



# 16 ST CLARE STREET



RIB

ROBERT IRVING BURNS



Fully Furnished First Floor



# 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 Class E  
(Offices, Medical, Clinical, Retail etc.)

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**Individual Floor Plates Available**

**1,534 – 9,345 sq ft**

**Fully Furnished First Floor Available**

# Locations

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.

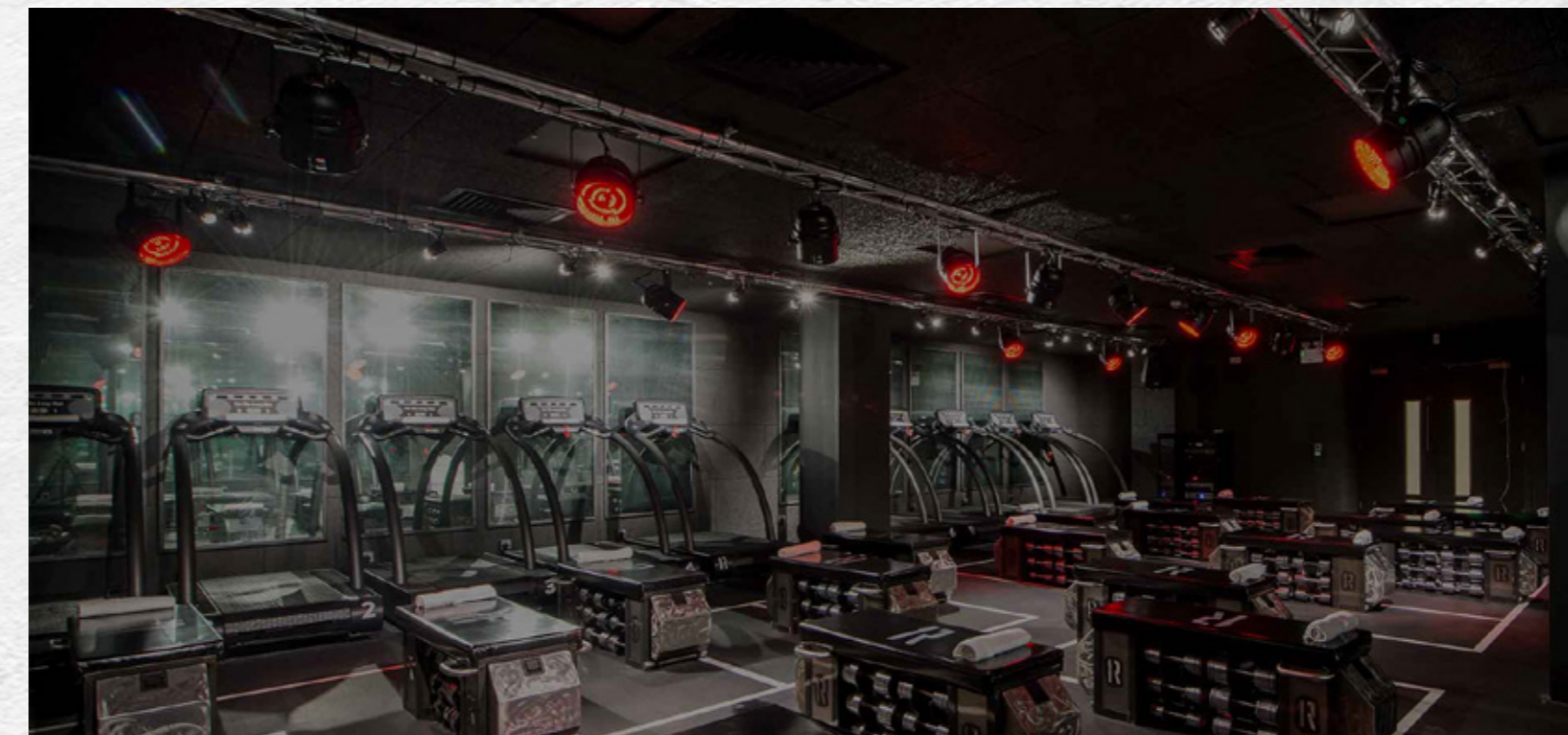
The property is nestled in the heart of Aldgate (just 200 meters from Aldgate station). Fenchurch Street (c2c), Liverpool Street (Crossrail, Overground, c2c), and Tower Hill (Circle, District line) stations are all within a 15 mins walk.



