

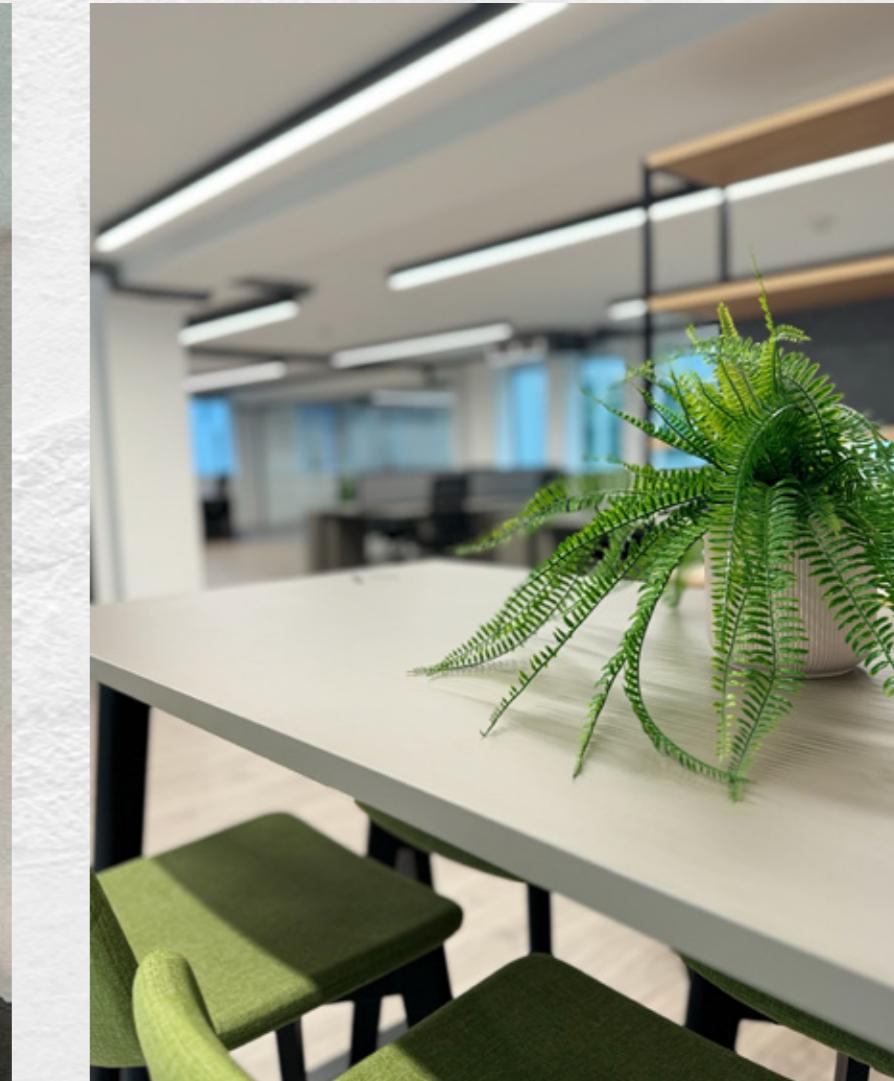


16 ST CLARE STREET

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.)

Fully Furnished First Floor 1,957 SQ.FT

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.

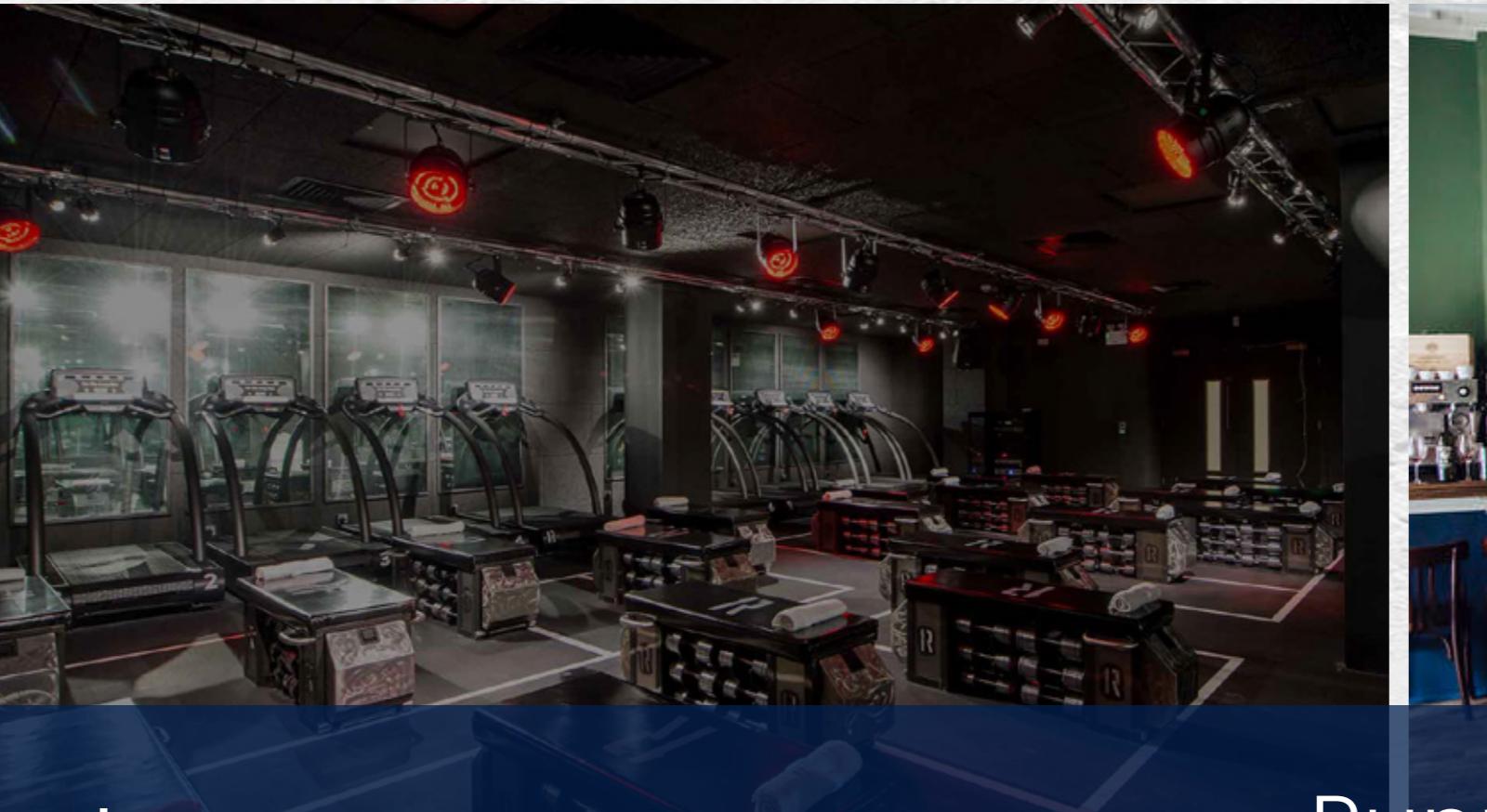
The property is nestled in the heart of Aldgate (just 200 meters from Aldgate station). Fenchurch Street (c2c), Liverpool Street (Crossrail, Overground, c2c), and Tower Hill (Circle, District line) stations are all within a 15 mins walk.



