

**1 LUKE STREET,  
EC2**

**872 SQ FT**

**WAREHOUSE STYLE OFFICE IN HEART OF  
SHOREDITCH, EC2**





## DESCRIPTION

Occupying the first floor within an beautiful mid-terrace former Warehouse building, this E-class office space offer excellent natural light, good ceiling height, exposed features and a Juliet balcony and should be of strong interest to media, tech and creative occupiers.

The unit is available immediately with a kitchen and WC facilities

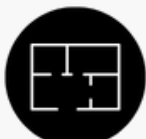
## AMENITIES



PRIME SHOREDITCH



EXCELLENT TRANSPORT LINKS



OPEN PLAN



KITCHENETTE



EXPOSED BRICKWORK



E CLASS USE



WAREHOUSE STYLE FEATURES



MEETING ROOMS



GREAT CEILING HEIGHTS

## WAREHOUSE STYLE OFFICE IN PRIME SHOREDITCH



## TRANSPORT

Old Street - 8 mins



Shoreditch High Street - 5 mins



Liverpool Street - 9 mins

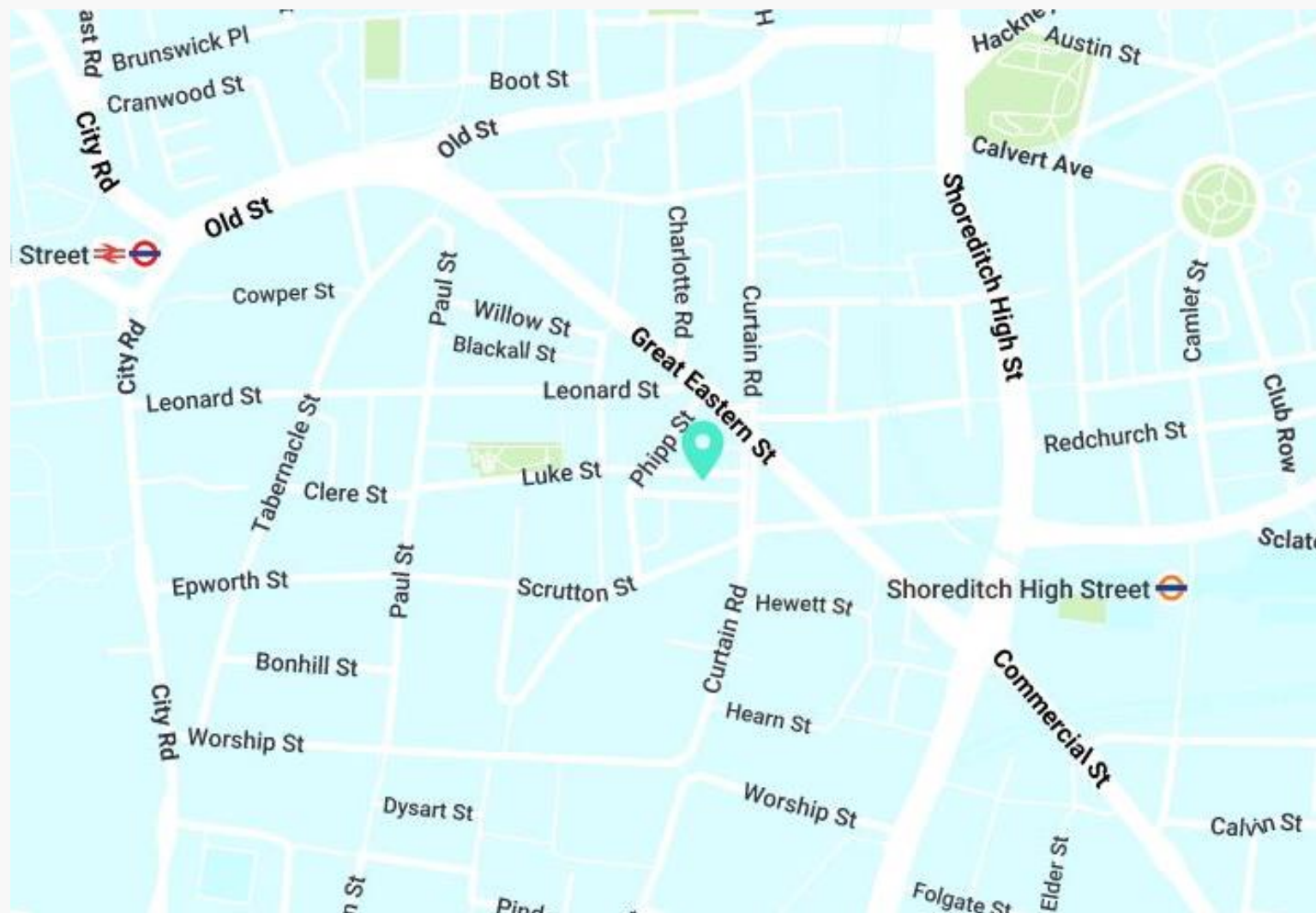


## AREA

Luke Street is located within the city fringe running in an east/west direction between its junction with City Road to the west and Great Eastern Street. The property is situated on the south side of Luke Street very close to the junction with Curtain Road.

Nearby occupiers include the Manteca, Padella and Gloria restaurants, the Nobu, Hart and Virgin Hotels and Boxpark

## LOCATION



## AVAILABILITY

LEASE	SIZE (PSF)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 <sup>st</sup> Floor	872	Available	£40.00	£17.20	£4.50	£4,483

### LEASE

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

### 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.

### MANAGED

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

# VIEWINGS VIA SOLE AGENTS

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