



**TO LET**

**78A Luke Street,  
London, EC2A 4PY**

580 to 1,466 sq ft

Prime Shoreditch  
warehouse offices for  
rent



---

## Description

A beautiful yellow stock brick former warehouse building, that can offer a self-contained ground and lower ground floor in addition to the second floor office. The floors offer open plan layouts with brilliant natural light via modern Crittel style windows and modern LED lighting with newly refurbished kitchenettes.

The units on offer both benefit from fantastic ceiling height and a window facing Luke Street allowing branding opportunity for the incoming tenant.

---

## Location

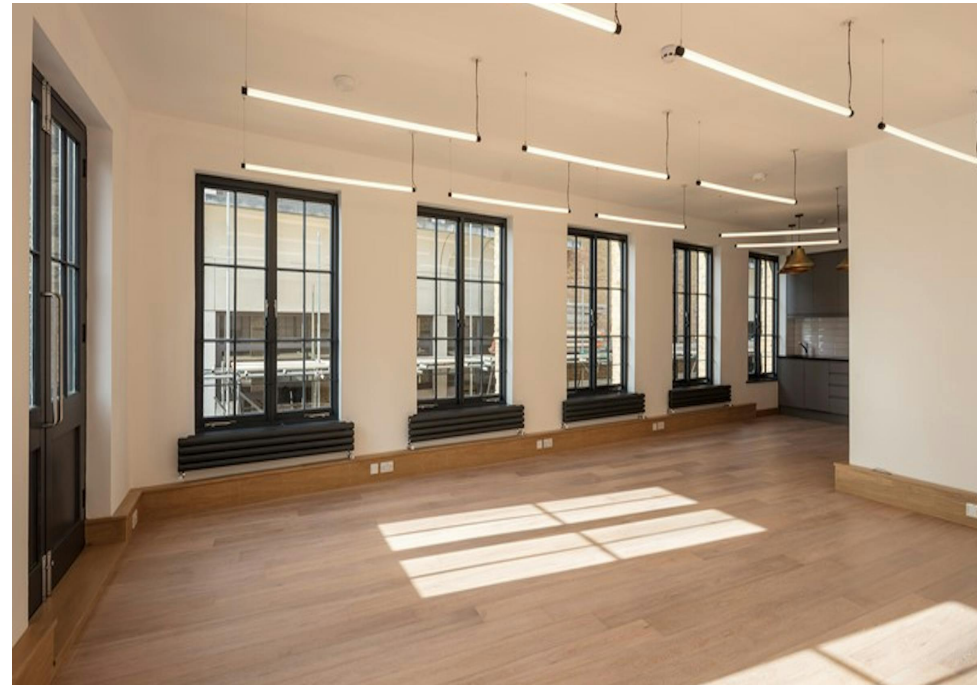
Situated on the apex of Luke Street and Phipp Street, a couple of doors along from WeWork Shoreditch. Padella Shoreditch is across the street and the green space that is Marks Square is around the corner. Perfectly positioned to enjoy everything Shoreditch has to offer including the Leonard Circus Street Food Market open daily.

