



# 6-8 LUKKES STREET

# A BOLD BLEND OF HERITAGE AND MODERNITY IN THE HEART OF SHOREDITCH

Tucked away in the heart of Shoreditch, 6-8 Luke Street is a striking warehouse conversion offering approximately 8,400 sq ft of thoughtfully designed workspace.

Set across the Lower Ground, Ground, and three upper floors, this newly refurbished building seamlessly blends character with contemporary design. Available on a floor by floor basis, it offers a flexible canvas for businesses looking to make their mark.

The interiors balance function and style, with expansive open-plan floorplates, sleek suspended LED lighting.

With ceiling heights soaring beyond 3.0m and an abundance of natural light streaming in from Luke Street and Gatesborough Street, 6-8 Luke Street provides an inspiring environment designed for modern working.











-  FULLY FITTED OR OPEN PLAN
-  PRIME LOCATION
-  BIKE STORAGE AND SHOWERS
-  ONE PASSENGER LIFT
-  HEATING AND COOLING
-  EXCELLENT NATURAL LIGHT

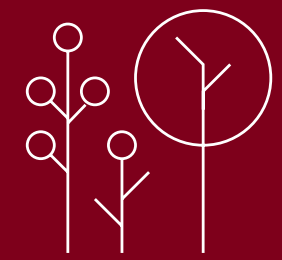
# SUSTAINABILITY



BREEAM VERY GOOD



EPC A



GREEN ROOF





# AVAILABILITY

## AVAILABILITY

### 6-8 LUKE STREET OFFERS 8,407 SQ FT SPLIT ACROSS FOUR FLOORS.

The Ground and Lower Ground floors form a self-contained unit on an open-plan basis. The upper floors benefit from being fully-fitted, maximising the open-plan floor plates with stunning natural light.

Each upper floor will include 24 desks, 2 meeting rooms, one Zoom booth, breakout space, tea point and collaboration area. Additionally, the building offers excellent amenities, including bike storage and shower facilities.

