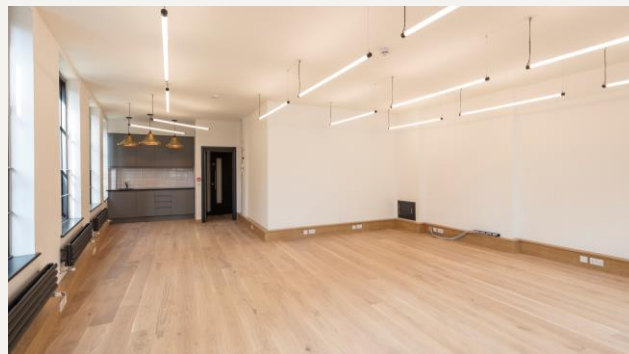
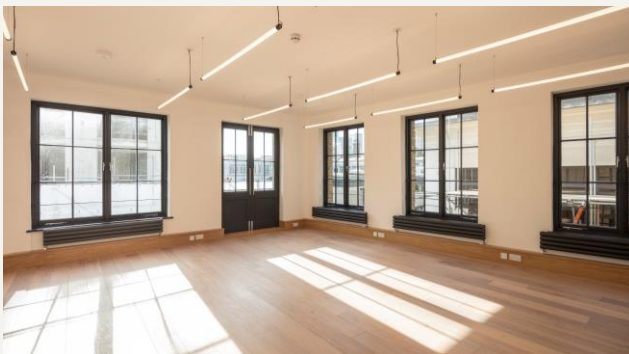
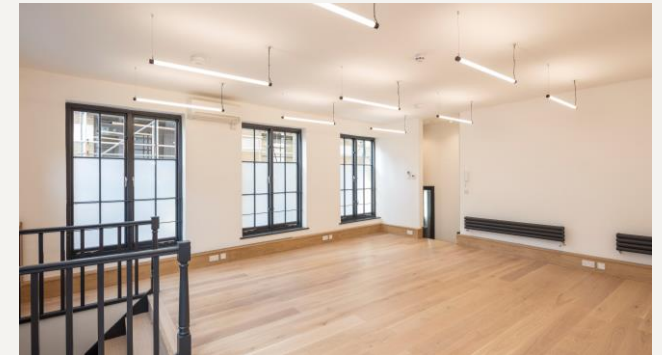


The image shows a bright, empty office space. The floor is made of light-colored wood planks. The walls are a neutral, light beige color. There are several large windows with dark frames and multiple panes. In the center, there is a dark-framed glass door leading to another area, with a dark metal railing on either side. The ceiling is white and features several long, thin, white light fixtures hanging from it. The overall atmosphere is clean and professional.

Susskind.

78a Luke Street EC2

Former warehouse style building occupying a prominent corner position offering character office accommodation ideal for media/creative occupiers, located in the heart of Shoreditch. The open plan floors have the benefit of excellent natural light and feature opening gantry style doors to the upper floors adding to the appeal of the available floors. The ground and lower ground unit benefits from its own self-contained entrance in addition to a demised kitchenette and WC.



78a Luke Street EC2

Summary

Media style office with character features throughout for rent

Features

- Warehouse conversion
- Excellent natural light
- Occupying prominent corner position
- 24-hour access
- Wood floors
- Kitchenette
- Shower facilities
- Demised WC's
- Perimeter trunking
- Modern suspended lighting
- Opening gantry doors to the upper floors

Transport

- Shoreditch High Street
- Old Street
- Liverpool Street

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

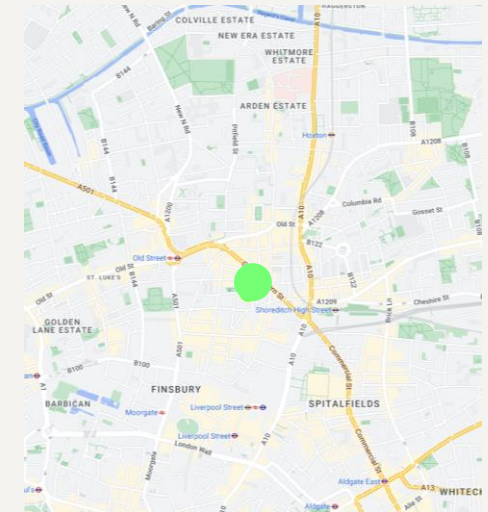
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Second	580	£47.50	£9.00	£15.27	£3,468.89	Available
Ground & Lower Ground	884	£40.00	£7.33	£12.42	£4,401.58	Available
Total	1,464	-	-	-	£7,870.47	Available

*Interested parties should make enquiries with the local authority.

Map



78a Luke Street EC2

Viewing via sole agents

For further information and inspections please contact sole agents:

Elle Whayman
07791 785 253
Elle@susskind.london

Ollie Lazarus
07805 756 620
Ollie@susskind.london

Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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