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 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

- |                         |                          |
|-------------------------|--------------------------|
| O3<br>ALDGATE<br>       | O4<br>ALDGATE EAST<br>   |
| O5<br>TOWER GATEWAY<br> | O6<br>FENCHURCH ST<br>   |
| 10<br>LIVERPOOL ST<br>  | 15<br>WHITECHAPEL ST<br> |

## 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).

**The second floor is delivered CAT A+, fully furnished and ready for tenant occupation.**













# Specifications

## Fully Furnished provisions ( First Floor )

-  Cabled desking for 20 people
-  High stall informal meeting for 6 people
-  Fully furnished 6 person boardroom
-  Private fitted office
-  Corner sofa and coffee table
-  Shelving divider
-  Glass partitioned and fitted kitchen / Break area

## Building Specifications

-  Kitchenettes
-  Showers
-  WCs
-  Secure cycle storage
-  Parking space
-  Excellent Natural Daylight
-  Three Elevations
-  Mitsubishi VRF air conditioning
-  Contemporary exposed services
-  Eight-person passenger lift



# Financials



Floor	Size (sq.ft)	Rent (p.a)	Estimated Rates Payable	Service Charge (p.a)	Estimated Occupancy Cost (p.a)
Whole Building	9,345	£350,438	£154,405	£59,936	£564,779
4th	1,950	£73,125	£32,190	£12,553	£117,868
3rd	1,950	£73,125	£32,745	£12,553	£118,423
2nd	1,954	£73,275	£33,023	£12,578	£118,876
1st CAT A+	1,957	£73,388	£32,745	£12,662	£118,795
Ground	1,534	£57,525	£23,703	£9,590	£90,818

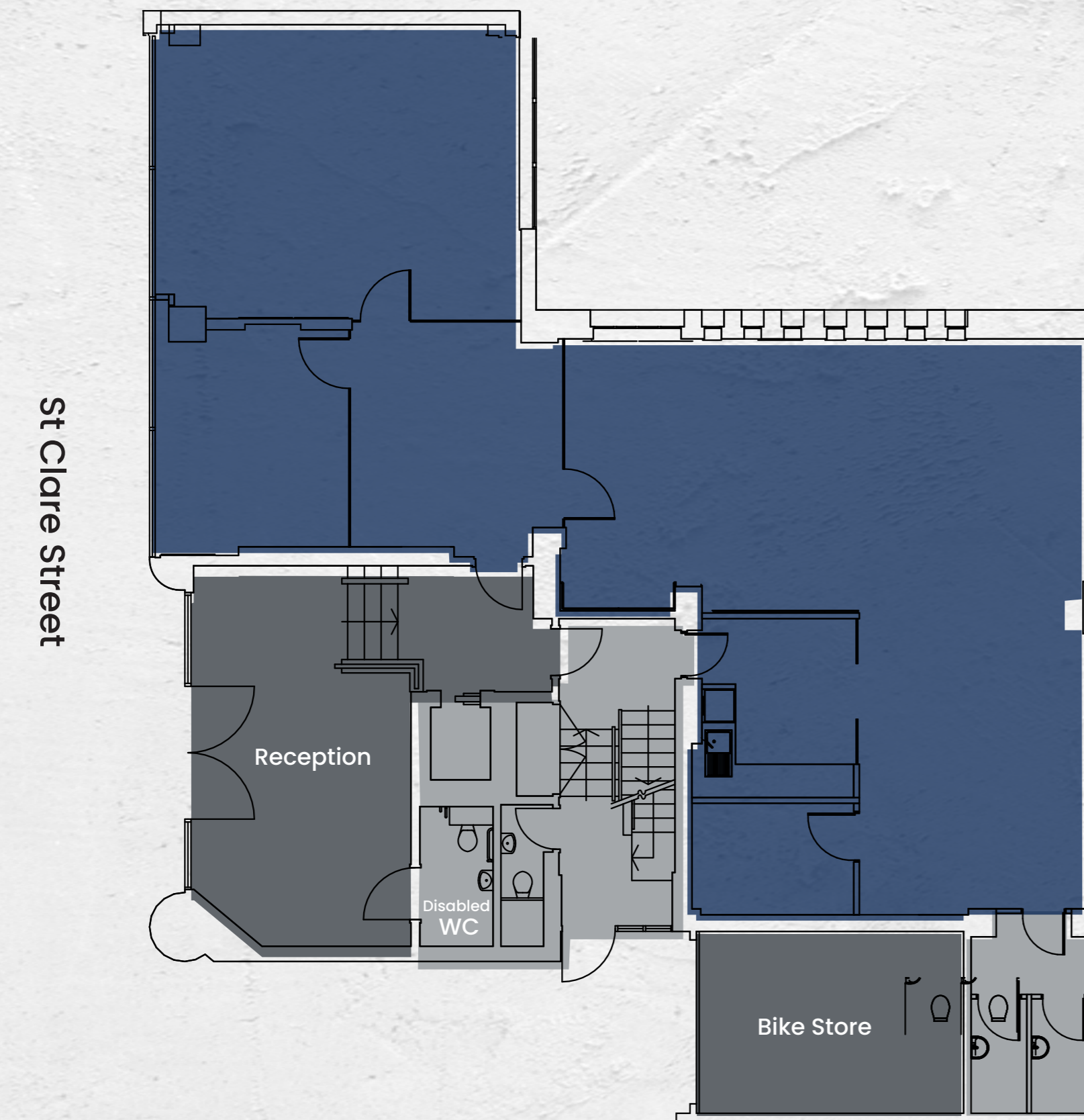
\*Please note the 1st Floor is fully fitted and furnished in CAT A+ condition.

