

Compton

*For Rent*  
**6-8 Luke Street  
Shoreditch EC2**



Newly Refurbished & Fully Fitted  
Building Available Now in Prime  
Shoreditch Location

**For Rent**

6-8 Luke Street  
Shoreditch EC2A

**Size**

2,380 - 10,787 Ft<sup>2</sup>

**Fitout**

Fitted

**Description**

6-8 Luke Street is an attractive newly refurbished building comprising 11,077 SqFt on prime Luke St. This office space is arranged over a self contained Ground and Lower Ground unit and and three upper floors, all of which have been fully fitted by the Landlord to provide stylish and creative units to be taken on a floor by floor basis.

Photography reveal floorplates designed with an eye for both function and style to allow for for diverse fit out styles and highlighted by modern suspended LED lighting. With generous floor to ceiling heights in excess of 3.0 m that allow natural lightflow in from Luke Street and Gatesborough Street, 6-8 Luke St is the ideal workspace.

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Shoreditch EC2A

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*For Rent*

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Shoreditch EC2A

*Reception*

**Size**

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**Fitout**

Fitted



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Reception



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Meeting Room



Meeting Area

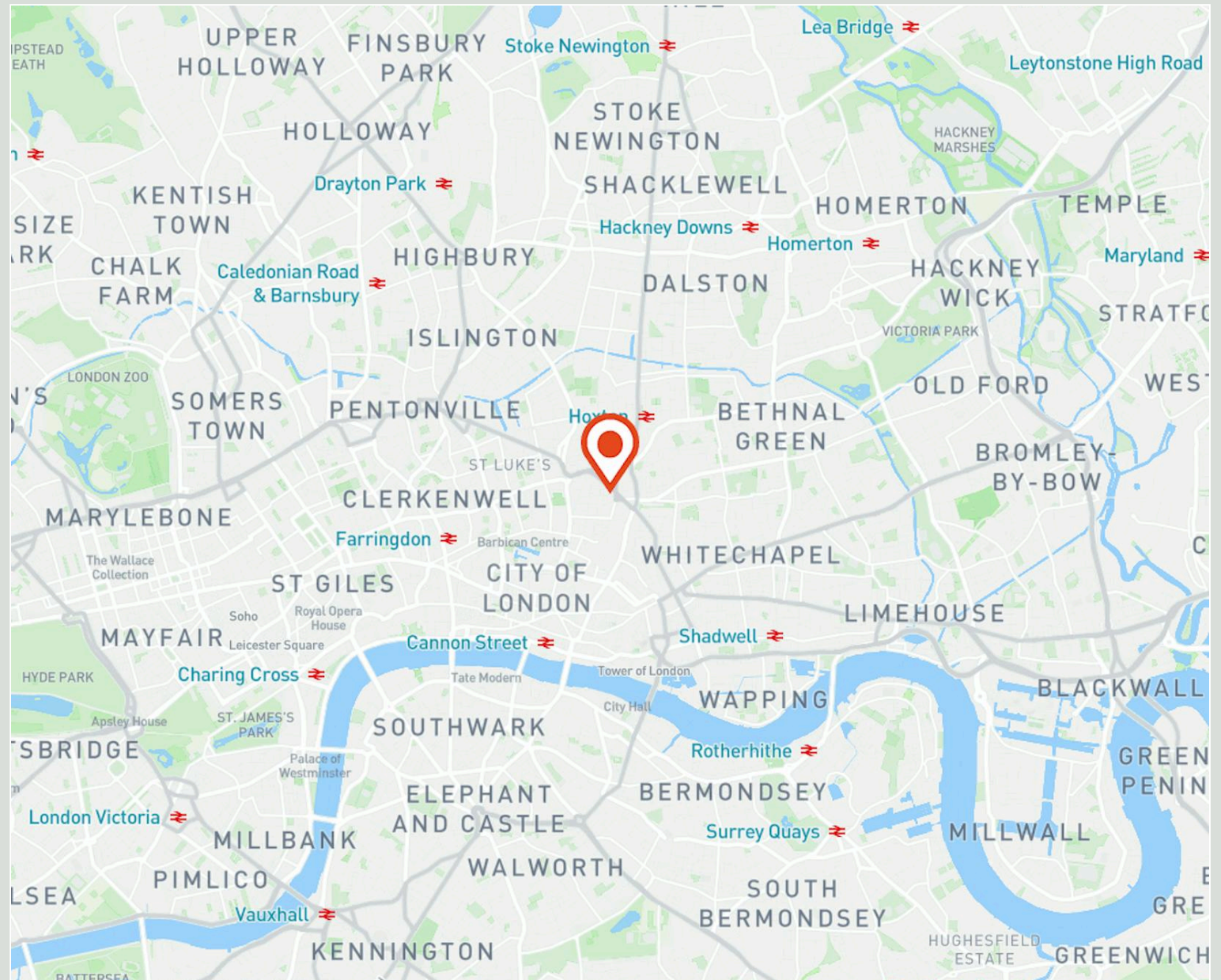
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*Location*

