

The image features two large, intricate geometric line art designs. One is in the top-left corner, and the other is in the bottom-right corner. Both consist of numerous thin lines that curve and intersect to form a complex, multi-layered pattern resembling a stylized flower or a series of overlapping planes.

16 ST CLARE STREET

RIB

ROBERT IRVING BURNS



To Let

Fully DDA compliant, self-contained building.

The building comes with 1 parking space and benefits from a slick exterior.

Ideal HQ premises.

**Suitable for business Class E
(Offices, Medical, Clinical, Retail etc.)**

768 – 10,113 sq ft

Location

Positioned on the eastern fringe of the City of London, the property enjoys good proximity to Shoreditch, Spitalfields, and Whitechapel, collectively known as London's 'tech-belt'.

The area is amenity-rich with thriving creative hubs. The recent growth of London's creative and TMT sectors has seen Aldgate become a magnet for diverse businesses, from startups to high-profile corporates. Notable occupants include BT Group, Dell, Uber, and Aecom. This is testament to Aldgate's allure for those seeking a vibrant business environment.

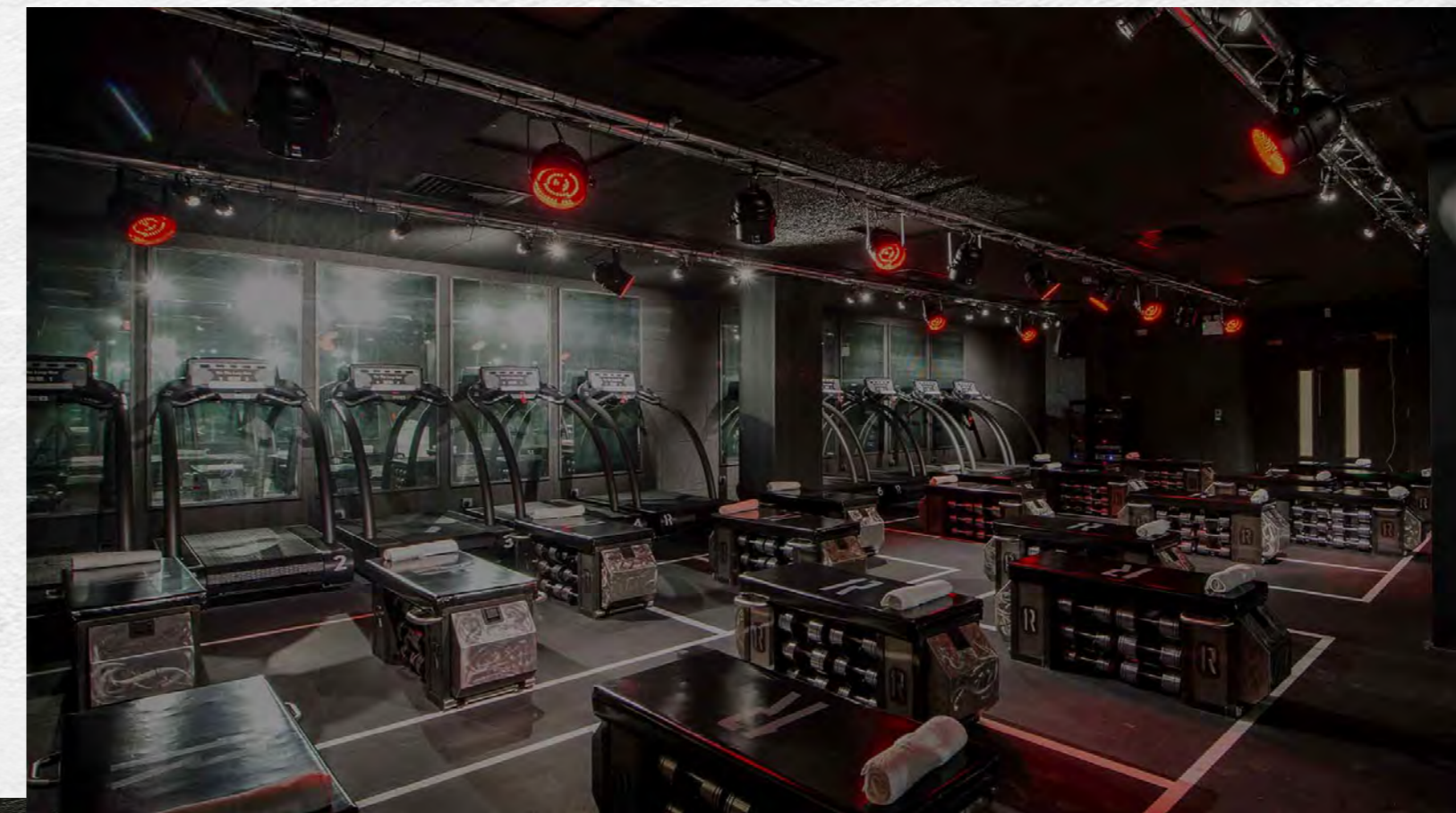
The property is nestled in the heart of Aldgate (just 200 meters from Aldgate station). Fenchurch Street (c2c), Liverpool Street (Crossrail, Overground, c2c), and Tower Hill (Circle, District line) stations are all within a 15 mins walk.



