



Second Floor

78A Luke Street, London, EC2A 4PY

Stunning furnished warehouse office floor in South Shoreditch

580 sq ft
(53.88 sq m)

- Abundant natural light
- Provided furnished
- Wooden floor
- Gas central heating
- Internal kitchenette

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Summary

Available Size	580 sq ft
Rent	£25,000 per annum
Rates Payable	£9,828 per annum based on 2026 Valuation
Rateable Value	£22,750
Service Charge	£8,900 per annum
VAT	Applicable
Legal Fees	Upon Enquiry
EPC Rating	D (76)

Description

A beautiful yellow brick former warehouse building houses refurbished office floors. The floors benefit from open plan layouts benefiting from abundant natural light, modern LED lighting and refurbished kitchenettes.

Location

Situated on the apex of Luke Street and Phipp Street across the road from Workspaces' Frames Shoreditch.

The surrounding streets are quiet and pedestrian friendly. Restaurants like Padella Shoreditch are nearby as well as green space on Marks Square and the daily opening Leonard Circus Food market. The area is well connected with Old Street, Shoreditch High Street and Liverpool Streets Stations within walking distance, in addition to numerous bus routes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	580	53.88	Available
Total	580	53.88	

Terms

A new effective full repairing and insuring lease from the freeholder to be contracted outside the protective provisions of the Landlord and Tenant Act.

Initial Annual Rent

£25,000 per annum (+VAT) exclusive.

Business Rates

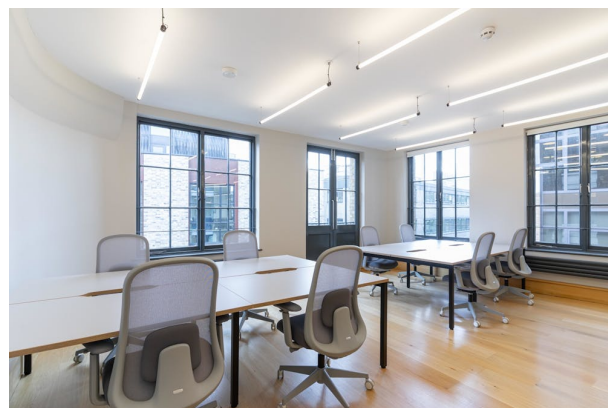
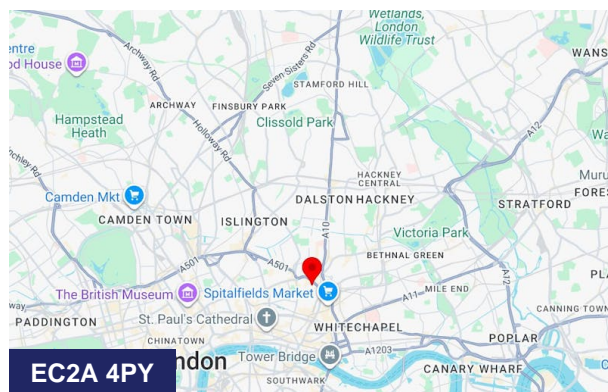
The Rateable Value on the 2026 list is £22,750. We estimate the annual rates payable to be £9,828. Interested parties are requested to make their own enquiries with the London Borough of Hackney.

Service Charge

The service charge is currently running at £8,900 + VAT per annum.

Additional Details

A fully managed service is available at £5,500 + VAT PCM that includes rent, business rates, service charge, insurance, utilities, cleaning, H&S, fibre and M&E maintenance.