# Floor plans

Scaled floor plans upon request.

## Ground Floor

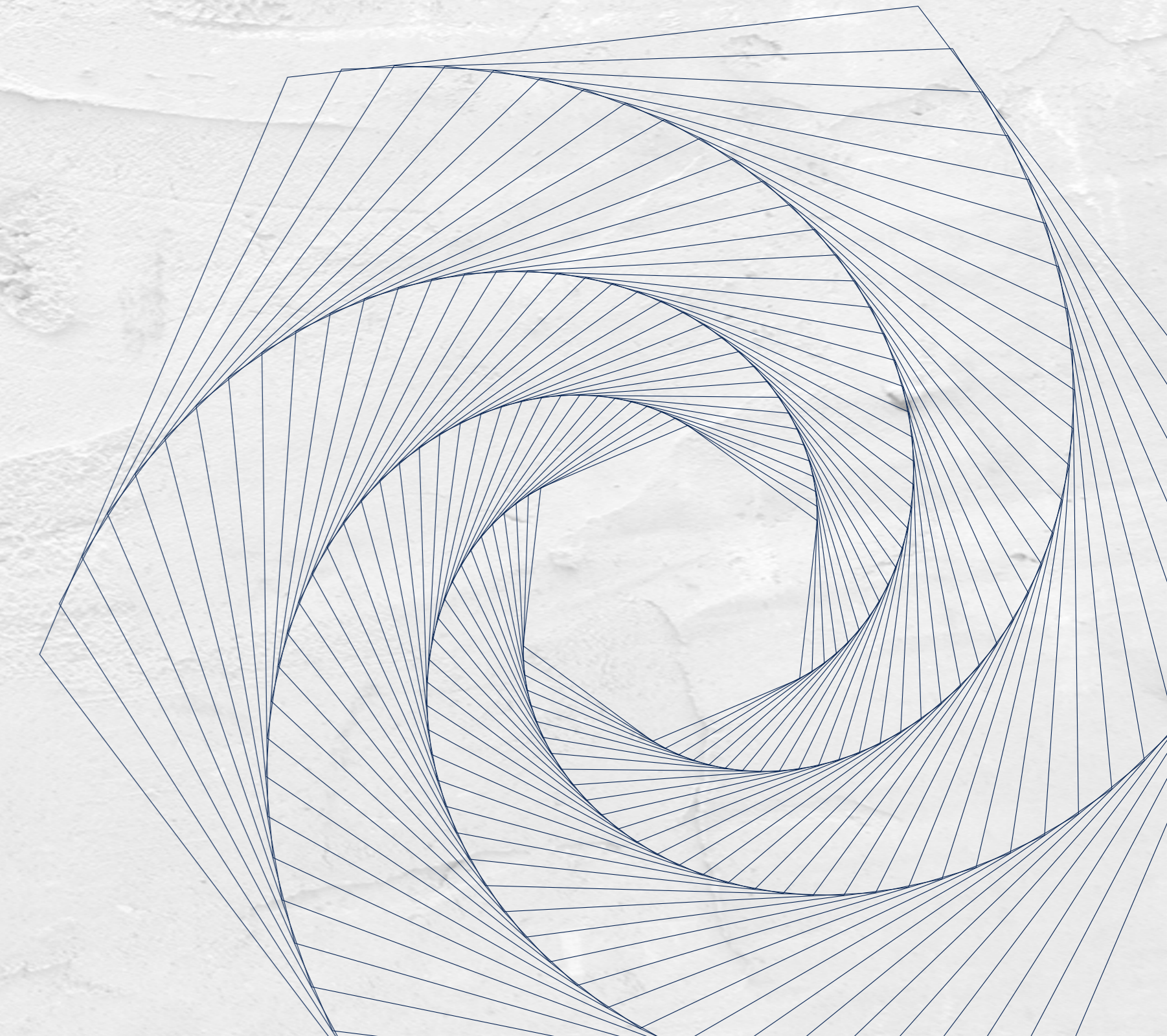
