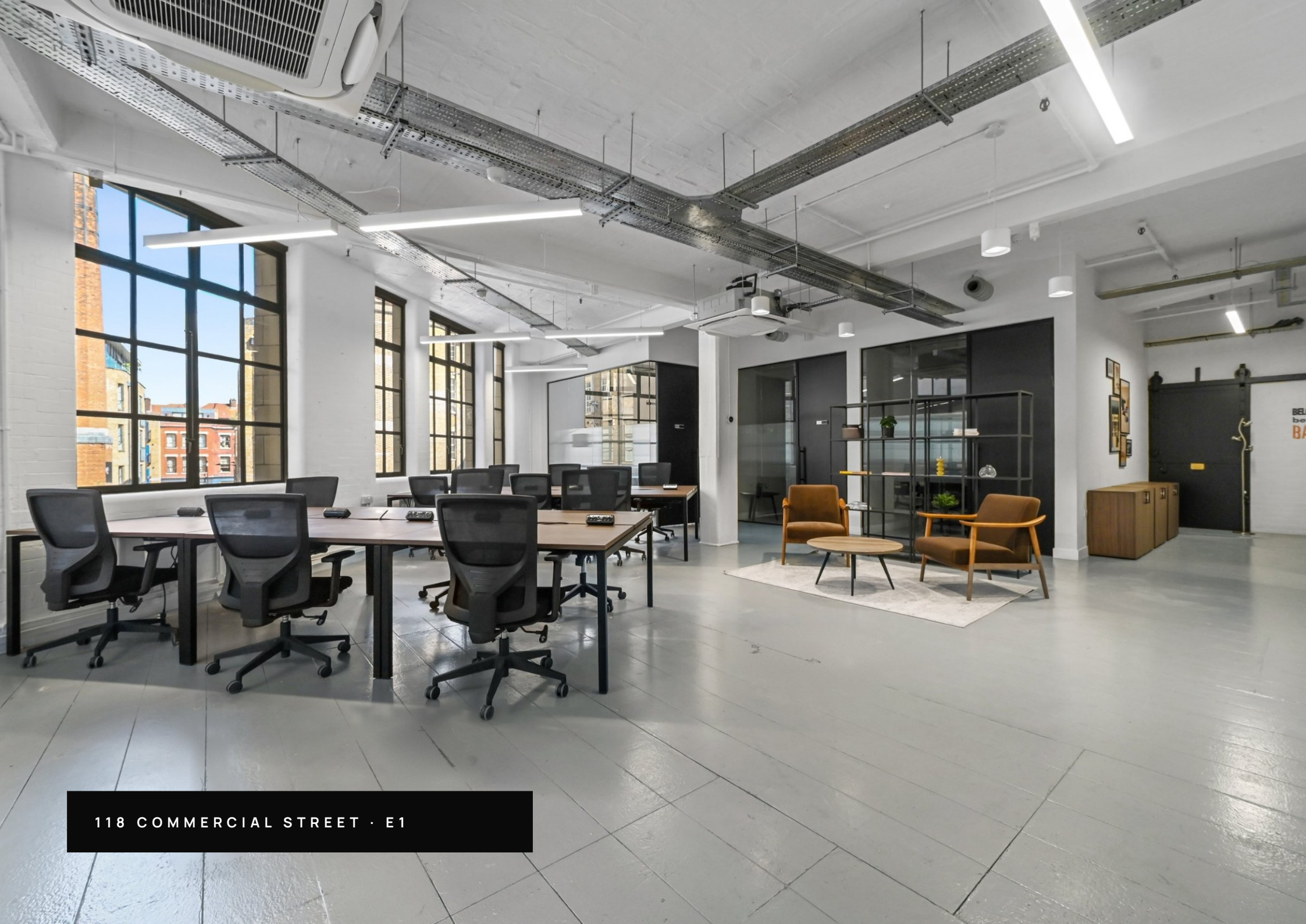
BELCOR

D101 · LANA HOUSE · SPITALFIELDS · LONDON E1

118 Commercial Street

Warehouse office space in the heart of Spitalfields

1,667	1st floor	£57.50 psf	May 2026
SQ FT	WAREHOUSE OFFICE	RENT	AVAILABLE


118 COMMERCIAL STREET · E1



THE BUILDING

A former Victorian warehouse


118 COMMERCIAL STREET · E1

BELCOR

01 DESCRIPTION

Warehouse office space in the heart of Spitalfields

A media-style workspace on the first floor of a former Victorian warehouse, with excellent natural light and mainly open plan studio and office space, plus two meeting rooms and a private office.