Andaz Hotel



Paradise Alley, Brick Lane



1 Rebel



Running Horse



Local Occupiers

Food and drink

- 1 Three Tuns Aldgate
- 2 The Alchemist
- 3 Aldgate Coffee House
- 4 Arts Bar and Café (Toynbee Studios)
- 5 Association Coffee
- 6 Black Sheep Coffee
- 7 Copita del Mercado
- 8 Craft Beer Co
- 9 The Lemn Street Tavern
- 10 Oi Hanoi
- 11 Ottolenghi
- 12 Savage Garden Rooftop Bar, Hilton
- 13 Shaman London Coffee
- 14 Som Saa
- 15 Steam & Rye
- 16 BrewDog

Leisure

- 1 1 Rebel
- 2 Aldgate Square public realm
- 3 Anytime Fitness
- 4 David Lloyd Studios
- 5 Whitechapel Art Gallery
- 6 Virgin Active
- 7 Wiltons Music Hall

Hotels

- 1 Andaz Hotel
- 2 Apex Hotel
- 3 Dorsett Hotel
- 4 Double Tree Hilton
- 5 Four Seasons
- 6 Grange Tower Bridge
- 7 Motel One
- 8 Qbic

Retail

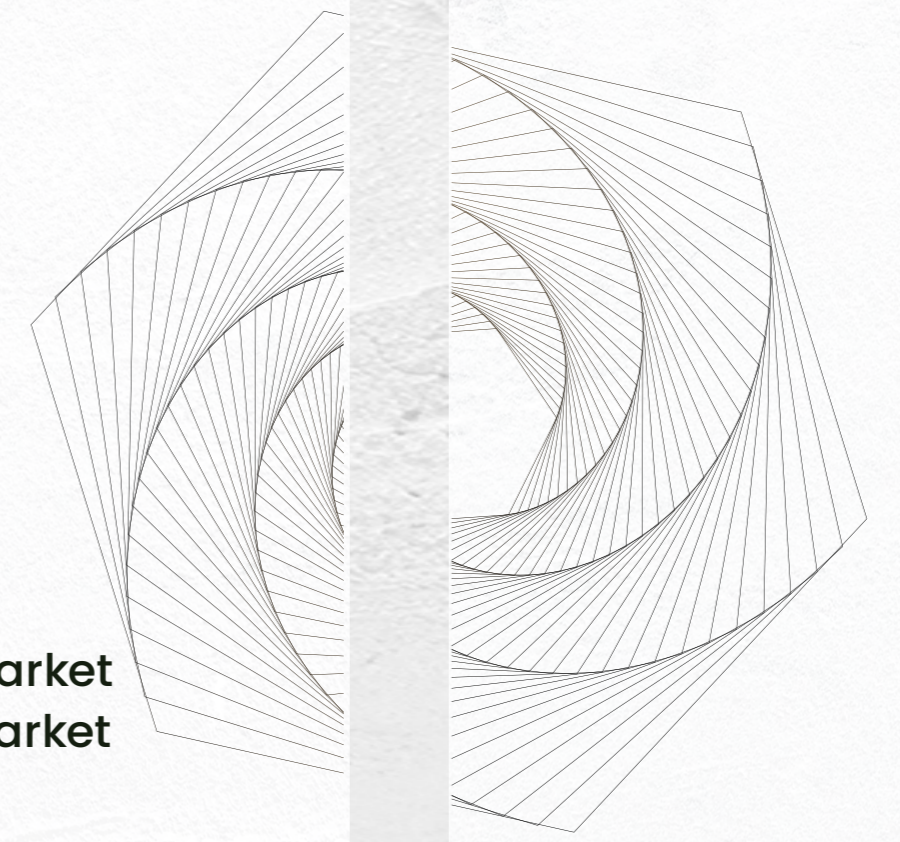
- 1 Bell Foundry
- 2 Spitalfields Market
- 3 Leadenhall Market

