THE
OFFICE
LIST
Powered by intelligent real estate

6 November 2026



Leased

12 Hope House 12a Perseverance Works 38 Kingsland Road, E2 7NX

1,872 ft² · Availability on request

Space
Office suite

Total £/pcm
£11,583 pcm

Rent
£45 psf pa

Lease offering
New lease

Availability
Availability on request

Service charge
not disclosed

https://theofficelist.co.uk/listings/3e724113-b05d-4716-9bda-0e85bdb5376a

Cost and terms

Space	Office suite
Total £/pcm	£11,583 pcm
Rent	£45 psf pa
Lease offering	New lease
Availability	Availability on request
Service charge	not disclosed
Business rates	not disclosed
Nearest stations	Hoxton 8 min · Shoreditch High Street 9 min · Old Street 13 min

About this space

Size: 1,872 sq ft. Rent: £45 per sq ft. Business rates c. £20 psf.

Particulars are provided for general guidance only and do not form any part of an offer or contract. All measurements, areas, rents, rates, service charges, availability dates, lease terms, photographs, and map positions are given in good faith and believed correct but cannot be guaranteed. Prospective occupiers should make their own enquiries and satisfy themselves on all matters before entering into any commitment. No fees.