseverance Works, Shoreditch, London, E2 8DD

## Description

A rarely available self contained ground and first floor converted warehouse building, set within attractive cobbled development.

With an abundance of windows the property is flooded with natural light and high ceilings. Recently redecorated throughout the property is ready to move into and will suit a range of occupiers from creative offices, architects, media and design agencies.

The pitched timber ceiling and exposed brickwork oozes the character and vibe that Shoreditch has become so well known for. Occupiers benefit from the communal courtyard where many of the tenants hold al fresco meetings during the summer. The complex also has on site security and is secured with gates outside of working hours.

## 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

## Specification

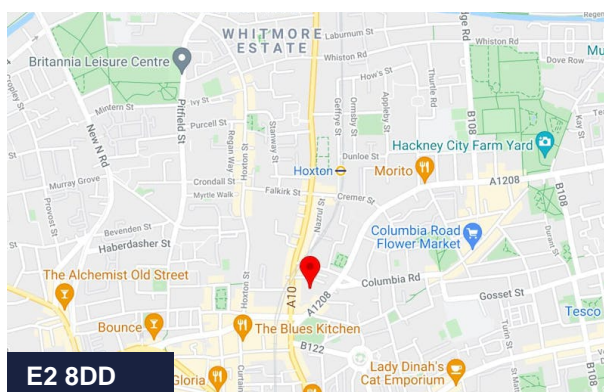
- timber flooring
- exposed brickwork throughout
- wooden flooring
- shower
- 2 x wc
- large windows to three sides

## Viewings

Via sole agents Stirling Ackroyd

## Terms

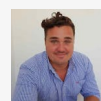
A new lease direct from the Landlord



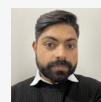
## Summary

Available Size	800 sq ft
Rent	£36,000 per annum
Rates Payable	£13,250 per annum
Service Charge	£3,500 per annum
EPC Rating	Upon enquiry

## Viewing & Further Information



Brett Sullings  
020 3967 0103 | 07826547772  
bretts@stirlingackroyd.com



Harry Mann  
020 3967 0103  
hmann@stirlingackroyd.com



Theo Beckford  
02039113666 | 07584253887  
Tbeckford@stirlingackroyd.com





