



**AVAILABLE TO LET**

## Perseverance Works, Hackney Rd, E2

Unit 3, Perseverance Works, 25 Hackney Road, London E2 8DD



Office for rent, 774 sq ft, £35,000 per annum

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/38925-perseverance-works-hackney-rd-e2-25-hackney-road>

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## 774 sq ft second floor office space to let within the heart of shoreditch

Perseverance Works is a quiet complex located in the centre of Shoreditch, surrounded by many shops restaurants and bars. Shoreditch High Street station is a 9 minute walk from the office as well as Old Street Station which is located a 10 minute walk giving easy access to the Northern Line and National Rail services.

Self-contained office located on the second floor, benefiting from original features such as exposed brickwork, high ceilings and excellent natural light. The premises benefits from internal fiber optic with 500mb+ upload/download speed available

### Highlights

- Excellent natural light
- Good ceiling height
- Original features
- Kitchenette
- Fibre optic broadband

### Property details

Rent	£35,000 per annum
Est. S/C	£4.49 psf
Est. rates payable	£10.79 psf
Building type	Office
Size	774 Sq ft
VAT charges	The building is elected for VA

Floor	Size sq ft	Status
Second Floor	774	Available

### More information

[Visit microsite](#)

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### Contact us

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Quote reference: RENT-38925

Offered on a new full repairing and insuring lease for a term to be agreed

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