

16H PERSEVERANCE WORKS

38 KINGSLAND ROAD, SHOREDITCH, E2 8DD

FOREST
REAL ESTATE

TO LET / FOR SALE

1,836 SQ FT

Fourth Floor Fully Fitted Warehouse Style Office Available Now

Key Features

- Open plan
- Air conditioning
- Parquet flooring
- Private kitchen, shower and two WC's
- Within walking distance of Old Street, Hoxton and Shoreditch High Street stations
- Suitable for a range of occupiers, including office, leisure and medical use
- Lift access
- Good ceiling heights
- High-speed 16Gbps fibre internet access
- Double glazed triple aspect windows with excellent natural light
- Available fully fitted with capacity for 28 desks or offered in an unfitted configuration

View Virtual Tour 

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Shoreditch, E2 8DD





Description

The fourth floor of 16 Perseverance Works is located within a vibrant and highly sought-after creative commercial estate, just moments from Hackney Road and Kingsland Road in the heart of Shoreditch.

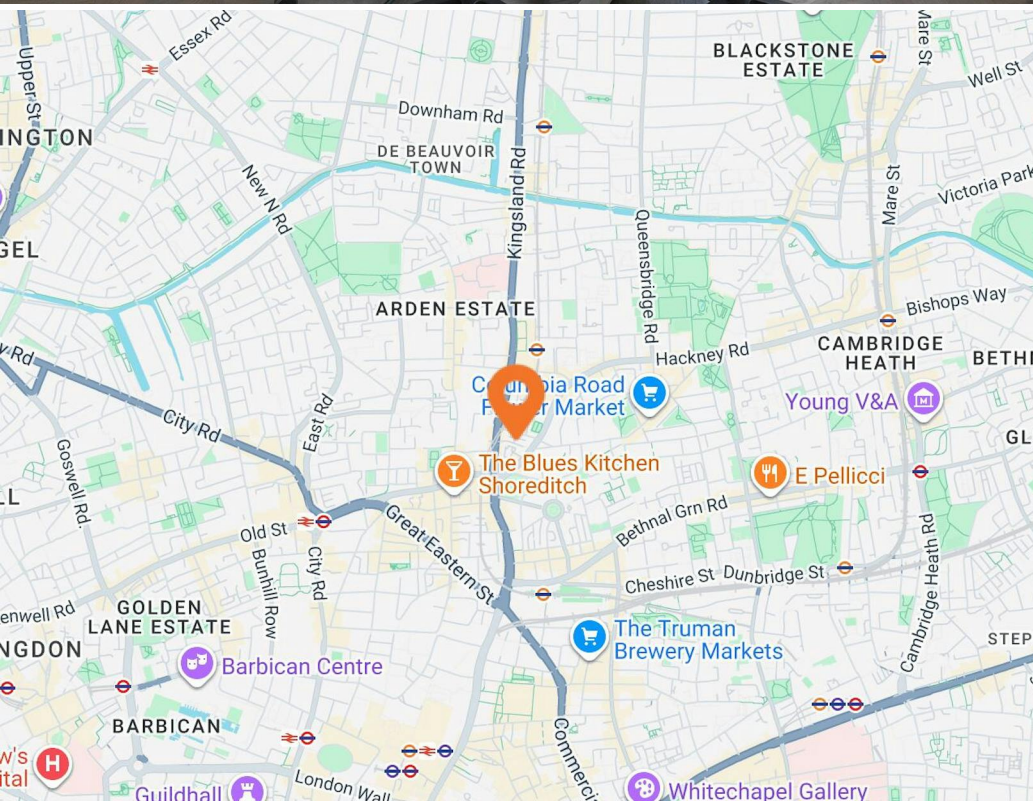
Set within a gated, cobbled former Victorian print works, the estate is home to a diverse community of creative, design, and media businesses. This particular building occupies a prominent position at the front of the estate, offering impressive views across Shoreditch and the City from its Hackney Road frontage.

The floor has been comprehensively refurbished to a high specification, featuring parquet flooring, new data cabling housed within galvanised steel trunking, air conditioning throughout, and newly installed kitchen, WC, and shower facilities.

Benefiting from excellent natural light, the space is currently configured as an open-plan office. Existing furniture, including 26 desks, office chairs, and breakout area furnishings, can be made available by arrangement or removed to suit an occupier's requirements.

