



FOR SALE

**1 Luke Street, London,
EC2A 4PX**

1,380 sq ft

**Stunning Loft Style
Office In The Heart Of
Shoreditch**



VIDEO TOUR

stirlingackroyd.com



Description

Offered across the first floor of a former warehouse building this self contained loft style office on Luke Street is a stand out of beautifully designed workspace.

Featuring large industrial-style windows that flood the space with natural light, complemented by exposed brickwork, wooden flooring, kitchenette and a fully fitted kitchen.

The property combines characterful interiors with a vibrant, well connected setting located in Shoreditch. Additional benefits include a double door juliet balcony, flooding the space with natural light throughout the day.

*Some images are AI generated for visual representation only

Key points

- Self Contained Warehouse Conversion
- Tenure: 999 Years From 24 June 1998
- Exposed Brickwork
- Excellent Natural Light
- Fitted Kitchen & Kitchenette
- Moments From Shoreditch High Street, Old Street & Liverpool Street



Location

Located in the vibrant heart of Shoreditch and Hoxton, benefitting from excellent connectivity. The area is well served by multiple bus routes, with Old Street, Liverpool Street, and Shoreditch High Street stations all within easy walking distance.

A wide selection of popular restaurants, bars, and cafés are just moments away, ideal for occupiers looking to be in a lively, well-connected setting. Local favourites include Manteca, Blacklock, Flat Iron, Eggslut, The Blues Kitchen, Ozone Coffee Roasters and Gloria's.

Transport Links



Shoreditch High Street 0.2 Miles



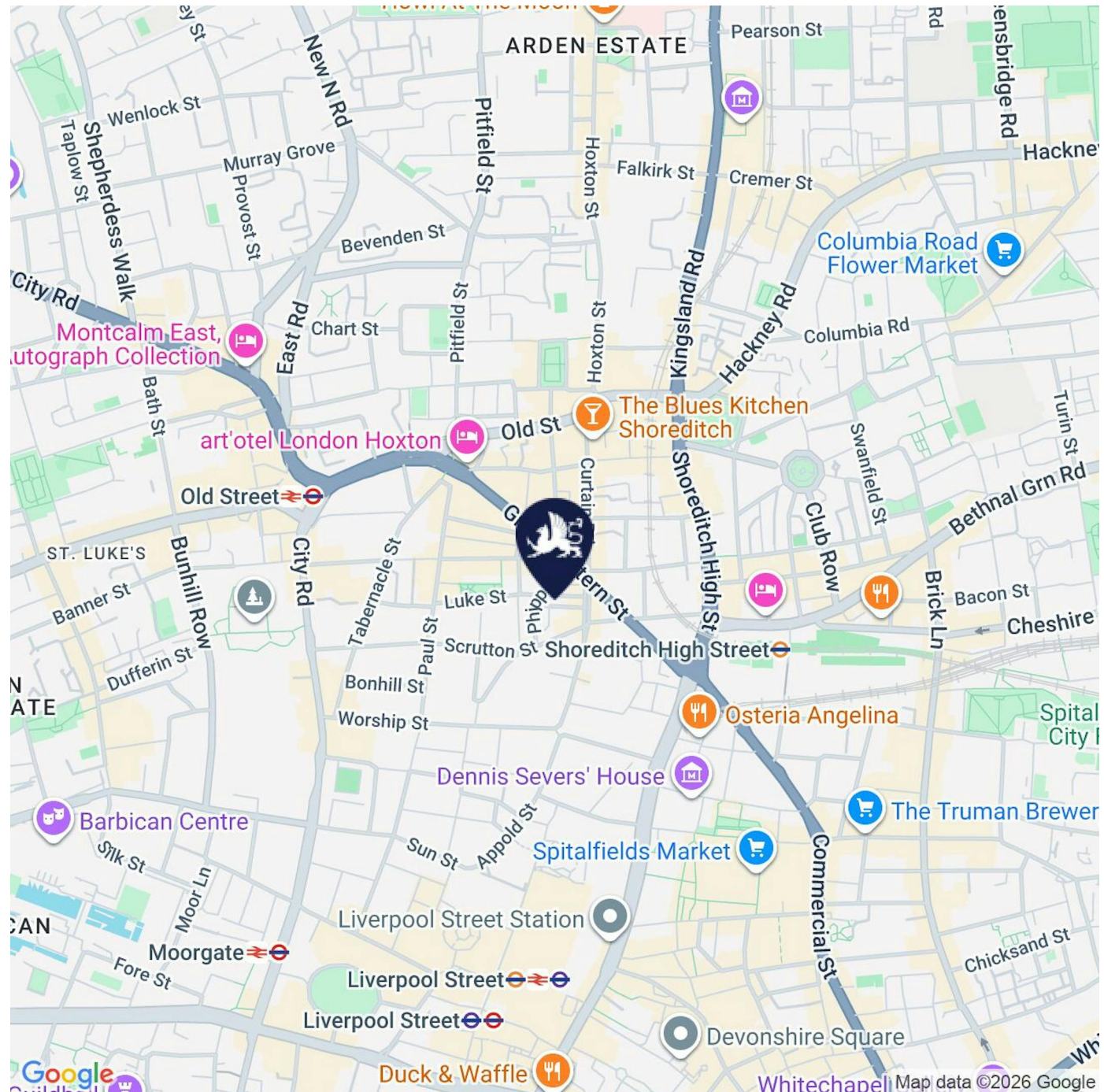
Old Street 0.3 Miles



Liverpool Street 0.4 Miles



Moorgate 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
1st - Left	872	81.01	Available
1st - Right	508	47.19	Available

Rents, Rates & Charges

Price	£1,000,000
Rates	£17.49 per sq ft
Service Charge	£5.40 per sq ft
VAT	Not applicable
EPC	B (47)

Viewing & Further Information



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