



**STIRLING  
ACKROYD**

**FOR SALE**

**Unit 10, 1 Luke Street,  
London, EC2A 4PX**

**508 sq ft**

**Stunning Loft Style  
Office in the heart of  
Shoreditch**

**[stirlingackroyd.com](http://stirlingackroyd.com)**





---

## Description

This stunning self-contained, loft-style office on Luke Street offers 508 sqft of beautifully designed workspace.

The unit features large industrial-style windows that flood the space with natural light, complemented by exposed brickwork, wooden flooring, and a fully fitted kitchen. Additional benefits include loading doors that open directly onto the street.

Located in Shoreditch, the property combines characterful interiors with a vibrant, well-connected setting.

---

## Key points

- Warehouse conversion
- Self contained
- Exposed brickwork
- Fitted kitchen
- Excellent natural light
- Flexible lease available





## Location

Located in the vibrant heart of Shoreditch and Hoxton, Unit 10 benefits 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, Gloria Trattoria, and Lyle's.

## Transport Links



Shoreditch High Street 0.2 Miles



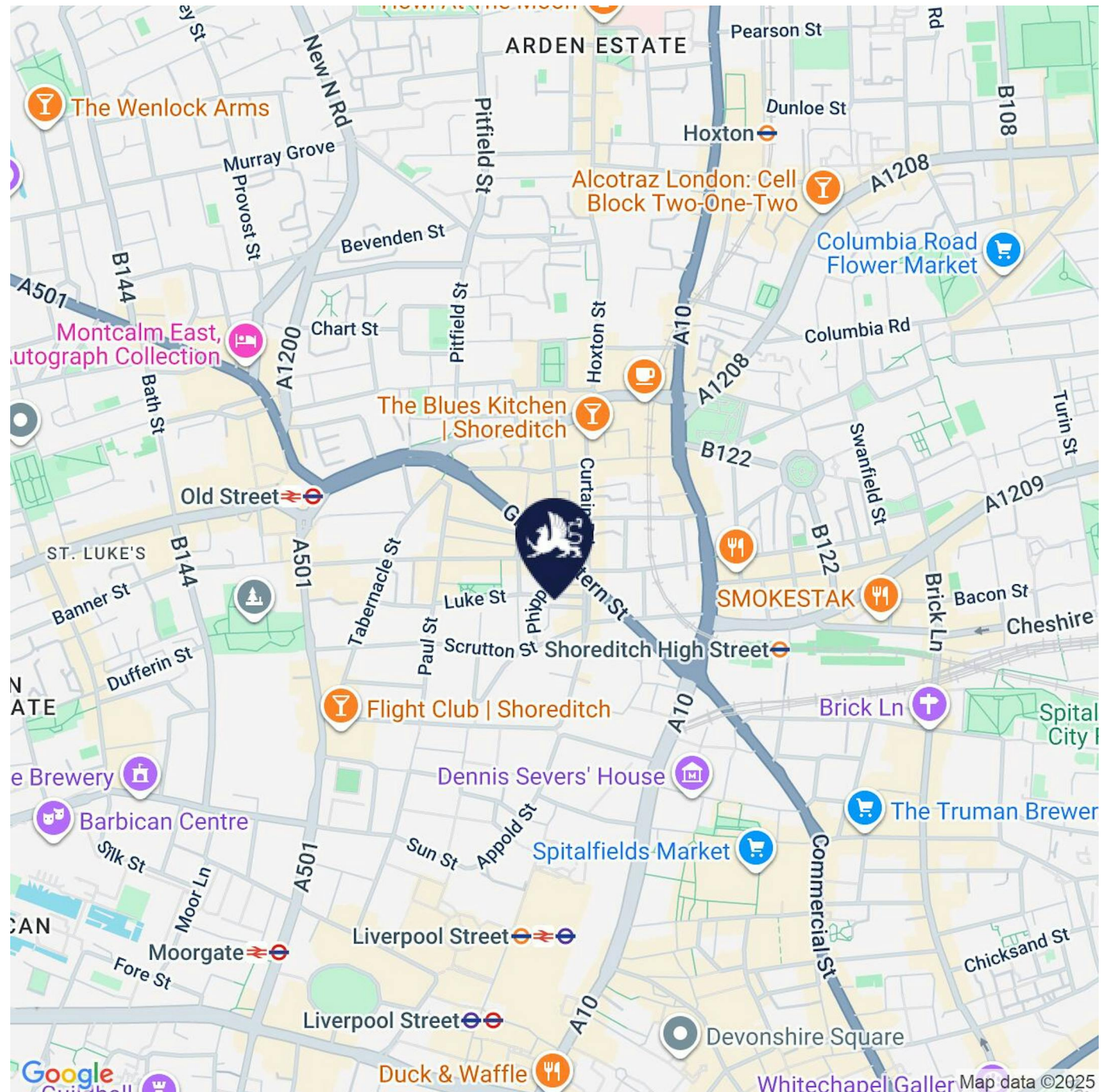
Old Street 0.3 Miles



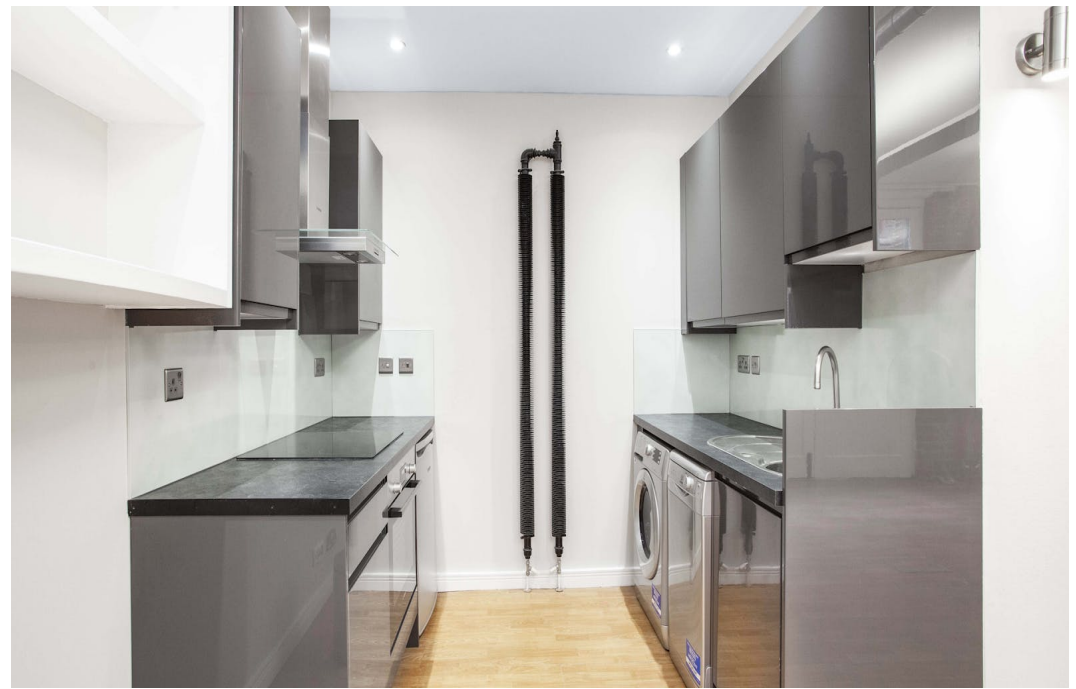
Liverpool Street 0.4 Miles



Moorgate 0.5 Miles







---

## Accommodation

Name	sq ft	sq m	Availability
1st	508	47.19	Available

---

## Rents, Rates & Charges

Price	£400,000
Rates	On application
Service Charge	On application
VAT	Not applicable. Gelsomina is not VAT registered.
EPC	B (31)

---

## Viewing & Further Information



**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com



**Alex Zeckler**  
0207 538 9253  
07961238152  
azeckler@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 26/09/2025