Shoreditch is a buzz of bars, restaurants and art galleries. It has transformed from a commercial district into a thriving metropolis of young media, design and fashion companies.

Located a short walk from Old Street station (Northern Line) and Shoreditch High Street station (London Overground), and with both Moorgate and Liverpool Street stations under a 10 minute walk away (providing further access to Northern, Circle, Metropolitan and Hammersmith & City Lines, the Elizabeth Line, as well as national rail services).



For Rent

6-8 Luke Street  
Shoreditch EC2A

Kitchenette



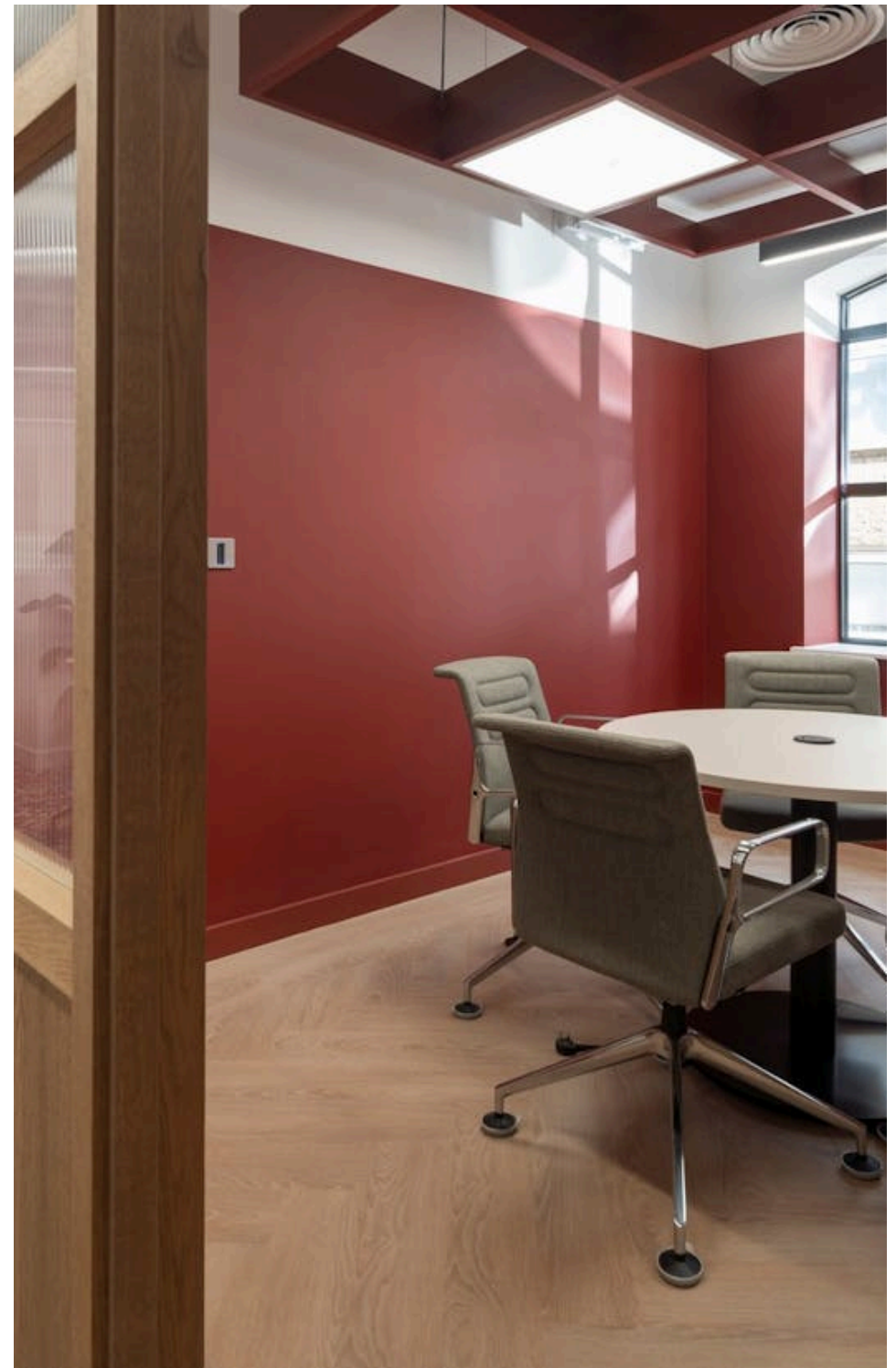
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**Amenities**