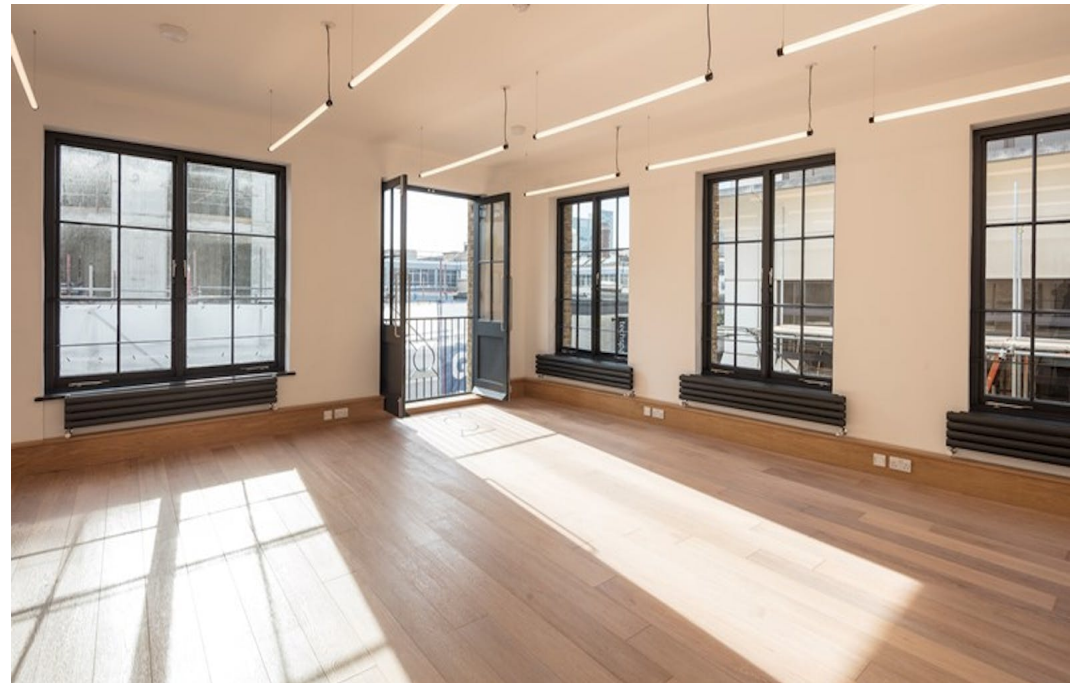
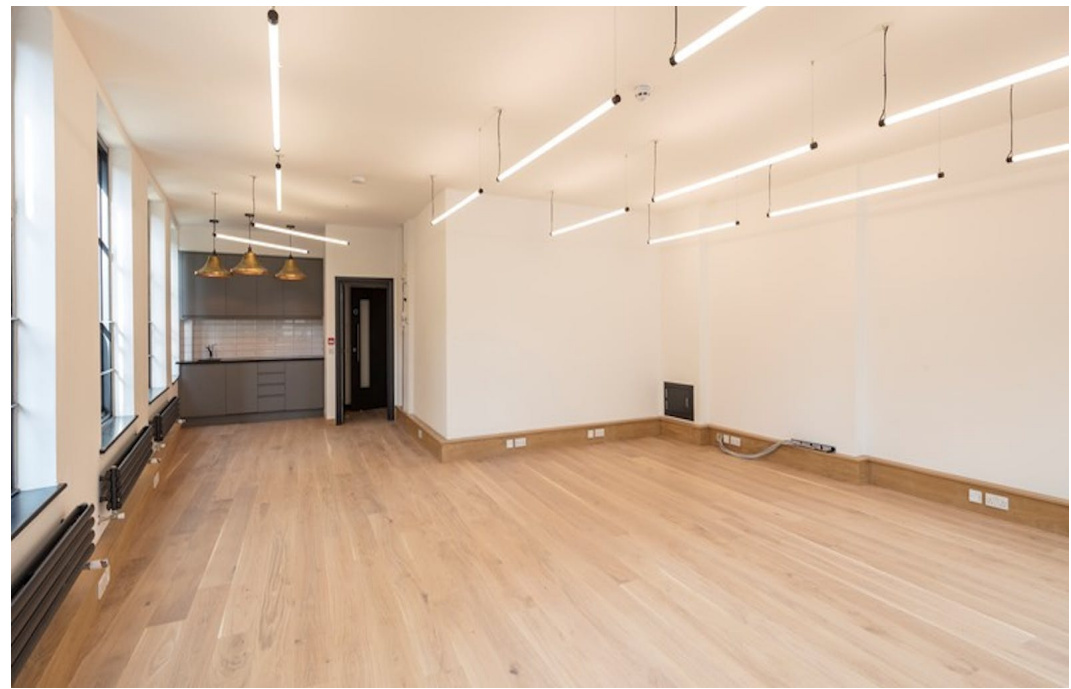
The area is well connected with Old Street, Shoreditch High Street and Liverpool Street Stations all within walking distance, in addition to numerous bus routes.

---

## Key points

- Total space - 1,466 square feet
- Former warehouse conversion
- Excellent natural light
- Located in the heart of Shoreditch
- Character features throughout
- Shower facilities
- Demised WCs
- Kitchenettes





---

## Accommodation

Name	sq ft	sq m	Availability
Ground - & Lower Ground	886	82.31	Available
2nd	580	53.88	Available

---

## Rents, Rates & Charges

Lease	New Lease
Rent	£40 - £47.50 per sq ft
Rates	£13.90 per sq ft 2nd floor rates £18psf
Service Charge	£9 per sq ft
VAT	On application
EPC	D (76)

---

## Viewing & Further Information



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



**Harry Mann**  
020 3967 0103  
hmann@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 19/08/2024