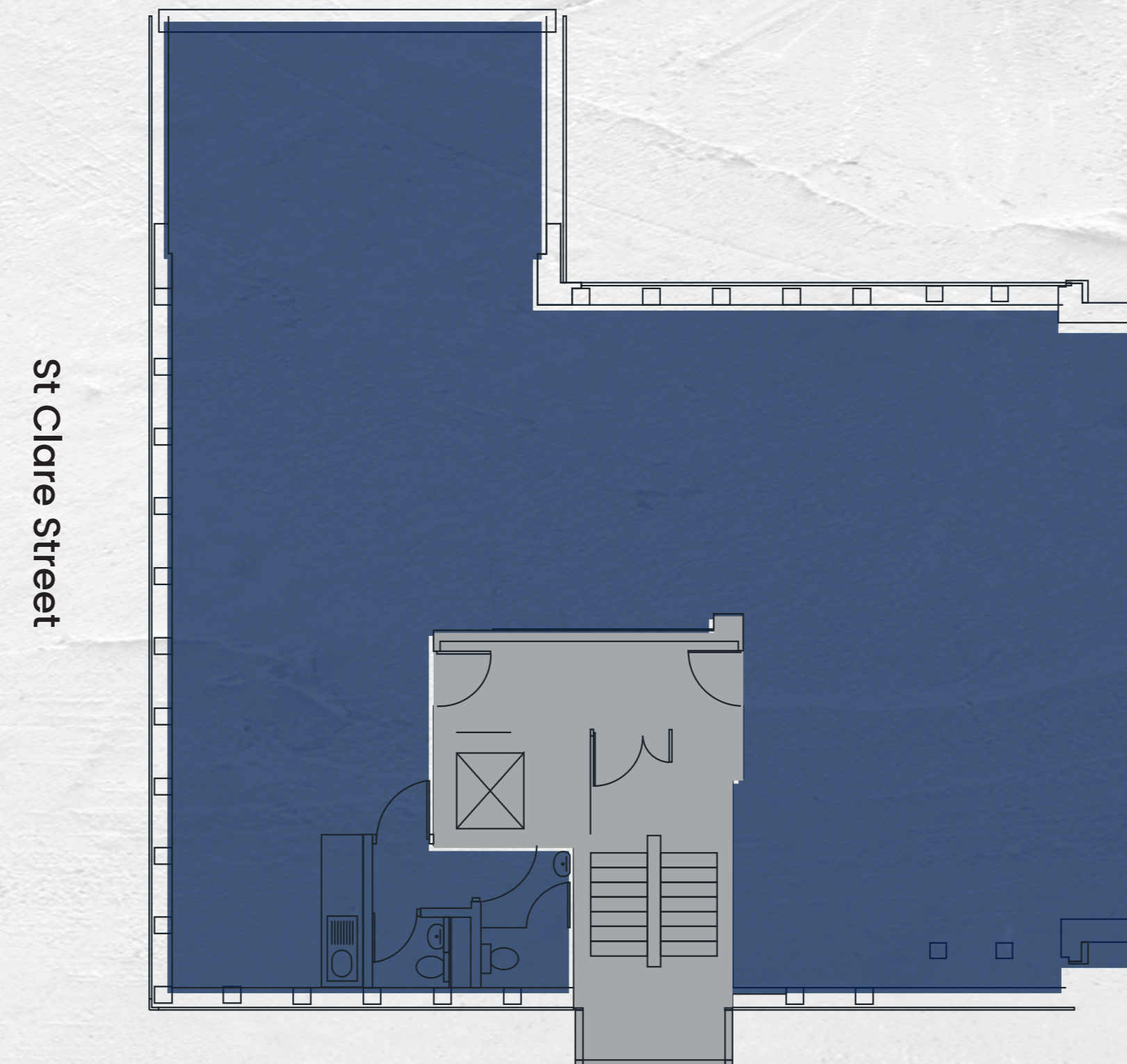
1,534 sq ft / 142.51 sq m

