



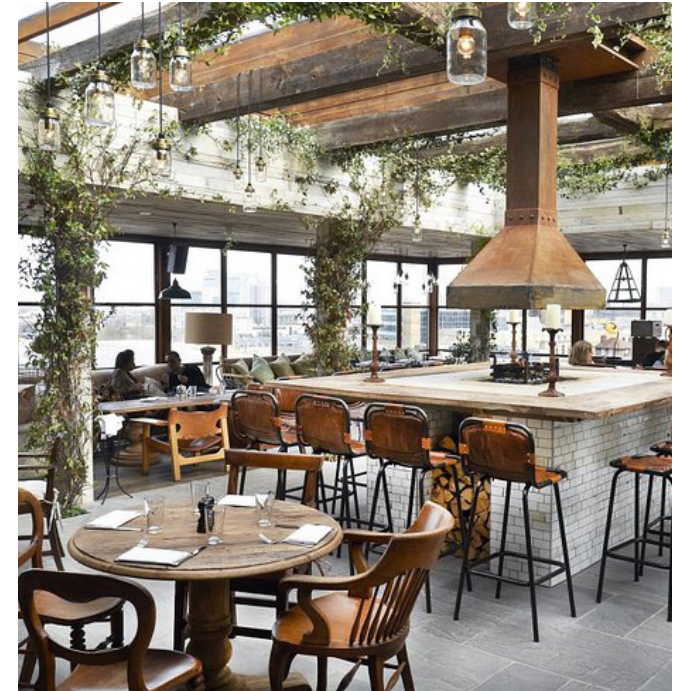
EXECUTIVE SUMMARY

- **Freehold**
- **Prime Central London location** in the heart of Shoreditch 50m from Great Eastern Street
- **Diverse local occupier base** including Amazon, Google Campus and TechHUB.
- Excellent transport connections with the Liverpool Crossrail hub just **eight minutes** walking distance away.
- **Major regeneration projects** nearby include British Land's Norton Folgate, Cain/Galliards The Stage and HB Reavis scheme at Worship Square which is under redevelopment.
- Attractive warehouse building comprising 10,993 sq ft (1,021 sq m) of office accommodation arranged over lower ground, ground and three upper floors.
- Office space benefits from generous slab to slab heights of in excess of **3m** and excellent natural light from Luke Street and Gatesborough Street.
- **Planning consent granted in December 2022 for an Anomaly designed scheme** to improve and enhance the existing building to create a 'best in class' refurbished building.
- Immediate vacant possession.
- Offers are invited in excess of **£7,200,000**, reflecting a capital value of **£655psf** on the existing accommodation and **£650psf** on the proposed consented accommodation.

LOCATION



6-8 Luke Street is located at the eastern end of Luke Street where it meets Curtain Road and Great Eastern Street. The area benefits from a diverse culture, sporting an array of artisan coffee shops, gastropubs and restaurants. Brick Lane, Box Park and Old Spitalfields Market are just a short walk away which present a welcome contrast to the City and typical amenities of the Square Mile.