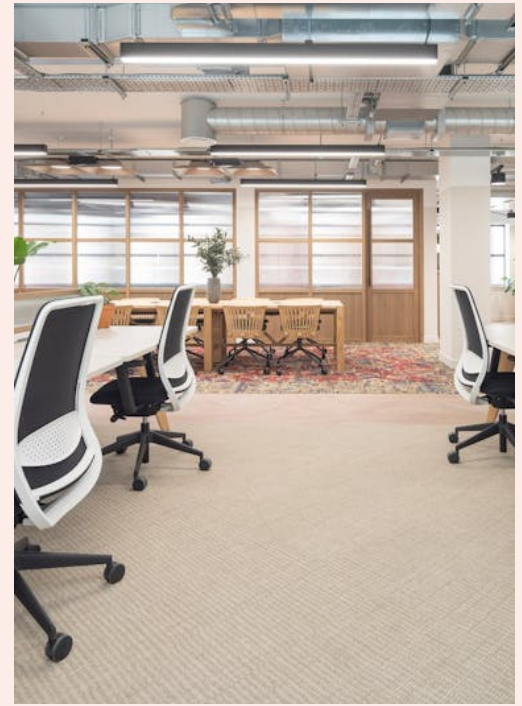
- Opportunity to occupy this Brand New Fully Refurbished Building
- Upper Floors Fully Fitted to include 24 Desks, 1 x 5 Person Meeting Room, 1 x 8 Person Meeting Room, Breakout Area and Reception
- Self-Contained Open Plan Ground and Lower Ground Unit with Double Height Feature
- 8 min walk to Old Street Station and Shoreditch High Street, 10 min walk to Liverpool St Station
- Air Conditioning
- 2x Showers and Bike Storage Facilities
- DDA Compliant



*For Rent*

6-8 Luke Street  
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*1st Floor*



*Breakout*

For Rent

6-8 Luke Street  
Shoreditch EC2A

Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
3rd	2,380	£75	£24.86	£14.59	£114.45	£22,699.25	£272,391	Under Offer
2nd	2,381	£73.50	£23.24	£14.59	£111.33	£22,089.73	£265,076.73	Available
1st	2,387	£73.50	£23.24	£14.59	£111.33	£22,145.39	£265,744.71	Available
Ground	2,046	£55	£23.09	£14.59	£92.68	£15,801.94	£189,623.28	Available
Lower Ground	1,593	£55	£15.75	£14.59	£85.34	£11,328.89	£135,946.62	Available
<b>Total</b>	<b>10,787</b>	<b>£66.40</b>	<b>£22.04</b>	<b>£14.59</b>	<b>£103.03</b>	<b>£94,065.20</b>	<b>£1,128,782.34</b>	

## For Rent

6-8 Luke Street  
Shoreditch EC2A

## Terms

New Lease Available Direct from  
the Landlord

## VAT

The Building has been elected for  
VAT

## Local Authority

London Borough of Hackney

## Legal

Each party will be responsible for  
their legal costs incurred in this  
transaction

## Tenure

New Lease

## Availability

Available Immediately

## Compton Concierge

Want your workspace *managed*?

