

78A LUKE STREET, EC2

580 SQ FT
WAREHOUSE STYLE OFFICE IN HEART OF
SHOREDITCH, EC2





DESCRIPTION

A beautiful yellow stock brick former warehouse building,. The first floor offers an open plan layout with great natural light via modern Crittel style windows and modern LED lighting with a newly refurbished kitchenette. The unit on offer, benefits from fantastic ceiling heights and a windows facing Luke Street allowing branding opportunity for the incoming tenant. The unit will be of interest to a range of creative start-ups, and tech related operators in the heart of tech city.

AMENITIES



PRIME
SHOREDITCH



EXCELLENT
TRANSPORT LINKS



OPEN PLAN



KITCHENETTE



EXCELLENT
NATURAL LIGHT



E CLASS USE



WAREHOUSE
STYLE FEATURES



FULLY FITTED



GREAT CEILING
HEIGHTS

WAREHOUSE STYLE OFFICE IN PRIME SHOREDITCH





TRANSPORT

Old Street - 8 mins



Shoreditch High Street – 5 mins



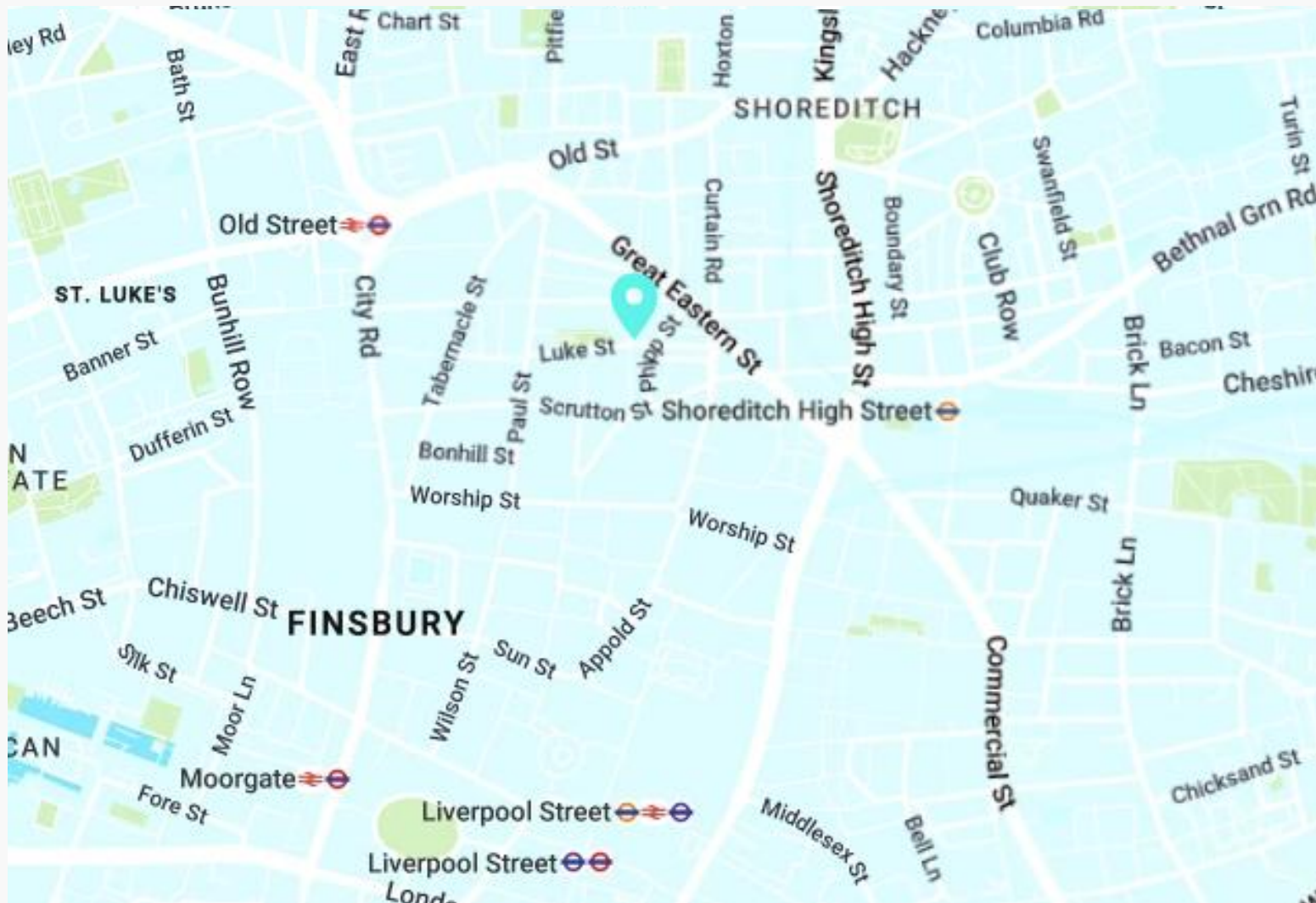
Liverpool Street – 9 mins



AREA

Situated on the apex of Luke Street and Phipp Street, a couple of doors along from WeWork Shoreditch. Padella Shoreditch is across the street and the green space that is Marks Square is around the corner. Perfectly positioned to enjoy everything Shoreditch has to offer including the Leonard Circus Street Food Market open daily. The area is well connected with Old Street, Shoreditch High Street and Liverpool Street Stations all within walking distance, in addition to numerous bus routes.

LOCATION



AVAILABILITY

LEASE	SIZE (PSF)	STATUS	BUSINESS RATES (PSF)	•ALL INCLUSIVE RENT (PCM)
1 st Floor	580	Under offer	£16.92	£2,950

LEASE

A new lease to be contracted outside the Landlord & Tenant Act 1954.

TIMING

Available immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

• INCLUDED

The rent is to be included of service charge and utilities. Business rates are additional and separate costs liable to the tenant.

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