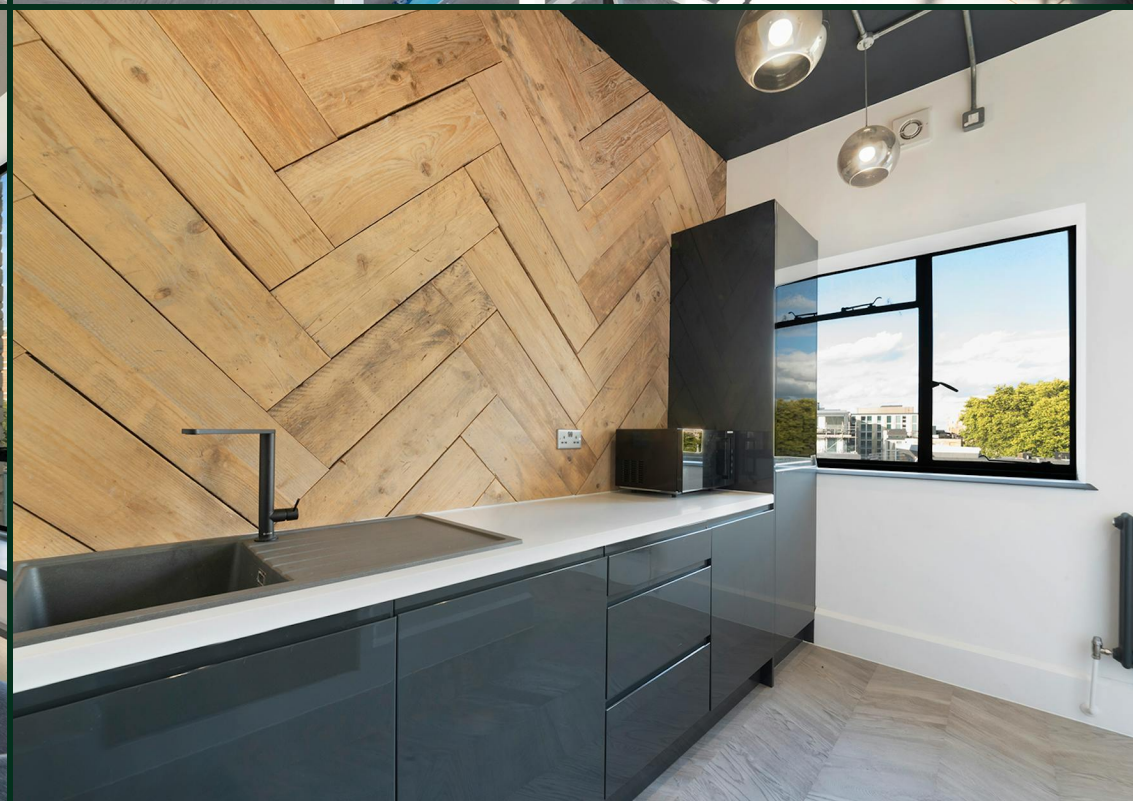
Location

The property is exceptionally well connected, with Hoxton Station (London Overground) just a 5-minute walk away and Shoreditch High Street and Old Street stations both reachable within approximately 10 minutes on foot. These nearby transport hubs provide excellent access to London's Underground, Overground, and National Rail networks, ensuring convenient connections across the capital and beyond.

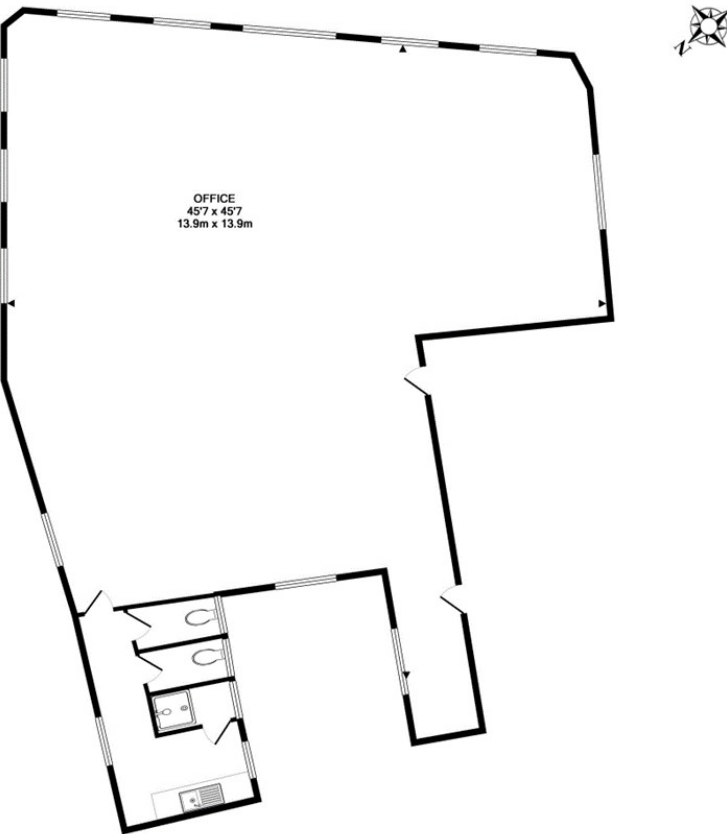


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Hackney Road, Shoreditch, London, E2



TOTAL APPROX. FLOOR AREA 1836 SQ.FT. (170.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Availability

Lease	New Lease
Rent	£34 per sq ft
Price	Offers in excess of £1,000,000
Rates	£15 per sq ft
Service Charge	£4 per sq ft
VAT	Not applicable
EPC	C (70)

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