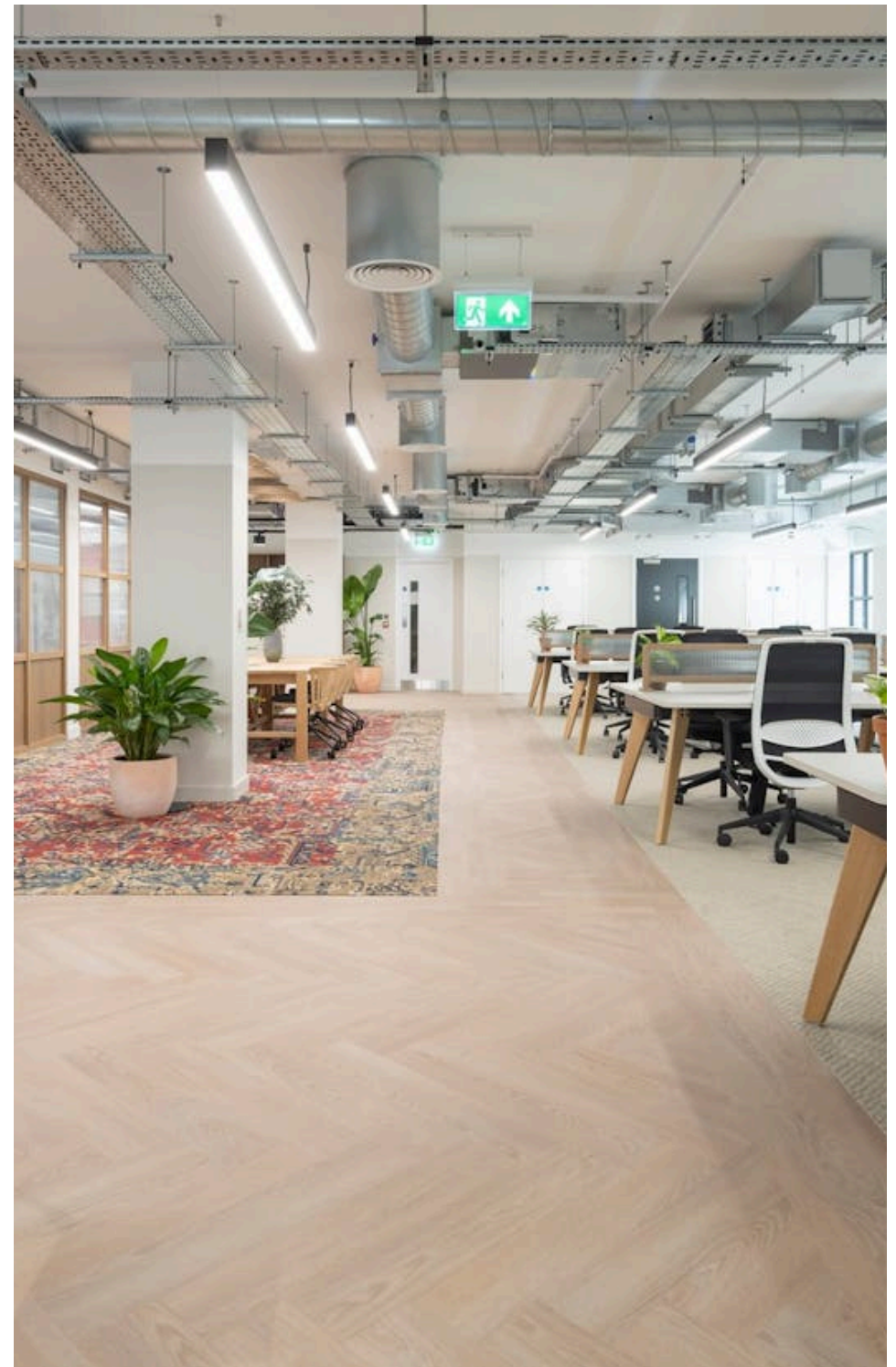
Find out more

[compton.london/concierge](https://compton.london/concierge)

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## Content

Watch the Film  
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Contact Us

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All appointments to view must be arranged via sole agents, Compton, through:



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