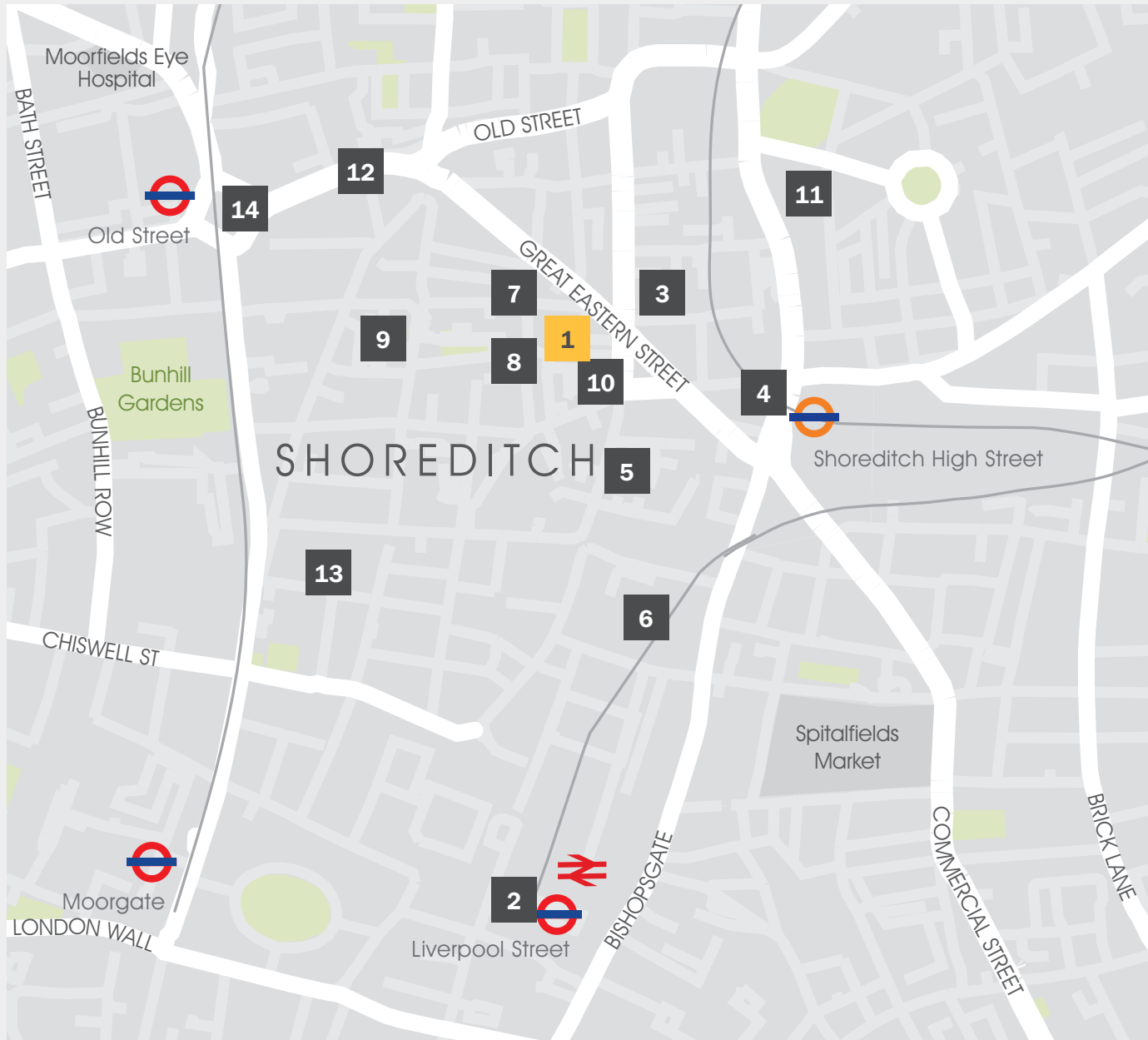
Shoreditch is a vibrant and stylish neighbourhood with an eclectic mixture of amenities and occupiers. Buildings vary in age and style, with most architecture reflecting the location's industrial and manufacturing roots.

Situated within a short walk of Old Street's 'Silicon Roundabout', the locality has benefited from substantial investment and regeneration over recent decades, and is now typically identified as the 'East London Tech City'.

There is continued commitment to the area from both tech start-ups and multi-national corporations alike. Local occupiers include Amazon, Tech Hub, Stripe, Dopplr, Google Campus and Tweetdeck.