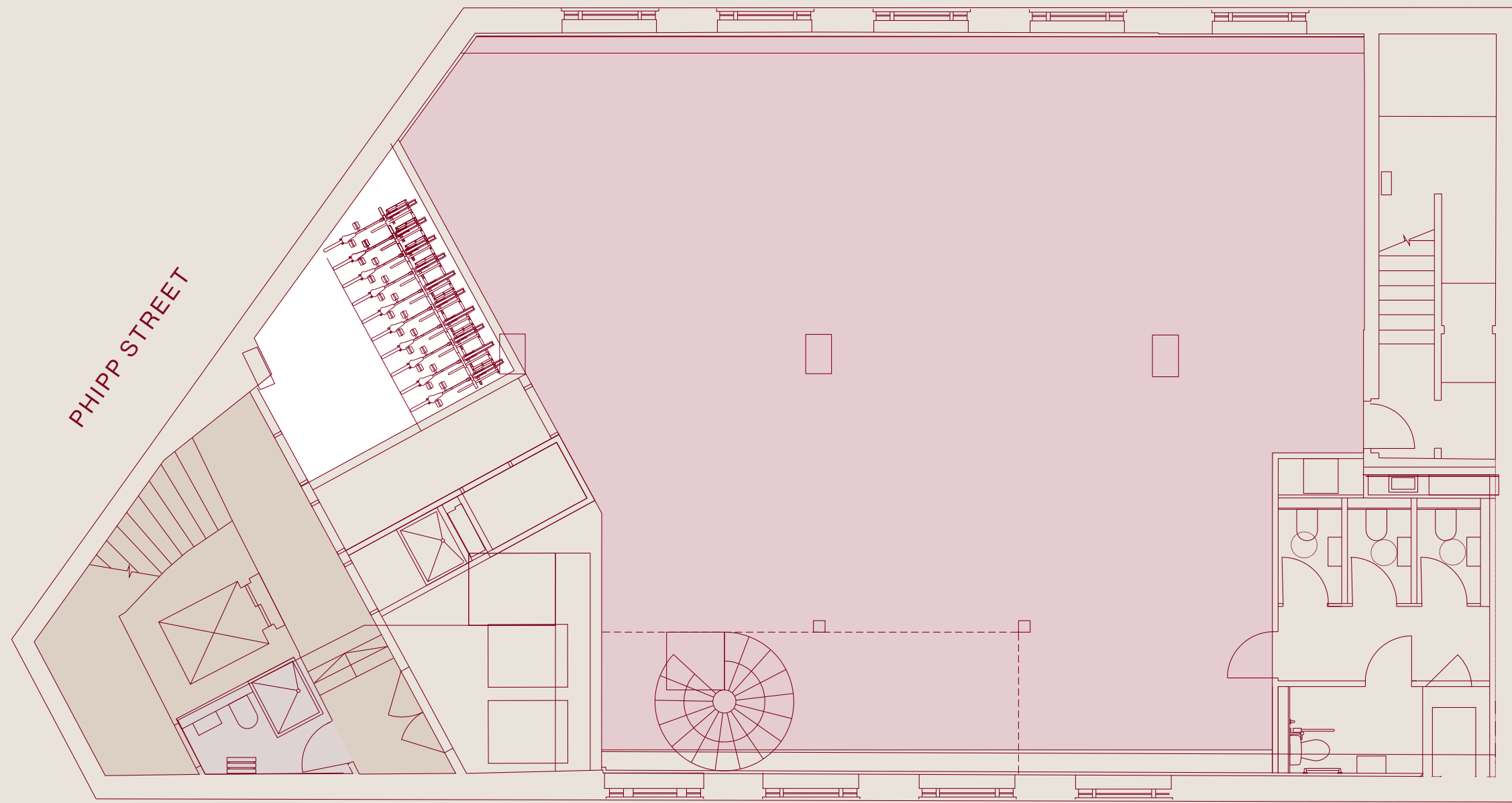


UNIT	SIZE SQ FT	STATUS
3RD	2,380	LET
2ND	2,381	AVAILABLE
1ST	2,387	AVAILABLE
GROUND & LOWER GROUND	3,639	AVAILABLE
<b>TOTAL</b>	<b>8,407</b>	

