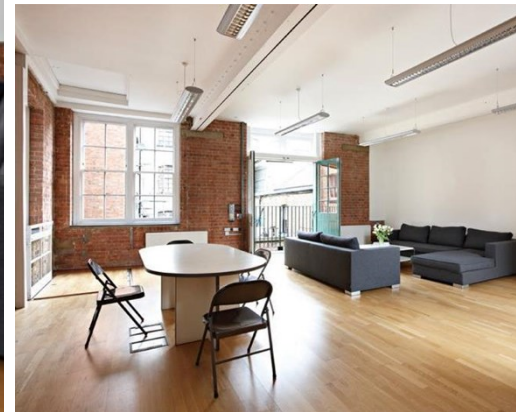
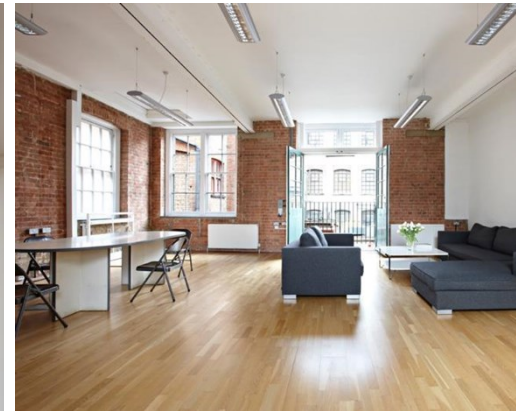


OFFICE (B1) TO LET



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

Stunning gated office space located in the heart of Shoreditch

AREA: 1,427 sq.ft (133 sq.m) approx. | **RENT:** £67,500 PAX (£47 per sq.ft)

LOCATION:

Perseverance Works is owned by shareholders and tenants who together make up a strong community of around 400 people who live and work at Perseverance Works. Perseverance Works is a quiet complex located in the centre of Shoreditch. Perseverance Works is 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.

DESCRIPTION:

The property is arranged over two floors, the first floor and the second floor. The office benefits from original features such as exposed brickwork, high ceilings and excellent natural light. The building is available as a whole or there may be the potential to split into two separate offices: Both offices can be self-contained with a communal entrance.

Regulated by:



OFFICE (B1) TO LET



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USE CLASS: Office (B1)

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
First Floor	653	61
Second Floor	774	72
TOTAL	1,427 sq.ft	133 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Excellent Natural Light
- Prime Shoreditch Location
- Good Ceiling Height
- Original Features
- Kitchenette
- Good Transport Links
- Fibre Optic Broadband

TERMS:

New Full Repairing and Insuring lease for a term to be agreed.

RENT: £67,500 PAX (£47 per sq.ft)

RATES PAYABLE: £10.79psf (approx)

VAT: The building is elected for VAT.

SERVICE CHARGE: £4.49psf (approx)

EPC: Available upon request.

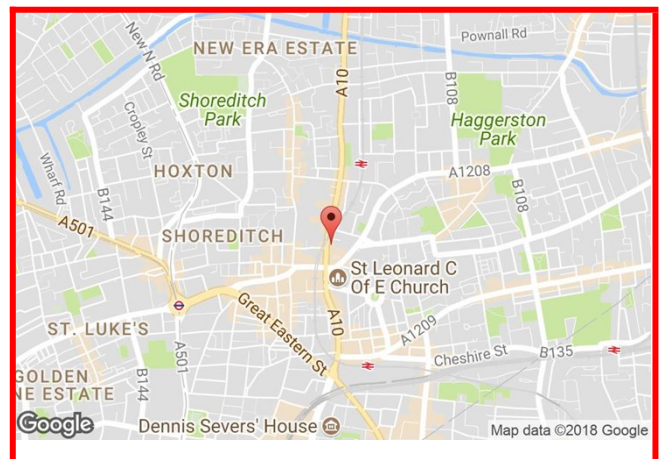
LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:



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