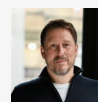


Viewing & Further Information



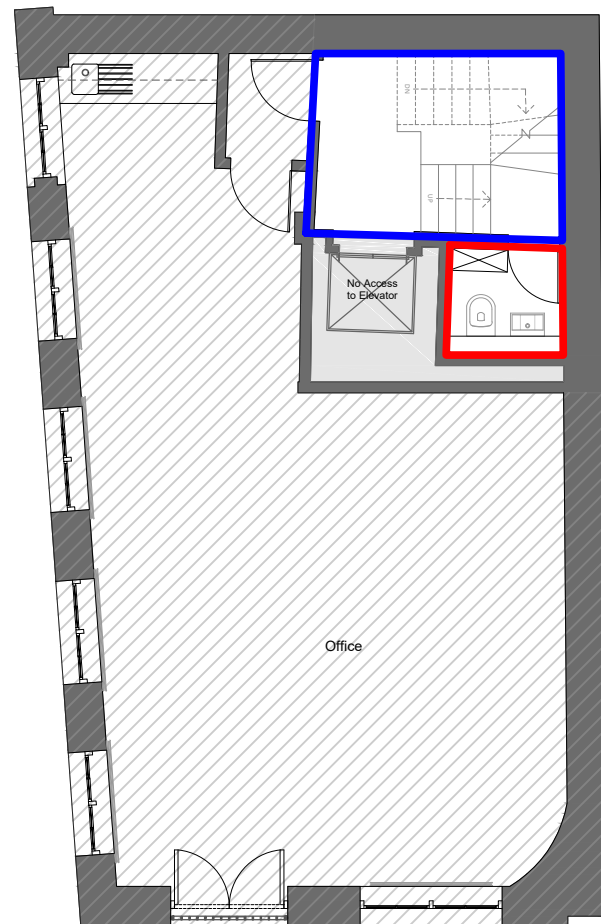
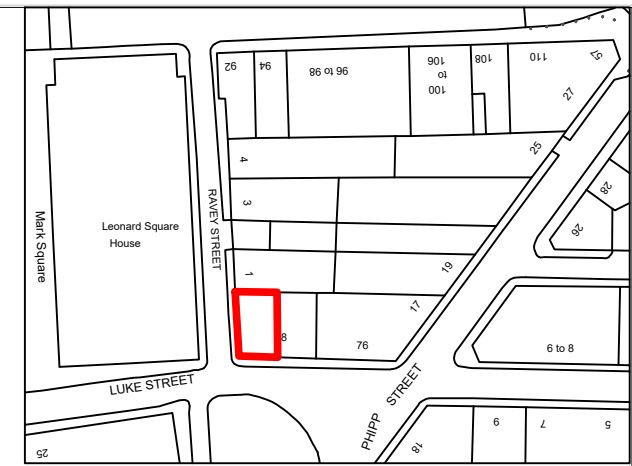
Michael Newell

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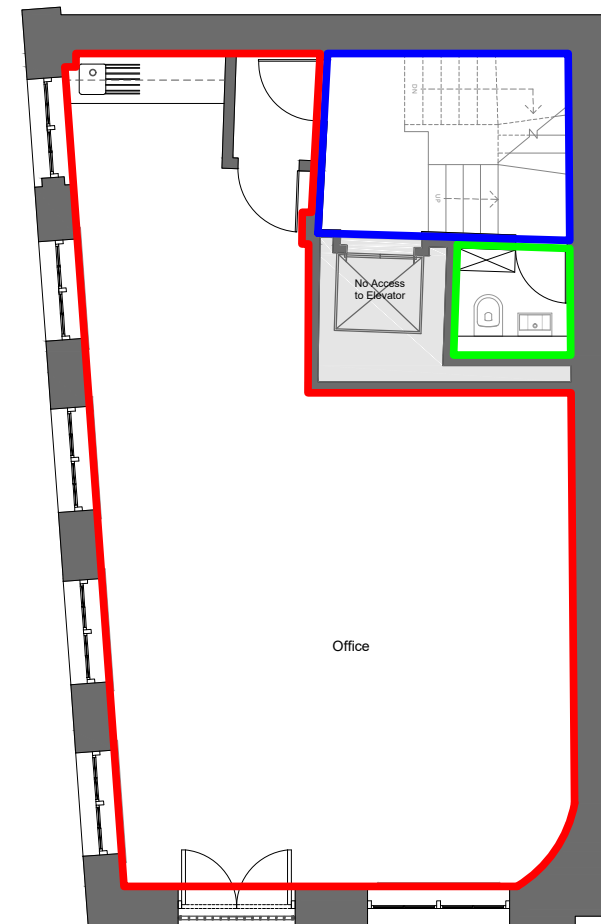


Sandy Newell

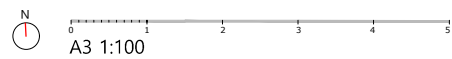
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First Floor



Second Floor



Pelican

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Project
 78A Luke Street
 EC2A 4XG

Drawing
 Lease Plan
 Second Floor

Drawing Reference
 78ALS_L_112

Version	Revision	Scale	Date
01	A	A3 1:100	11/01/2018

Drawn
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