The unit would suit a variety of tech, media and creative occupiers.

1,667
SQ FT IN TOTAL

1st floor
OPEN PLAN

Victorian
WAREHOUSE

Managed
OR TRADITIONAL



BELCOR

02 AMENITIES

Warehouse character, essentials covered



01
Victorian warehouse



02
Open plan



03
Excellent natural light



04
Large windows



05
Great ceiling heights



06
Exposed brickwork



07
Timber flooring



08
Meeting rooms



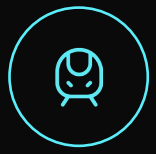
09
Managed option



10
E class use



11
Heart of Spitalfields



12
Excellent transport links

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03 LOCATION

In the heart of Spitalfields

On Commercial Street in the heart of Spitalfields, among a host of bars and restaurants and next to the Truman Brewery, Spitalfields Market and Brick Lane. Liverpool Street, Old Street and Shoreditch High Street stations are all a short walk away.

4 MIN WALK

Shoreditch High Street

Overground

8 MIN WALK

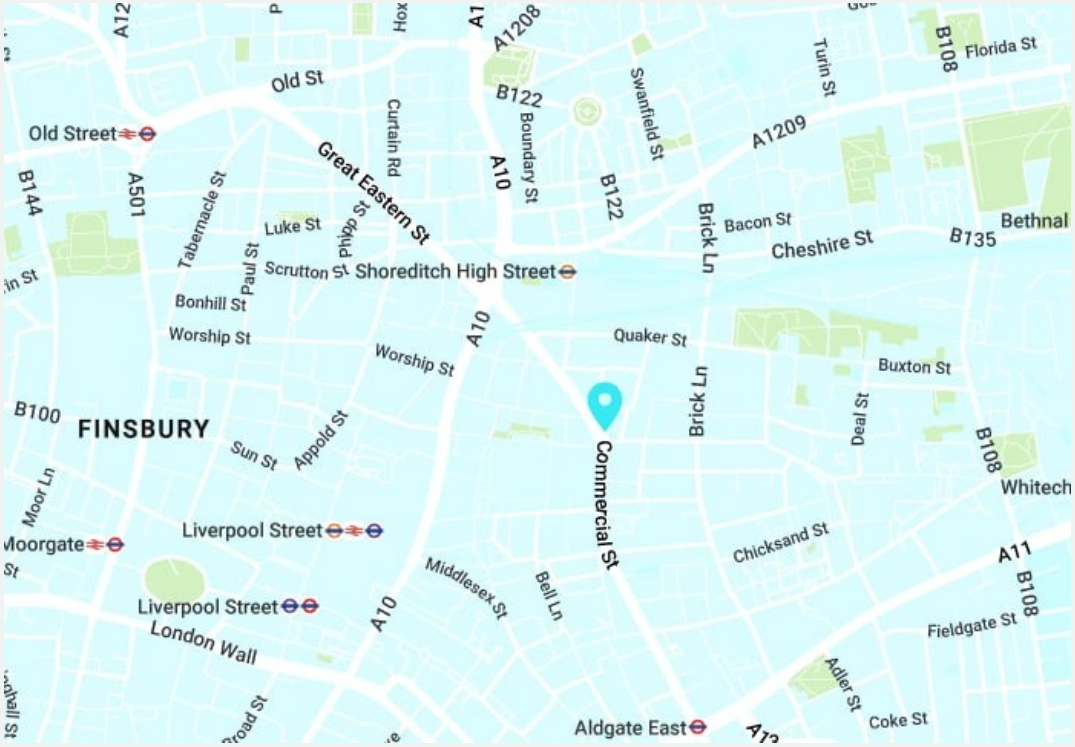
Liverpool Street

Elizabeth, Central, Circle, H&C, Metropolitan, Overground, National Rail

13 MIN WALK

Old Street

Northern, National Rail



Lana House, 118 Commercial Street, E1

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04 AVAILABILITY & TERMS

Available May 2026

FLOOR	SQ FT	SQ M	STATUS
1st floor	1,667	154.9	Available

Rent	**£57.50 psf**	£95,852 pa
Business rates (est.)	**£10.18 psf**	Guide only
Service charge	**£9.00 psf**	£15,003 pa

TOTAL · RENT, RATES & SERVICE CHARGE

£10,652 pcm

LEASE

A new lease to be contracted outside the Landlord & Tenant Act.

TIMING

Available May 2026.

LEGAL COSTS

Each party to bear their own costs.

VAT

VAT is applicable.

MANAGED

Also offered on a fully managed basis. Get in touch for details.

CONTENT

View on our website →

BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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We Don't Do Boring Offices