LOCATION MAP



1	6-8 Luke Street, EC2
2	Liverpool Street station
3	Curtain Road
4	Shoreditch High Street
5	The Stage, Shoreditch
6	Amazon HQ
7	The Hoxton Hotel
8	Nobu Hotel
9	The Maldron Hotel, Dalata
10	Mondrian Hotel
11	One Hundred Shoreditch
12	Golden Bee bar
13	Aviary rooftop restaurant
14	Project Nightjar

LOCAL DEVELOPMENTS

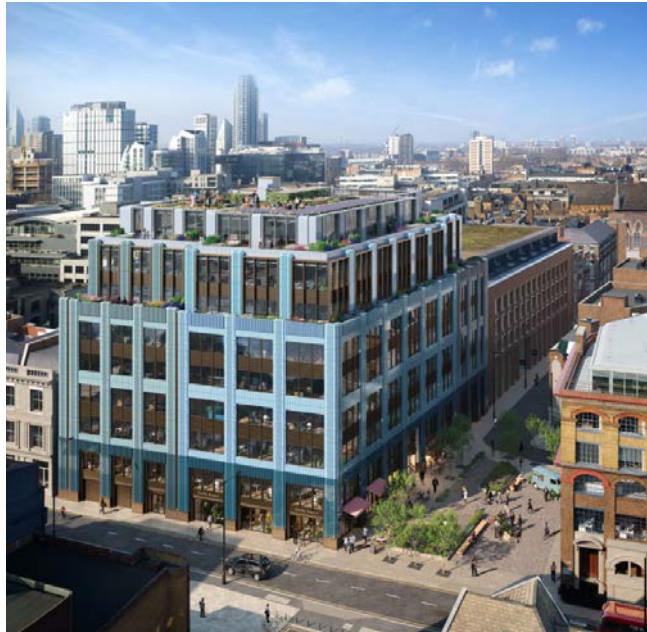


THE STAGE, SHOREDITCH

A significant mixed use development centred around the restoration of an old Shakespearean theatre, the Stage, developed by Vanke, Cain Hoy and Galliard, The Stage comprises two striking office buildings designed by award-winning architects Perkins + Will (The Hewett and The Bard) which will provide premium business accommodation with flexible floor plates ranging from 6,500 to 12,500 sq. ft, most of which has been pre-let to WeWork. There are also 412 private, residential apartments rising to 37 storeys.



6-8 LUKE STREET, SHOREDITCH, LONDON EC2



WORSHIP SQUARE

Around the corner from Luke Street on the junction of Worship Street and Clifton Street HB Reavis will be delivering Worship Square, a c.143,000 sq ft office-led redevelopment in Q1 2024. The MAKE Architects designed scheme will be focused on employee wellbeing, sustainability and digital connectivity and will be targeting BREEAM, WELL and WiredScore accreditations



1 EARL PLACE

Acquired in January 2022 by EDGE and Mitsui Fudosan the site at 1 Earl Place, which formally housed the London Stock Exchange will be redeveloped to provide a C.450,000 sq ft mixed-use but predominantly office led development. The partnership will deliver a new fully ESG-compliant building, boasting the highest levels of sustainability and wellbeing. Integrating smart technology, innovative design and the use of repurposed materials, the development will comply with the Paris Climate Agreement and pave the way for a new standard of buildings.

CONNECTIVITY

The property benefits from excellent transport infrastructure connections given its proximity to Shoreditch High Street station providing Overground services and Old Street Underground Station affording Northern Line and National Rail Services. Liverpool Street and Moorgate stations are both c.10minutes walk, providing access to the Central, Northern, Circle, District, Metropolitan, Hammersmith & City and, and now the Elizabeth Line.

The recent opening of the Elizabeth line at Liverpool and Moorgate stations has made it one of Britain's best connected transport hubs, providing a major interchange between the Elizabeth line and the London Underground as well as major National Rail connections to the east.