# LOWER GROUND & GROUND FLOOR

3,639 SQ FT | 338 SQ M

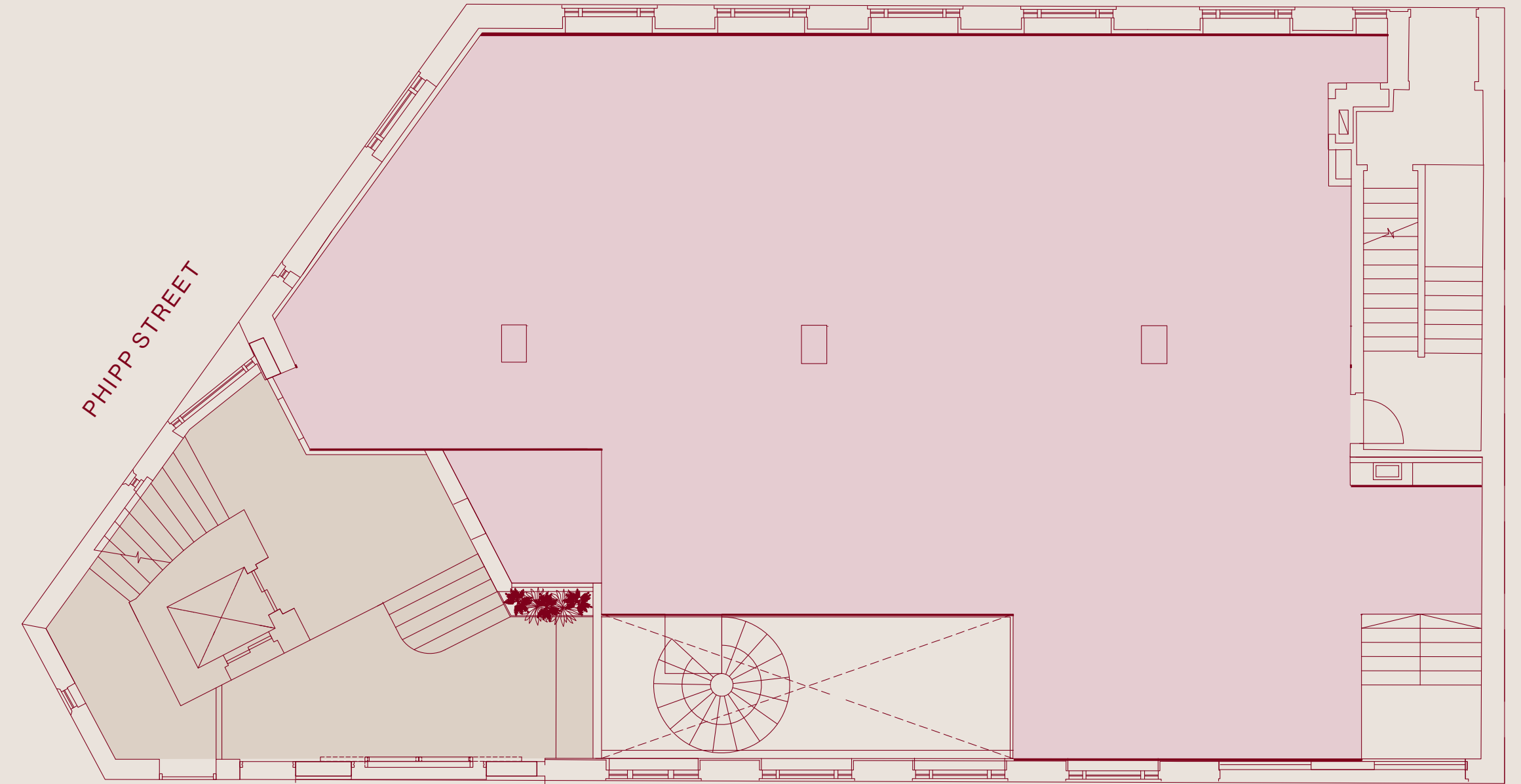
GATESBOROUGH STREET



LUKE STREET

## LOWER GROUND

GATESBOROUGH STREET



LUKE STREET

## GROUND

OFFICE

BIKE STORE

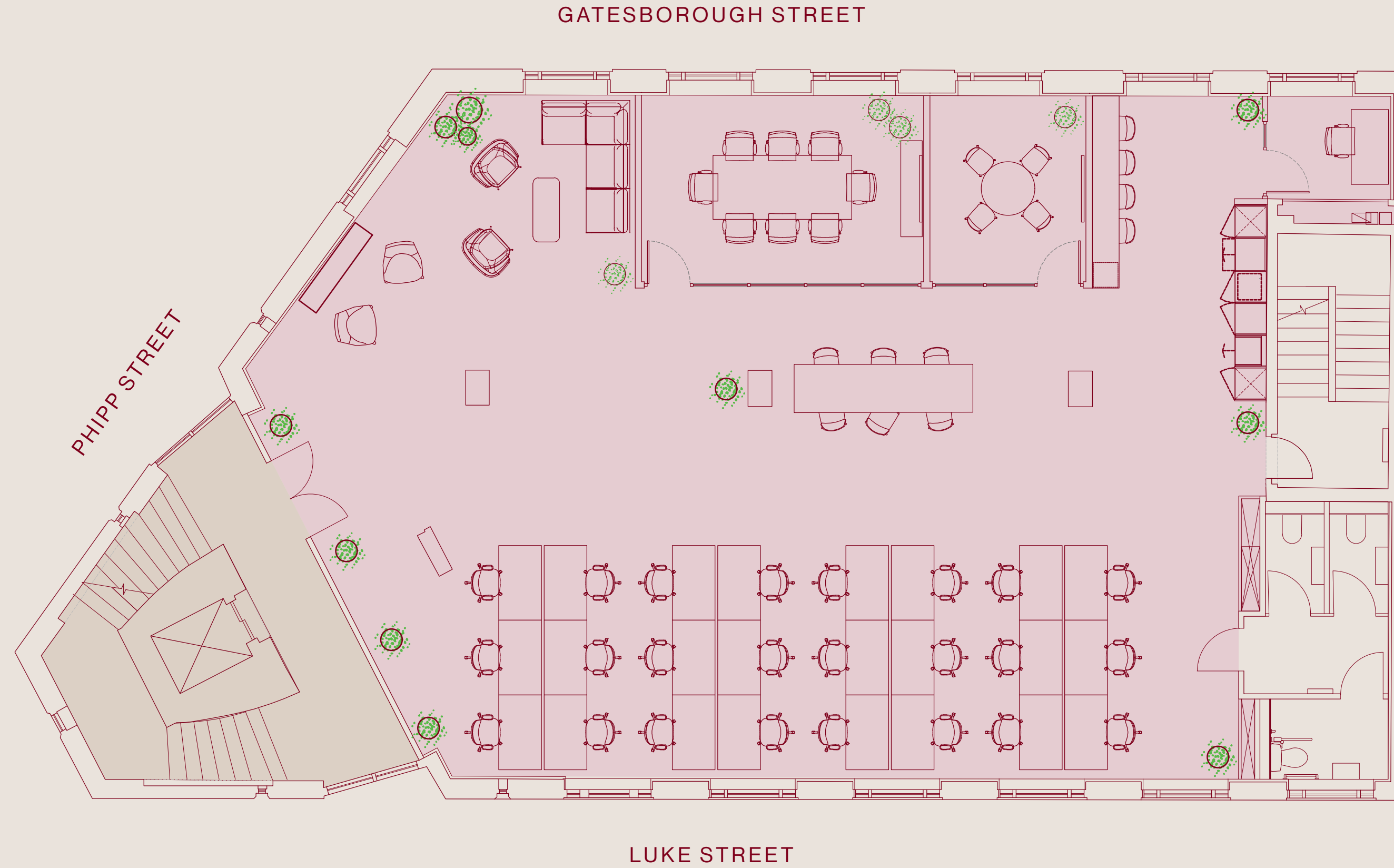
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LOBBY



# 1ST - 3RD FLOORS

3RD FLOOR	2,380 SQ FT	221 SQ M
2ND FLOOR	2,381 SQ FT	221 SQ M
1ST FLOOR	2,387 SQ FT	222 SQ M
TOTAL	7,148 SQ FT	664 SQ M



OFFICE

LOBBY



A decorative graphic consisting of three concentric, semi-circular arches in a dark brown color, positioned in the upper right quadrant of the page. Below these arches, three vertical bars of the same color extend downwards, partially overlapping the word 'LOCATION'.

# LOCATION

6-8 LUKE STREET

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.



LIVERPOOL STREET STATION



GLORIA TRATTORIA



EXCHANGE SQUARE



OLD STREET STATION



WHITECROSS MARKET



SPITALFIELDS MARKET



NOBU HOTEL

## 6-8 LUKE STREET

### FOOD & DRINK

1. Flight club
2. Shoreditch house
3. Ozone coffee
4. Padella
5. Shoreditch house
6. Queen of hoxton
7. Q shoreditch
8. Lantana cafe
9. The book club
10. Floripa
11. Gloria
12. Singer tavern
13. Brat
14. The clove club
15. Smokestak
16. Dishoom
17. Grind

