

**D101, LANA HOUSE,  
118 COMMERCIAL  
STREET E1**

1,667 SQ.FT

WAREHOUSE OFFICE SPACE IN THE  
HEART OF SPITALFIELDS  
COMMERCIAL STREET, E1





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112 GODFREY PHILLIPS LTD 112

Beckwith  
Cotton & Co.  
020 7375 3444  
Offices  
For Rent

20  
ZONE

HEROES STREET E1

20

Nando's

Open every day 10am - 11pm

OST

1st City  
Self Drive



## DESCRIPTION

A media style workspace located on the 1<sup>st</sup> floor of this former Victorian warehouse building, benefiting from excellent natural light and offering mainly open-plan studio/office space with two meeting rooms and private office.

The unit would ideally suit a variety of commercial occupiers within the tech, media and creative sectors.

## WAREHOUSE OFFICE SPACE IN THE HEART OF SPITALFIELDS



## AMENITIES



EXCELLENT  
TRANSPORT LINKS



PRIME  
LOCATION



OPEN PLAN



MEETING ROOMS



24 HOUR ACCESS



EXCELLENT  
NATURAL LIGHT



WAREHOUSE  
STYLE FEATURES



GREAT CEILING  
HEIGHTS



DESIGN LED FIT-  
OUT



## TRANSPORT

Shoreditch High Street - 4 mins



Liverpool Street – 8 mins



Old Street – 13 mins

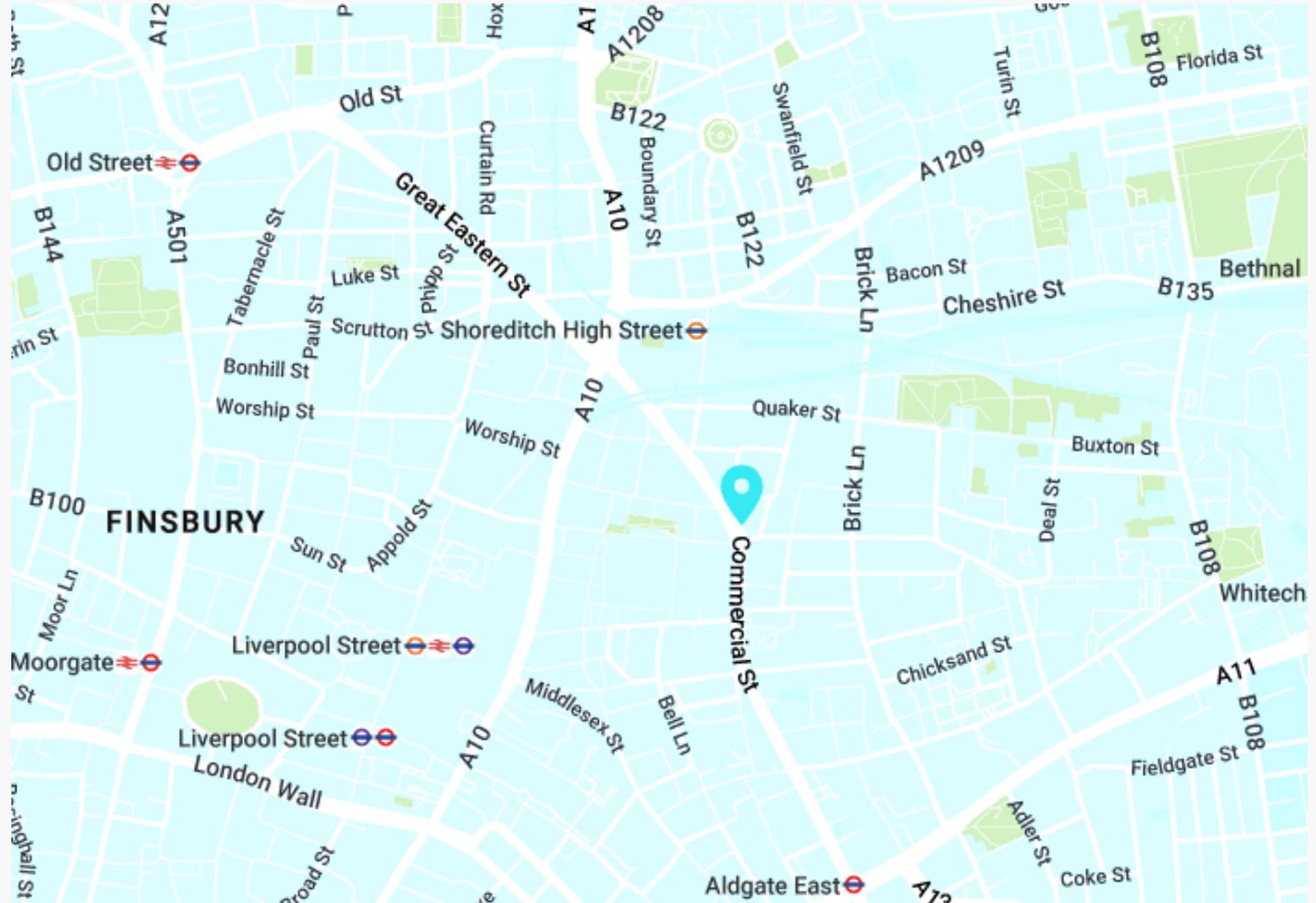


## AREA

Located on Commercial Street in the heart of Spitalfields. The premises is situated amongst a host of bars and restaurants and is adjacent to the Truman Brewery complex, Spitalfields market, and Brick Lane.

The property is also within short walking distance of Liverpool Street Station, Old Street Station and Shoreditch High Street Station.

## LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 <sup>st</sup> Floor	1,667	Available	£62.50	£10.18	£9.00	£11,346

### LEASE

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

### TIMING

Available May 2026

### CONTENT

[View on our website](#)



### LEGAL COSTS

Each party to bear their own costs

### VAT

VAT is applicable.

### MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

# VIEWINGS VIA SOLE AGENTS

## BELCOR

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## TEAM



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