Journey Times

<p>O3 ALDGATE </p>	<p>O4 ALDGATE EAST </p>
<p>O5 TOWER GATEWAY </p>	<p>O6 FENCHURCH ST </p>
<p>10 LIVERPOOL ST </p>	<p>15 WHITECHAPEL </p>

Lines

- Central
- Circle
- District
- Elizabeth
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern



Description

16 St Clare Street showcases a building with a sleek and efficient layout. It is a building refurbished by Ben Adams Architects who focused on creating bright and creative workspaces.


The efficient floorplates are flooded with natural daylight from three elevations breathing life into the building. The exposed services throughout add a touch of contemporary and industrial feel. Entry to the building is through an impressive reception area that accommodates a DDA platform lift servicing all floors and a WC designed for disabled access.

Each office suite, averaging around 1,950 sq ft (181.15 sq m), benefits from demised WCs within, ensuring convenience for occupants. New communal shower facilities at the basement level cater to the modern professional lifestyle. The property also has the added benefit of secure cycle storage (it can also be used as a car parking space).



Specifications

 Excellent Natural Daylight

 Three Elevations

 Mitsubishi VRF air conditioning

 Contemporary exposed services

 Eight-person passenger lift

 Kitchenettes

 Showers

 WCs

 Secure cycle storage

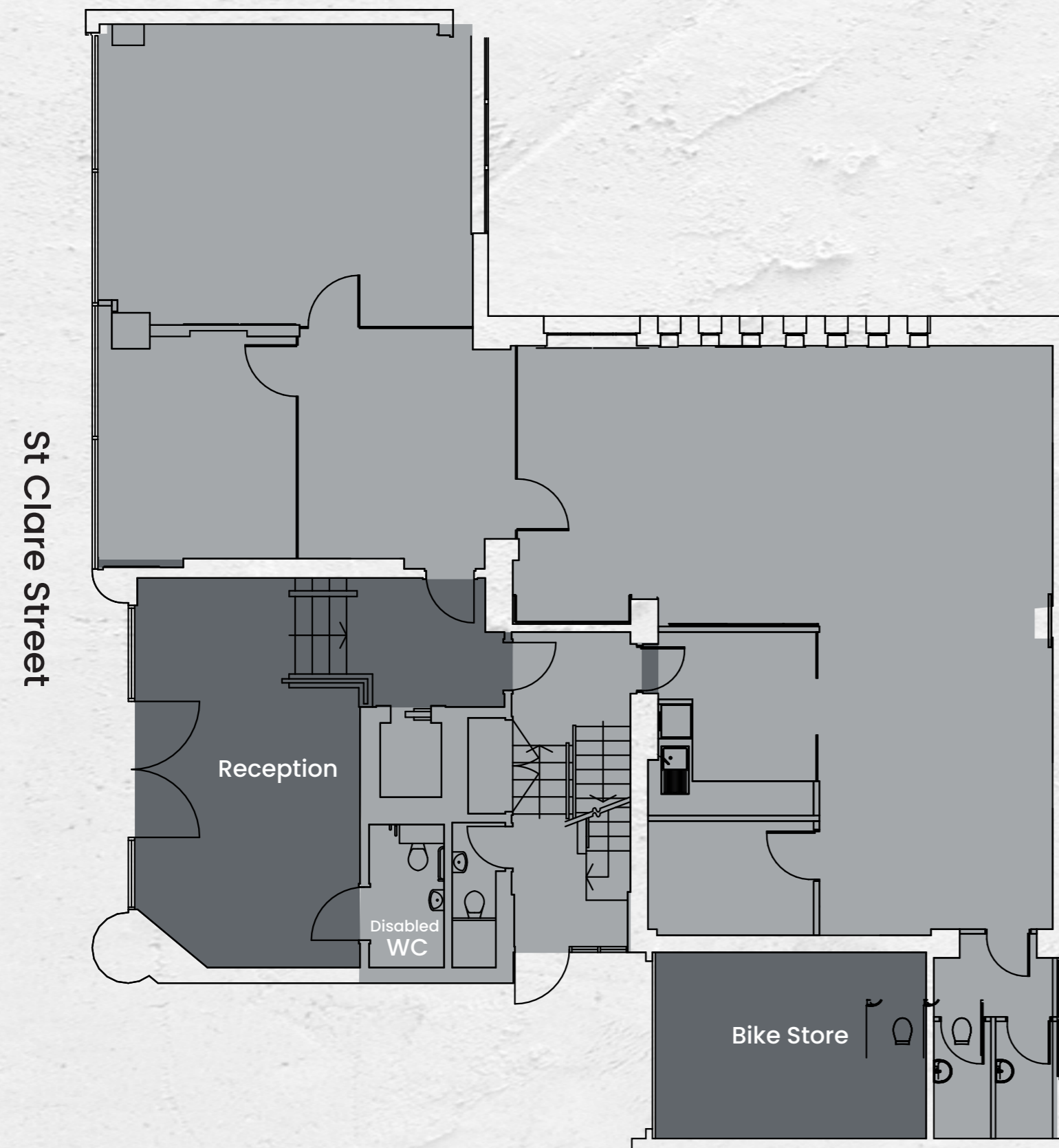
 Parking space



Floor Plans

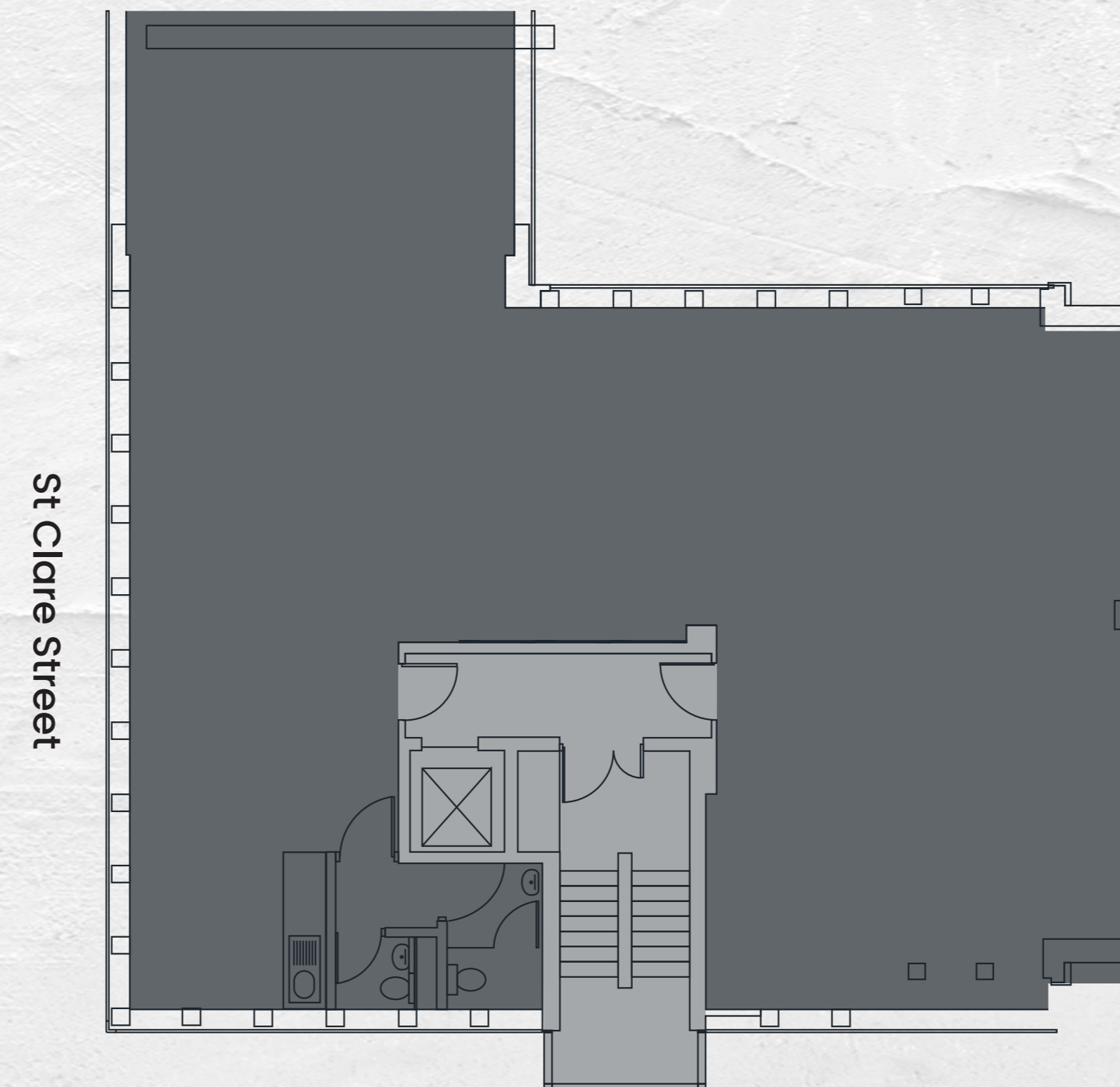
Scaled floor plans upon request.

Ground Floor
1,534 sq ft / 142.51 sq m



Not to scale.

