

# FOR SALE: CONVERTED WAREHOUSE STUDIO/OFFICE



17B, Perseverance Works, 25-27 Hackney Road, London E2 8DD

On the instructions of the Joint Liquidators of JJ Property Investments Limited

GIA: 2,024 sq ft (188.0 sq m)

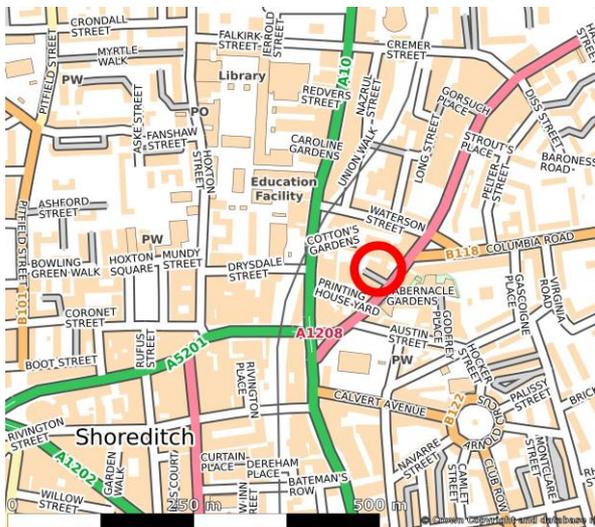


- First floor unit within a Grade II listed converted Victorian warehouse
- Part of Perseverance Works, a secure gated development in a sought-after Shoreditch location
- Historically provided studio space - suitable for creative, design, media or office use
- Floor Area: 2,024 sq ft (188.03 sq m)
- Long leasehold interest (with a share of the freehold offered for sale on the instructions of the Liquidator)
- Guide Price: £1.3m

## LOCATION

The Perseverance Works is one of Shoreditch's premier creative hubs, positioned between Hackney Road and Kingsland Road in the heart of Shoreditch. The area is well known for its mix of independent restaurants, boutique hotels, galleries, and retail outlets, alongside established cultural landmarks. The subject unit is within Foundation House, which forms part of this gated development, arranged around an attractive central courtyard providing a calm and sociable environment for occupiers.

Shoreditch High Street and Hoxton Overground stations are a short walk away, with Liverpool Street (Elizabeth, Central, Circle, Metropolitan, Hammersmith & City lines) and Old Street (Northern line) also nearby. The area is well served by bus routes, providing easy access across London.

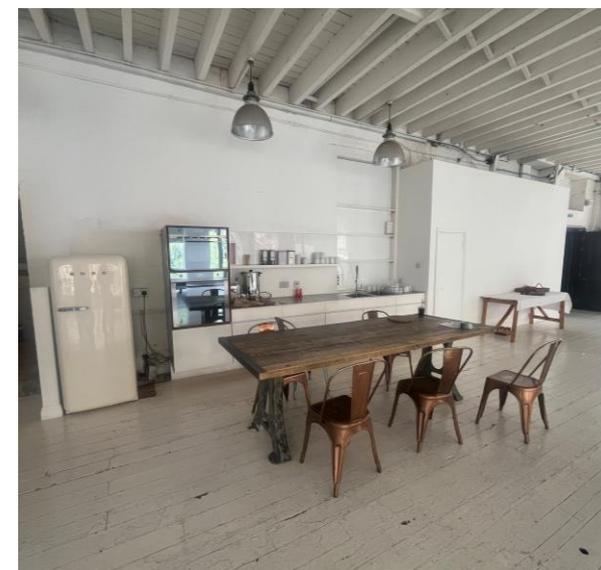
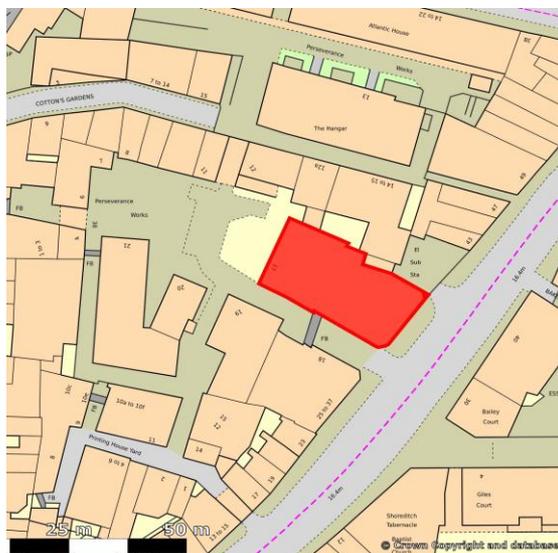


## DESCRIPTION

The property comprises a first floor office/studio suite within a Grade II listed period converted warehouse building, of traditional brick construction, with large crittal windows providing excellent natural light.

The suite offers open-plan space with timber flooring, painted brickwork, a fitted kitchen and WCs. It benefits from generous ceiling heights and modern lighting, ideal for creative or office use.

Access is via a communal entrance within a secure courtyard setting, which leads to stairs up to the subject unit. The estate features landscaped communal areas, a loading bay, and parking available by arrangement.



## ACCOMMODATION

The property provides the following approximate accommodation:

Area:	Area Sq M	Area Sq Ft
First Floor	181.45	1,953
WC's	6.63	71
Total	188.03	2,024

## TENURE

The property is held under long leasehold title AGL570785 on a 999 year lease from 25 December 1985.

We understand that each long leasehold has a share of the freehold, subject to a service Charge

## USE CLASS

We understand that the Use Class is E. Interested parties are to make their own enquiries with the Local Authority.

We understand that the property is Grade II listed.

## BUSINESS RATES

Interested parties are advised to make their own enquiries directly with the Local Authority to confirm the applicable rates liability.

## TERMS

The property is offered with vacant possession.

## LEGAL COSTS

Each party is to bear their own legal costs.

## VAT

All prices are quoted exclusive of VAT.

## GUIDE PRICE

£1,300,000

## CONTACTS:

For further information or to arrange a viewing please contact:

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