Nearby transport hubs are listed below:

Shoreditch High Street	7 mins
Old Street	7 mins
Liverpool Street	8 Mins
Moorgate	11mins

Travel times from Liverpool Street are scheduled to be as follows:

Reading	59 mins
Heathrow Airport	34 mins
Paddington	11 Mins
Bond Street	8 mins
Canary Wharf	8 mins
Stratford	8 mins
Tottenham Court Road	6 mins
Farringdon	3 mins
Whitechapel	3 mins





6-8 LUKE STREET, SHOREDITCH, LONDON EC2

DESCRIPTION

Built in the 1980's, 6-8 Luke Street is a purpose built office building of masonry construction under a flat roof arranged over lower ground, upper ground and a further three upper floors.

The office accommodation currently the following specification:

- Raised floors
- Excellent natural light
- One passenger lift
- Generous slab to slab heights of in excess of 3m
- Ceiling mounted heating and cooling
- Only 3 columns per floor
- Suspended ceilings with inset fluorescent lighting
- WC's on each floor

The existing office accommodation comprises the following areas:

Floor	Demise	NIA Area (Sq m)	NIA Area (Sq ft)
3	Office	216.1	2,326
2	Office	219.1	2,358
1	Office	218.0	2,346
Upper Ground	Office	184.4	1,986
Lower Ground	Office	183.6	1,977
TOTAL		1021.3	10,993

TENURE



The property is held freehold.

PROPOSED SCHEME



Planning consent has been granted in December 2022 (reference 2022/2441) for an Anomaly designed scheme focused on a comprehensive internal refurbishment of the existing office premises at 6-8 Luke Street, London including the following elements: -

- The **replacement of all existing windows**, curtain walling and door elements with new more energy efficient products.
- The creation and **opening up of the main entrance area** on Luke Street
- Creation of a staircase between the ground and lower ground floor levels to enhance natural light
- Enhance the exterior brick facade and existing brick wall features
- The installation of **new Mechanical and Electrical systems** throughout with a new better contained and managed plant area on the current flat roof.
- The **rejuvenation of the existing flat roof space** to provide a energy efficient photovoltaic panel array surrounded by a feature green roof/meadow.
- Revised internal layout of toilet cores, slab openings, new and extended staircase to roof to serve new roof items within the existing plant enclosure.
- Target **EPC B plus**
- Target **BREEAM 'Excellent'**

PROPOSED ACCOMMODATION

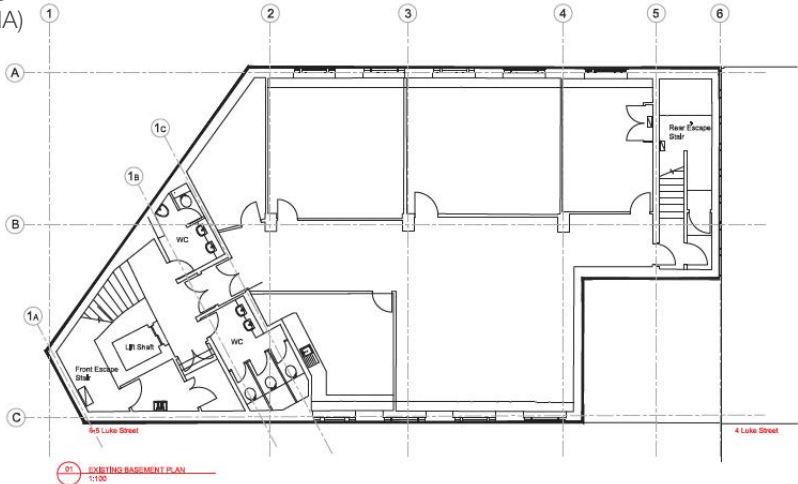
The proposed office accommodation comprises the following areas:

Floor	Demise	GIA Area (Sq m)	GIA Area (Sq ft)	NIA Area (Sq m)	NIA Area (Sq ft)
4	Office	48	517		
3	Office	282	3,035	226	2,433
2	Office	282	3,035	226	2,433
1	Office	282	3,035	226	2,433
Upper Ground	Office	283	3,046	195	2,099
Lower Ground	Office	280	3,035	156	1,679
TOTAL		1,457	15,703	1,029	11,077

