

PROPERTY DETAILS

BRIANCROKER

PROPERTY CONSULTANCY

FOR SALE

Unit 17D, Perseverance Works
London, E2 8DA

2,140 sq. ft. (approx.)

A rare opportunity to acquire an authentic loft-style office in the heart of Shoreditch!

LOCATION

Nestled between Kingsland Road and Hackney Road, Perseverance Works is just moments from the heart of Shoreditch and surrounded by a vibrant mix of shops, restaurants, and bars, including The Bike Shed Café, Pizza Pilgrims, Barrio East, and Sticks'n'Sushi. Shoreditch High Street Station is only a short walk away, while Old Street Station is less than 10 minutes on foot, providing easy access to the Northern Line and National Rail services. Perseverance Works is a privately owned creative community, home to a diverse range of innovative businesses, from architects and environmental design consultants to production companies, event studios, and TV post-production firms. The estate is secured by its own 24-hour private security team and benefits from government-funded full-fibre connectivity. Set around a locally listed central courtyard, the estate offers a truly unique and friendly working environment.

DESCRIPTION

Located on the 2nd floor of this former Victorian warehouse, the space is accessed via a shared, industrial style stairwell. Upon entry, the floor delivers immediate "WOW" factor, featuring a fully exposed steel-trussed pitched roof that provides exceptional ceiling height. Combined with exposed painted brickwork, wooden floors, and large windows, it offers a rare and characterful loft-style office or studio environment. The open-plan layout includes a fitted kitchen and two WCs, making it move-in ready while also offering a great opportunity for a business to make its mark on the space and become part of the vibrant Perseverance Works community. Modern amenities include air conditioning and access to a high-speed fibre network, ensuring the space is as functional as it is stylish.

Planning permission was previously granted on appeal (now expired) for the addition of an extra floor, presenting further long-term potential.

FEATURES

- * Attractive landscaped courtyard setting
- * Converted Victorian warehouse building
- * Exposed painted brickwork
- * Original wooden floor
- * Excellent natural light throughout
- * Large windows that face the landscaped courtyard
- * Air conditioning
- * Full Fibre connectivity
- * On site parking available through separate negotiation



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Please note: The above information has been provided in good faith but please verify the accuracy of all statements, opinions, measurements and values contained herein prior to submitting your offer as Brian Croker cannot give any guarantee as to their accuracy or be held liable for inaccuracies. E&OE.

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ACCOMMODATION

2nd 2,140 sq. ft. - 198.81 m²

Floor areas have been measured as (approximate).

PRICE

£1,500,000 (VAT is not applicable)

SERVICE CHARGE

The service charge is currently £7,718.00 per annum.

BUSINESS RATES

The current business rates payable is approximate £16.34 per sq. ft.

Interested parties should contact the London Borough of Hackney on 020 8356 3466.

LEGAL COSTS

Each party to bear their own costs.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is

VIEWING

Please contact: Brian Croker

Telephone: 020 7293 0564

Mobile: 07860 451064

Email: brian@briancroker.com

or via Joint Sole Selling Agent Stirling Ackroyd Commercial

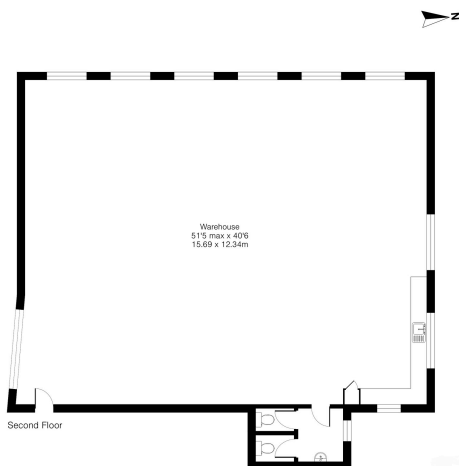
Attention: Brett Sullings

Telephone: 020 3967 0103

Mobile: 07826547772

Email: bretts@stirlingackroyd.com

Second Floor Gross Internal Area 2140 sq ft - 198.8 sq m



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, fixtures and
specifications may vary. Please verify independently before making decisions. Produced for Stirling Ackroyd. RSP/10/0001



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