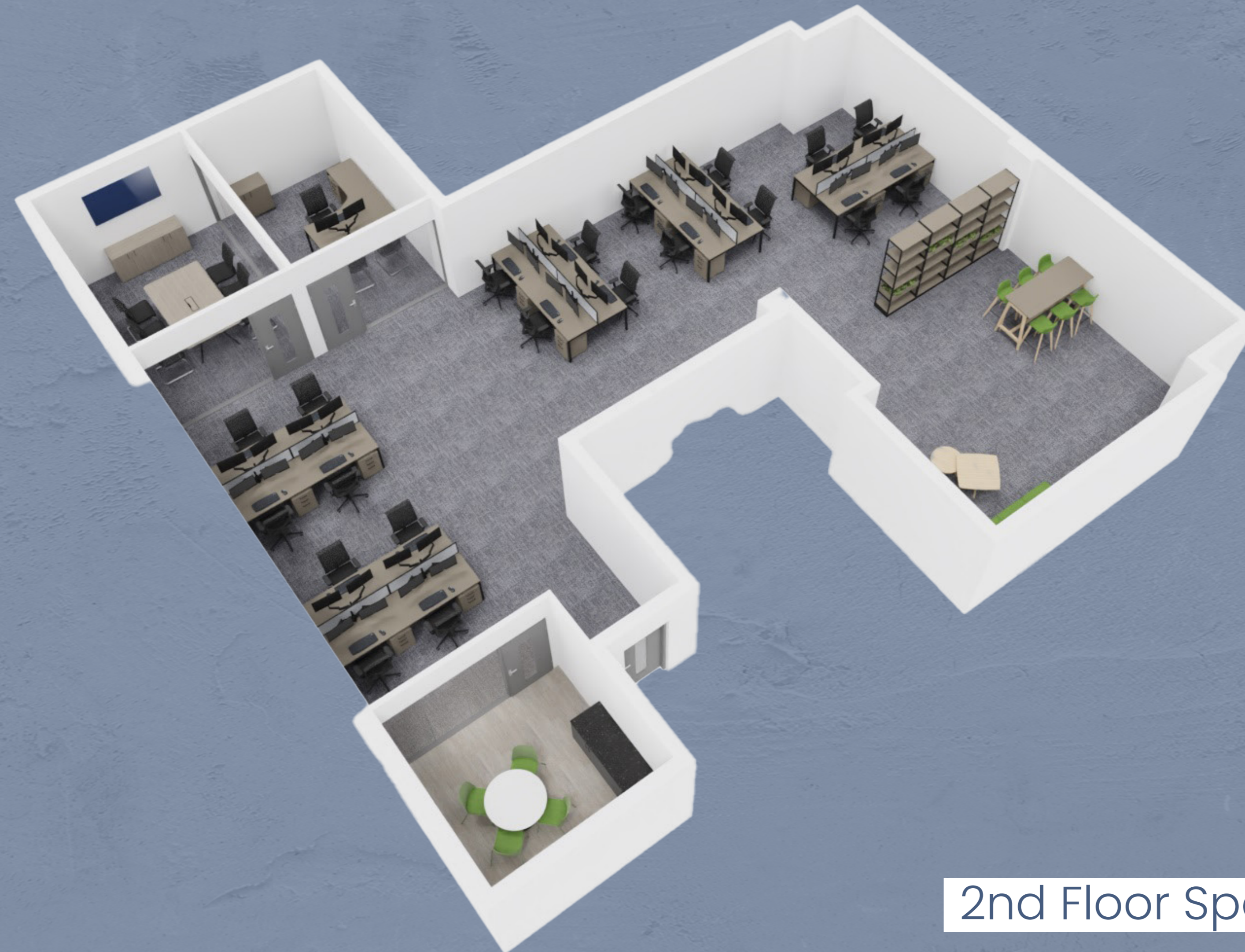
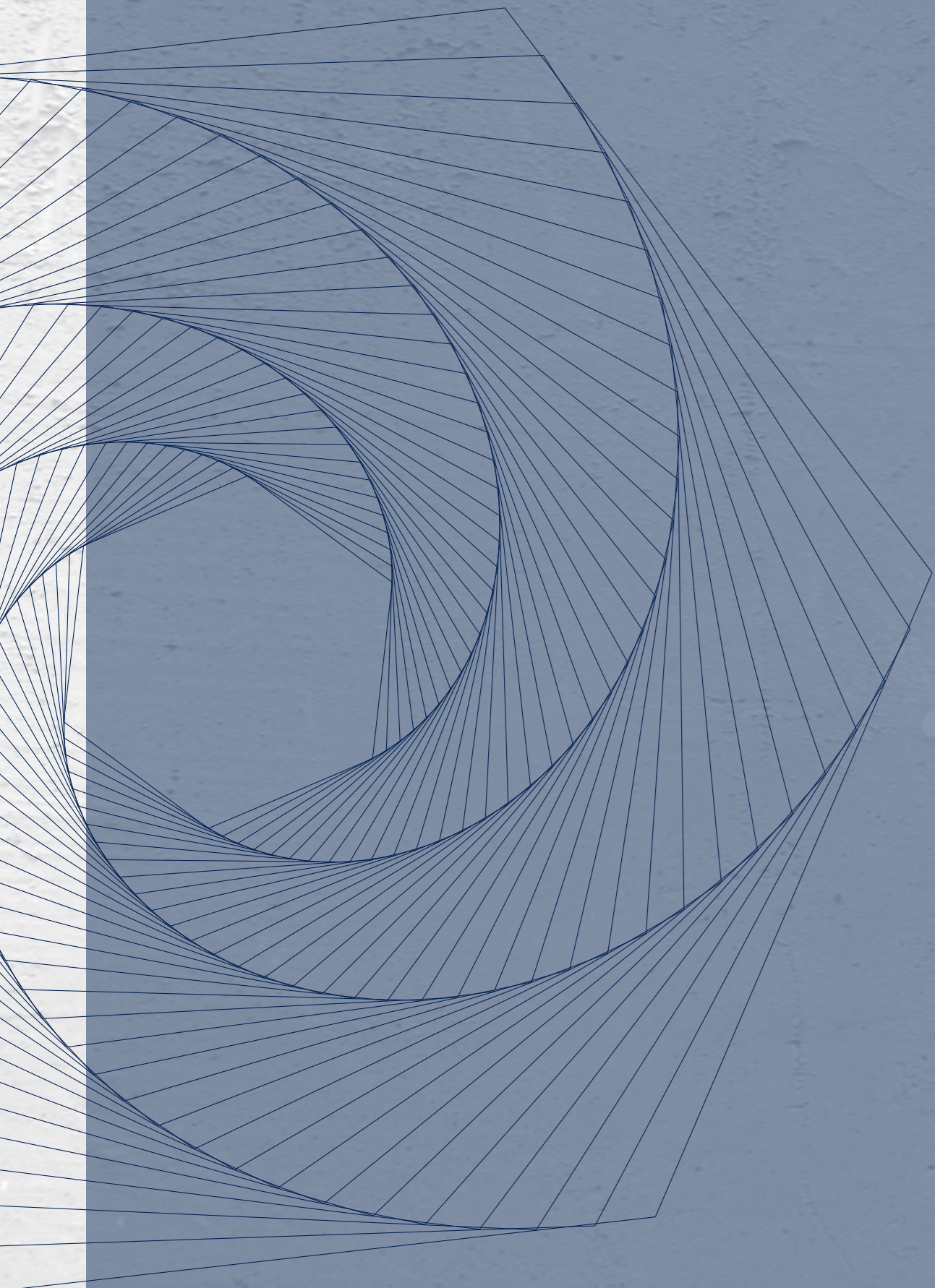


Not to scale.

## Typical Upper Floor

1,950 sq ft / 181.15 sq m





2nd Floor Space Plan

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.

POSSESION

Available from September 2024.  
Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

FLOOR PLANS

Scaled floor plans available on request.

VAT

Not elected for VAT.

Anti-Money Laundering  
In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

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.  
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