EXISTING FLOOR PLANS

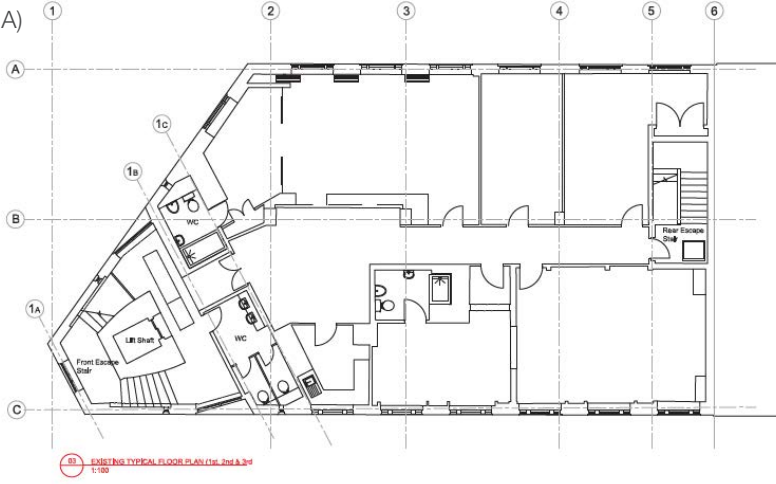
Basement

Retail/Storage
(1,679 sq ft NIA)



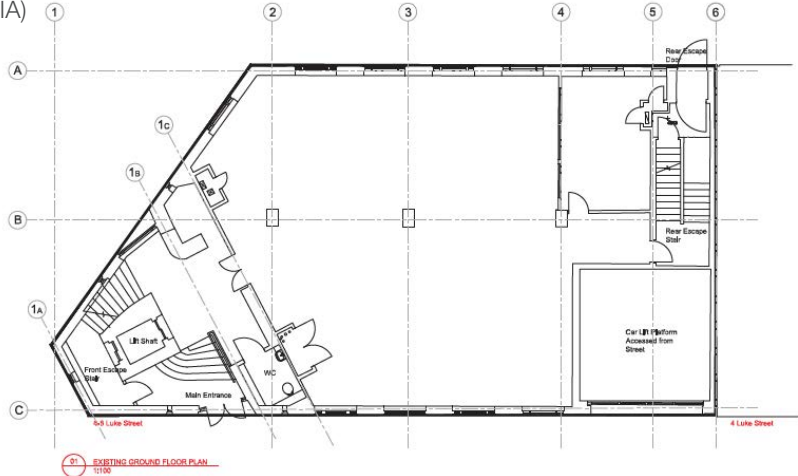
Ground Floor

Retail/Office/Café
(2,099 sq ft NIA)



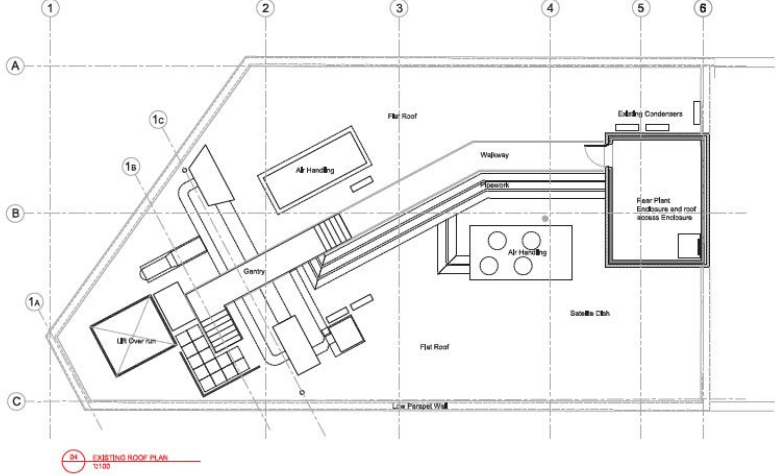
Typical Upper Floor

Office
(2,433 sq ft NIA)



