



**STIRLING
ACKROYD**

TO LET

**18E Production House,
Perseverance Works, 25
Hackney Road, London,
E2 7NX**

617 sq ft

**Self contained
warehouse conversion in
Shoreditch**



VIDEO TOUR

stirlingackroyd.com



Description

A rarely available self-contained fourth floor converted unit in a warehouse building, set within an attractive creative development.

The unit is flooded with natural light, thanks to its abundance of sash style windows and high ceilings.

With the property benefiting from timber flooring and many other cool features such as the bespoke designed meeting room, it makes a stylish hub for many occupiers from creative offices, architects, media and design agencies.

Occupiers benefit from the communal courtyard where many of the tenants hold alfresco meetings during the summer. The complex also has 24-hour on site security and is secured with gates outside of working hours.

Key points

- Total unit size - 617 square feet
- Warehouse conversion
- Wood flooring
- Onsite security
- Fourth floor
- Lift access
- Excellent natural light
- Communal courtyard



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 ten minute walk.

Transport Links



Hoxton 0.3 Miles



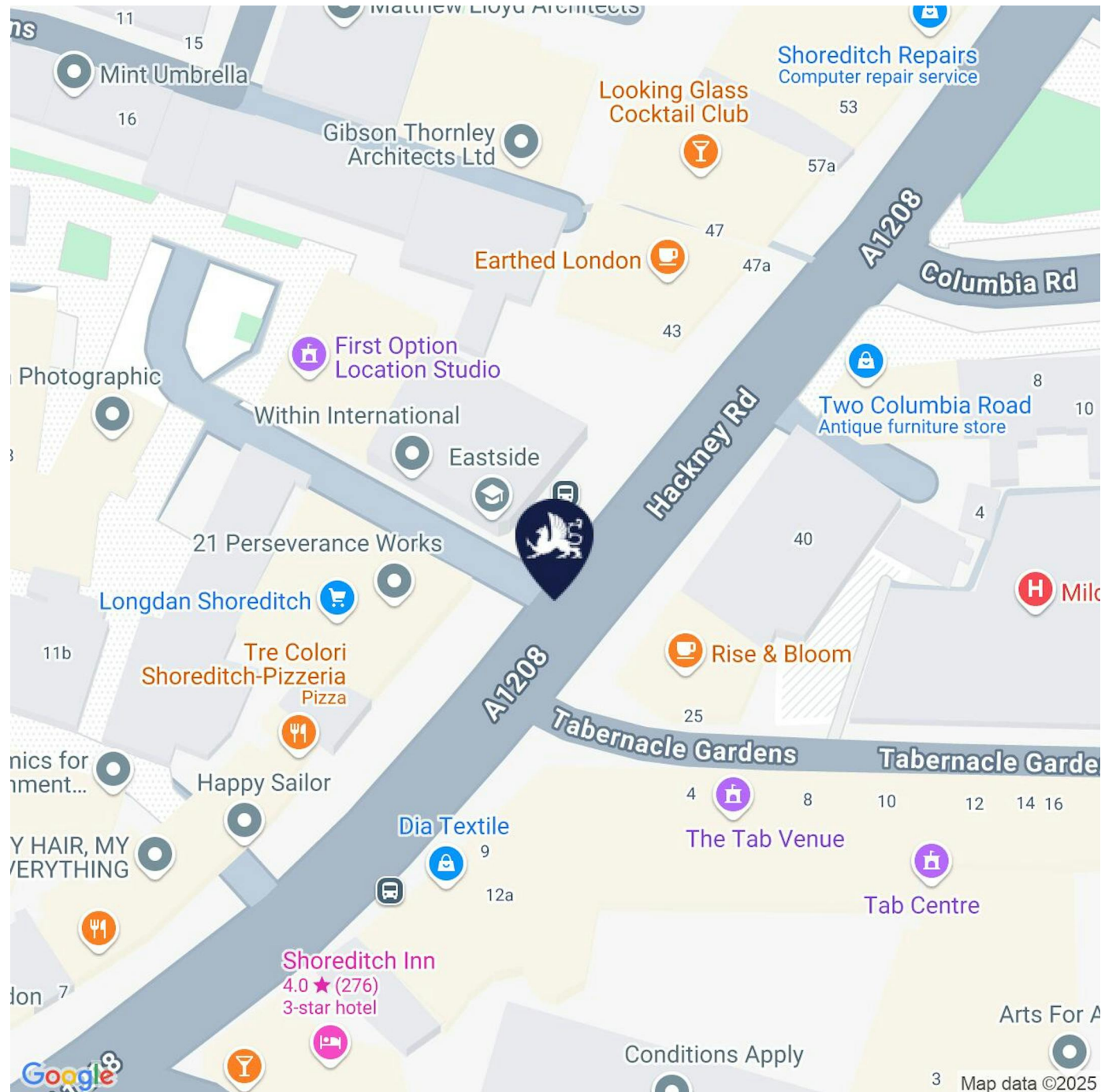
Shoreditch High Street 0.3 Miles



Old Street 0.5 Miles



Liverpool Street 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
3rd - Part -	617	57.32	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£47.50 per sq ft
Rates	£9,226 per annum
Service Charge	£2,363.66 per annum
VAT	On application
EPC	C (73)

Viewing & Further Information



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