Typical Upper Floor
1,950 sq ft / 181.15 sq m





1st Floor



3rd Floor



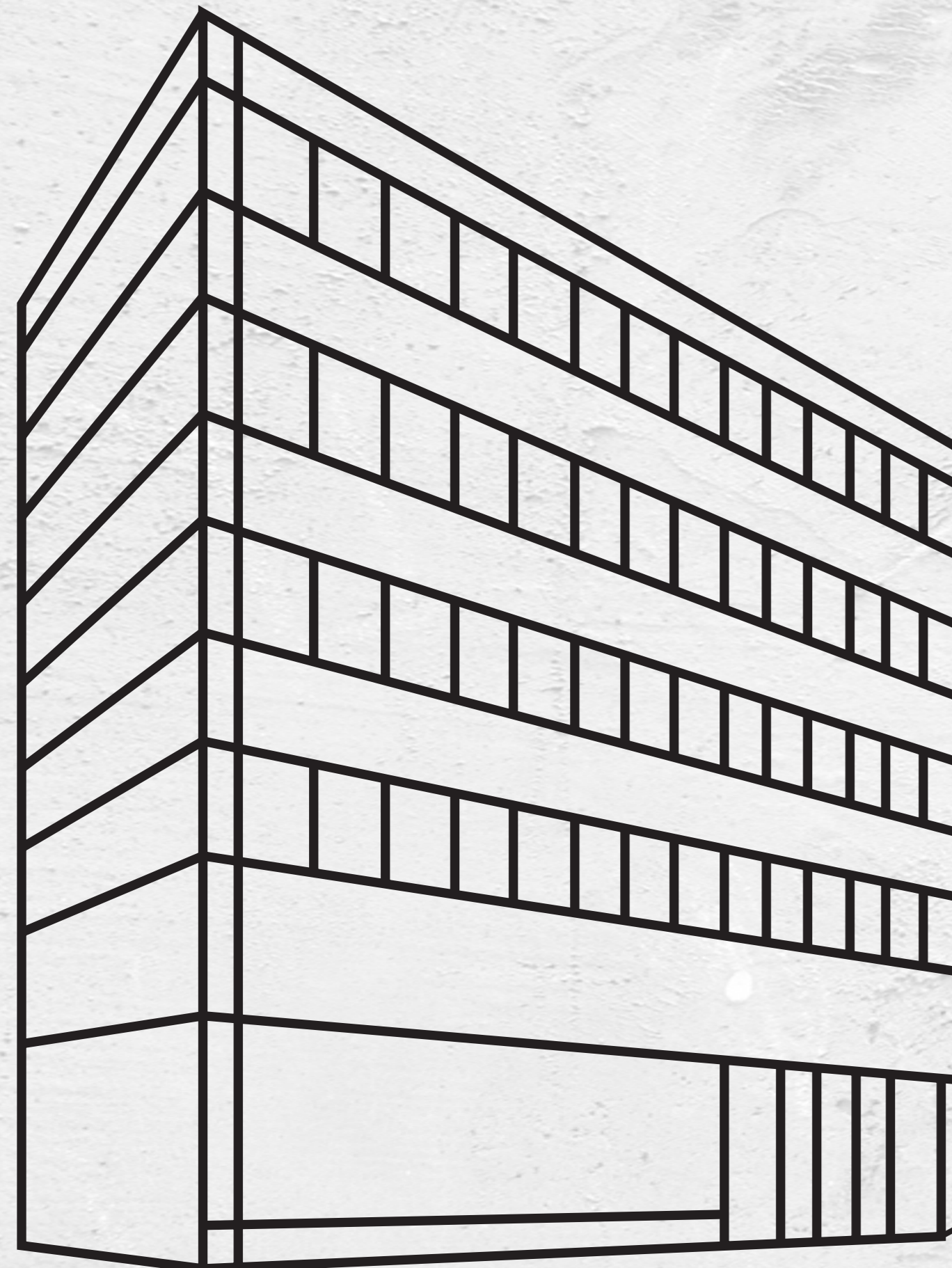
2nd Floor



4rd Floor

CGI FOR INDICATIVE PURPOSES ONLY

Financials



Floor	Size (sq.ft)	Rent (p.a)	Estimated Rates Payable	Service Charge (p.a)	Estimated Occupancy Cost (p.a)
Whole Building	10,113	£567,932	£146,973	None**	£779,505
4th	1,950	£104,325	£29,696	£ 13,553	£147,574
3rd	1,950	£108,225	£30,208	£ 13, 553	£151,986
2nd	1,954	£112,355	£30,464	£ 13,581	£156,400
1st	1,957	£116,442	£30,208	£ 13, 672	£160,322
*Ground CAT A+	1,534	£103,545	£23,703	£ 10,378	£137,626
Basement	768	£23,040	£2,695	£0.00	£25,735

*Please note the Ground Floor is to come fully fitted and furnished in CAT A+ condition.

** Please note that no service charge is due for occupiers who take the whole building.

Lease

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

Possession

Upon completion of legal formalities.

EPC

Available on request.

Legal Costs

Each party is to be responsible for their own legal costs.

Floor Plans

Scaled floor plans available on request.

VAT

TBC

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

December 2023.

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