Roof

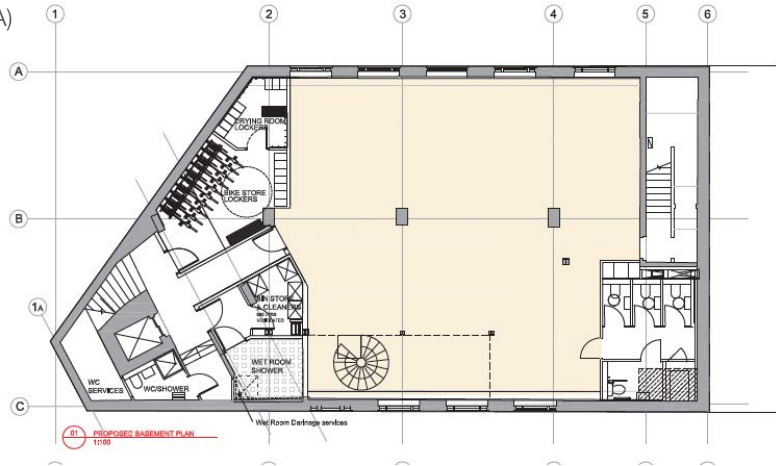
Office



PROPOSED FLOOR PLANS

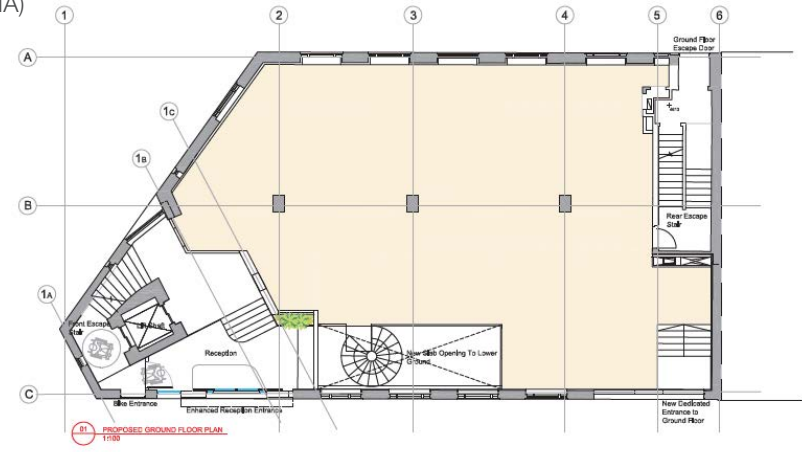
Basement

Storage/Office
(1,679 sq ft NIA)



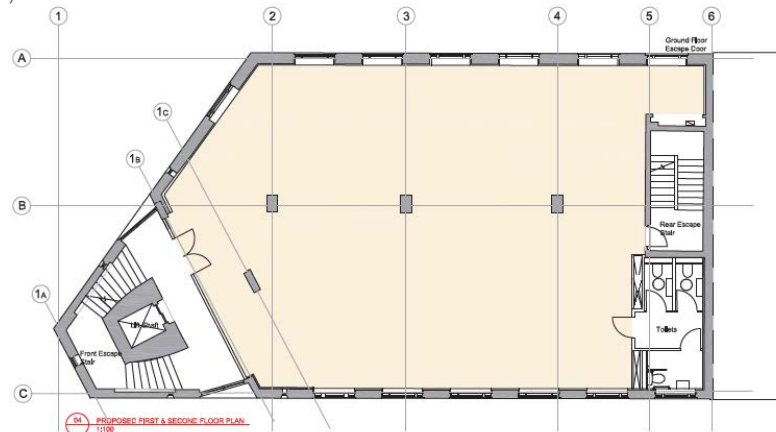
Ground Floor

Office
(2,099 sq ft NIA)



Typical Upper Floor

Office
(2,433 sq ft NIA)



Roof

Office
(517 sq ft GIA)

