



FOR SALE

**Unit 3 Perseverance
Works, 38 Kingsland
Road, London, E2 8DD**

2,844 sq ft

Rare opportunity to
purchase a self-
contained warehouse
office in the desirable
Perseverance Works in
Shoreditch!



stirlingackroyd.com

Description

An attractive former Victorian warehouse building arranged over basement to second floor. The property is currently home to four creative businesses each occupying a self-contained floor. Vacant possession is available from April 2025. The building is flooded with natural light on every floor with both upper floors benefiting from Juliet balconies in the historic loading bays. With wooden floors throughout and exposed brickwork the building is full of character. The second floor also benefits from exposed roof struts, with the ground floor offering three metre plus ceiling heights. There are two WCs and a shower.

Location

Nestled between Kingsland Road and Hackney Road, moments from the heart of Shoreditch where there are many shops, restaurants and bars including The Bike Shed Cafe, Pizza Pilgrims, Barrio East and Sticks & Sushi. Shoreditch High Street Station is a short walk away and Old Street Station is under a ten-minute walk, giving easy access to the Northern Line and National Rail services.

Perseverance Works is a small privately owned business park populated by creative businesses including architects, environmental design consultants, production companies, event studios and TV post production companies. It boasts its own privately owned, 24-hour security company and government-funded full fibre connectivity. All situated around a locally listed courtyard, the location offers a unique and friendly work community.

Key points

- Total internal space - 2,844 square feet
- Attractive landscaped courtyard setting
- Converted Victorian warehouse building
- Character features include exposed brickwork, wooden floors and exposed timber trusses
- Excellent natural light throughout via a mix of Crittal and sash windows
- Three metre plus ceiling heights on the ground floor
- Income producing until March 2025
- Full fibre connectivity





Accommodation

Name	sq ft	sq m	Availability
Basement	677	62.90	Available
Ground	740	68.75	Available
1st	653	60.67	Available
2nd	774	71.91	Available

Rents, Rates & Charges

Price	£2,000,000
Rates	£17.50 per sq ft
Service Charge	On application
VAT	On application
EPC	D (86)

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

Alex Zeckler
azeckler@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 29/10/2024