

**2 Luke Street
London
EC2A 4NT**

**FOR SALE Freehold
Warehouse Style Office of**

Interest to owner occupiers

Price £3,750,000

Located on Luke Street a small turning joining Phipps Street and the A1202, within the heart of the 'Shoreditch Triangle'. Great Eastern Street is in close proximity with its bars and restaurants. Old Street Station is a short distance away with Liverpool Street, Moorgate and Shoreditch stations all within 5 minutes or so.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

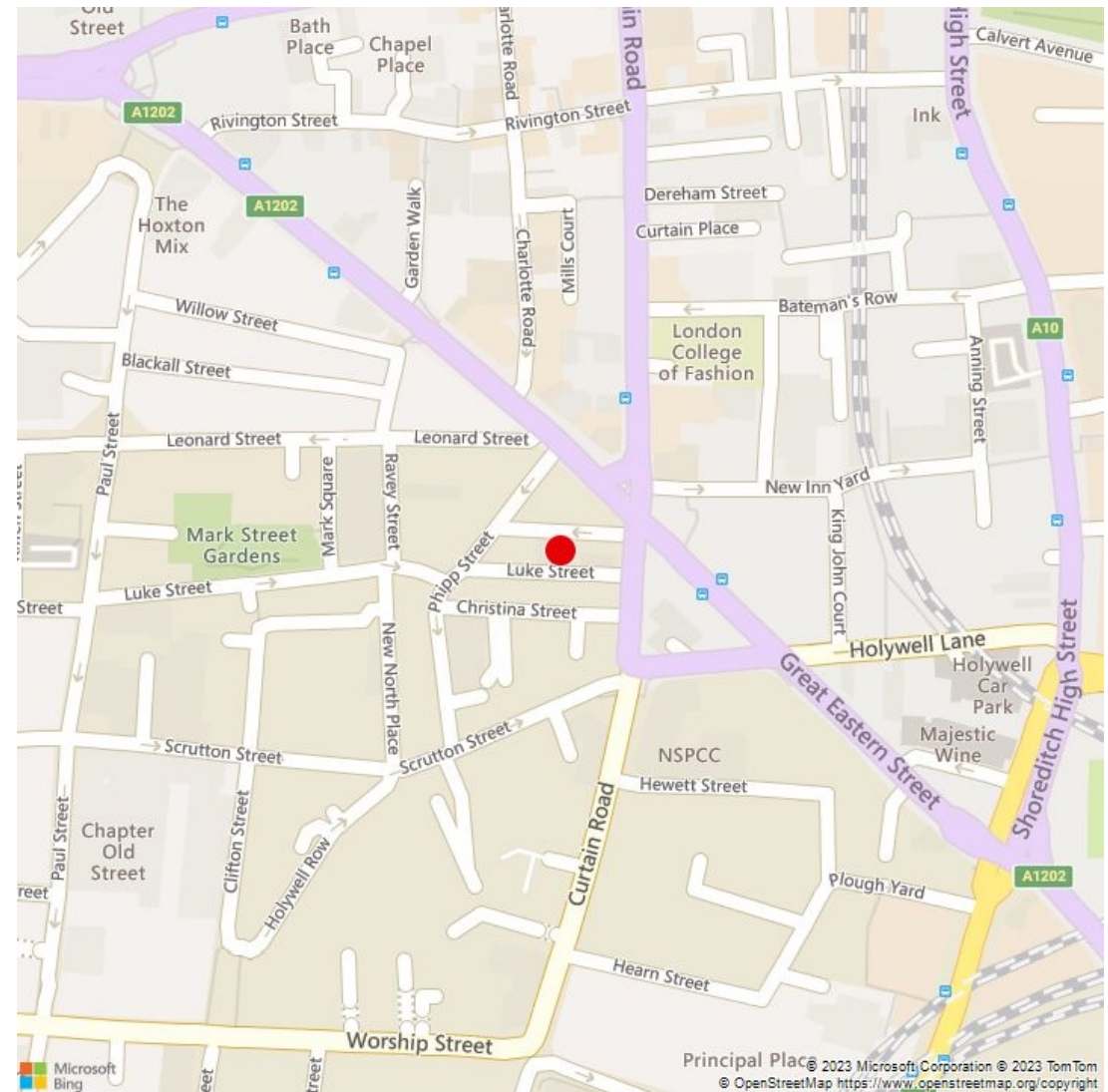
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Well presented period office building of more than 500 sq.m.
Set over 5 floors, ground floor entrance with door to the left entering into an open plan showroom, door onto separate office, w.c. Stairs up to further floors, each of a similar mainly open plan nature until one gets to the fifth floor which is occupied by the boardroom and large kitchen, both of which benefit from roof terraces with views.



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EPC

Energy Rating D - Valid until 2037



Tenure

Freehold

Legal Costs

Each side to bear their own legal fees.



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Rates

Rateable value - £150,000 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates



VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the purchase price. We recommend that the prospective buyers establish the VAT implications before entering into any agreement.

Viewing

Via the owners sole agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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