### WELLNESS

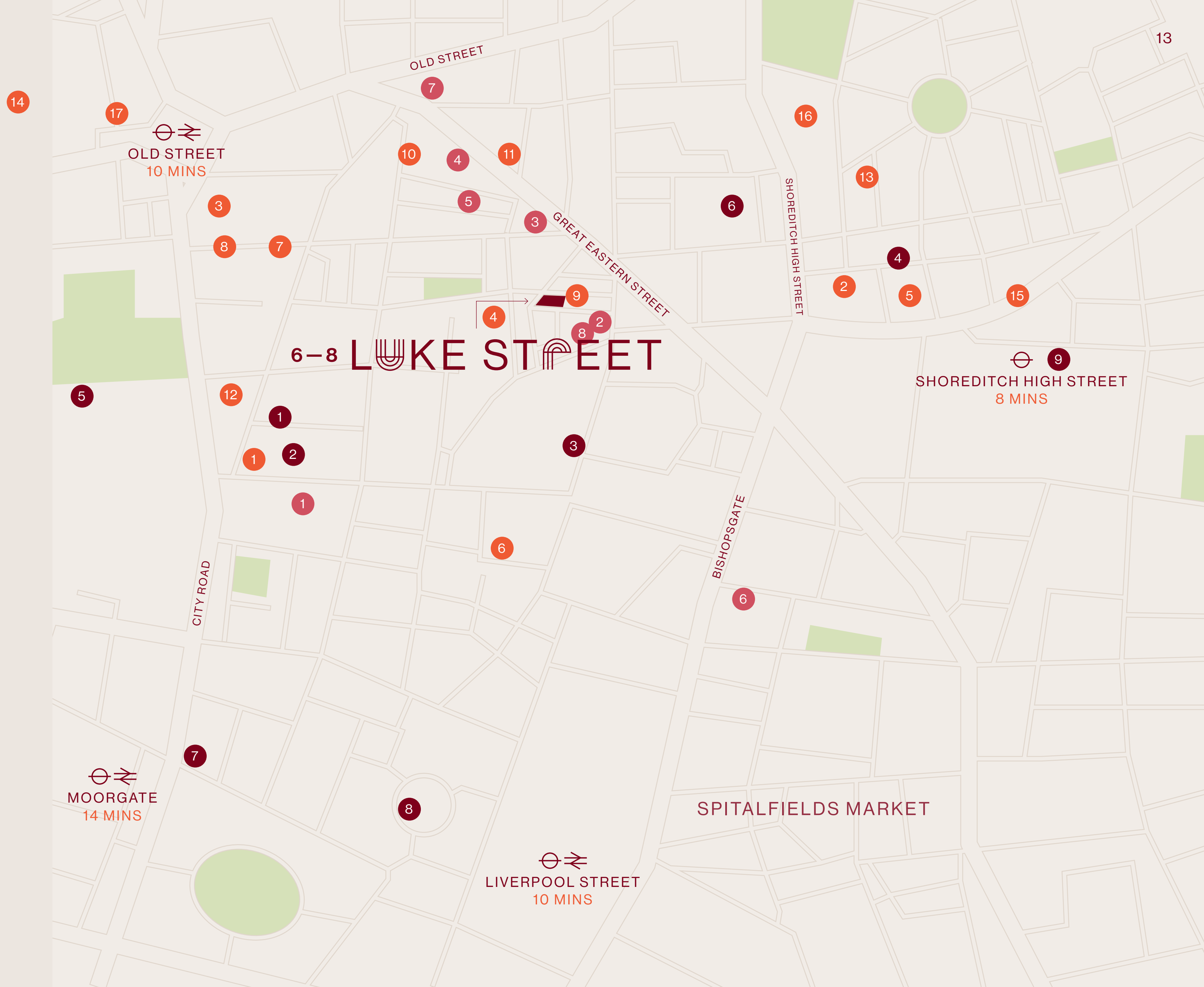
1. Barry's Boot Camp
2. Fight Club Gym
3. Blok
4. Psyche
5. Virgin Active
6. Frame
7. Thirdspace
8. IRebel
9. Power League Football

### HOTELS

1. The Montcalm
2. Mondrian
3. Hart Shoreditch
4. The Hoxton Hotel
5. Nobu Hotel
6. Batty Langley's
7. Art'otel
8. Virgin Hotel

### WALKING TIMES

SHOREDITCH HIGH ST	8 MINS
OLD STREET	10 MINS
LIVERPOOL STREET	10 MINS
MOORGATE	14 MINS



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## CONTACT



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Development by



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6-8 **LUKE STREET**