Andaz Hotel



Paradise Alley, Brick Lane



1 Rebel



Running Horse



Description

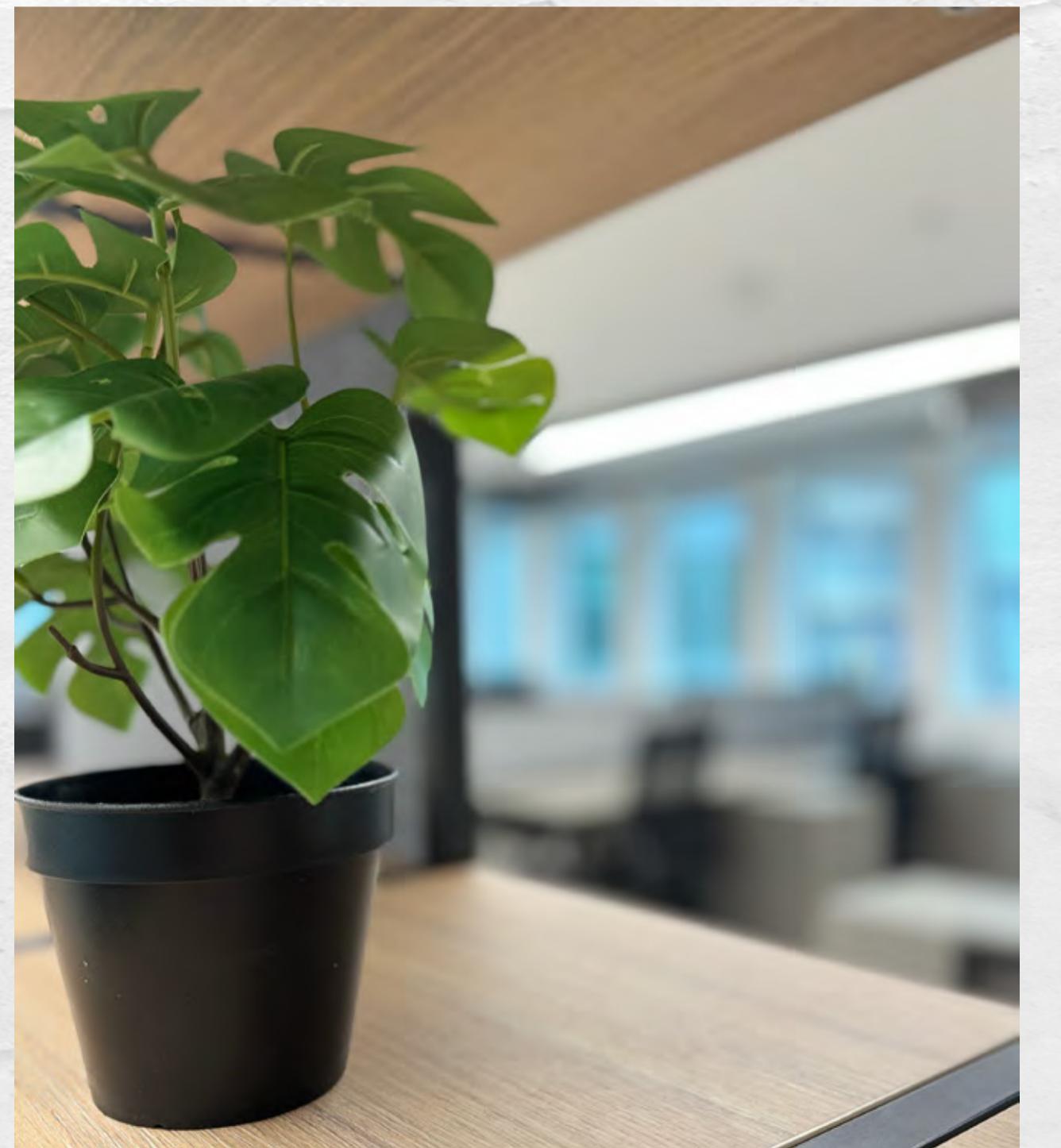
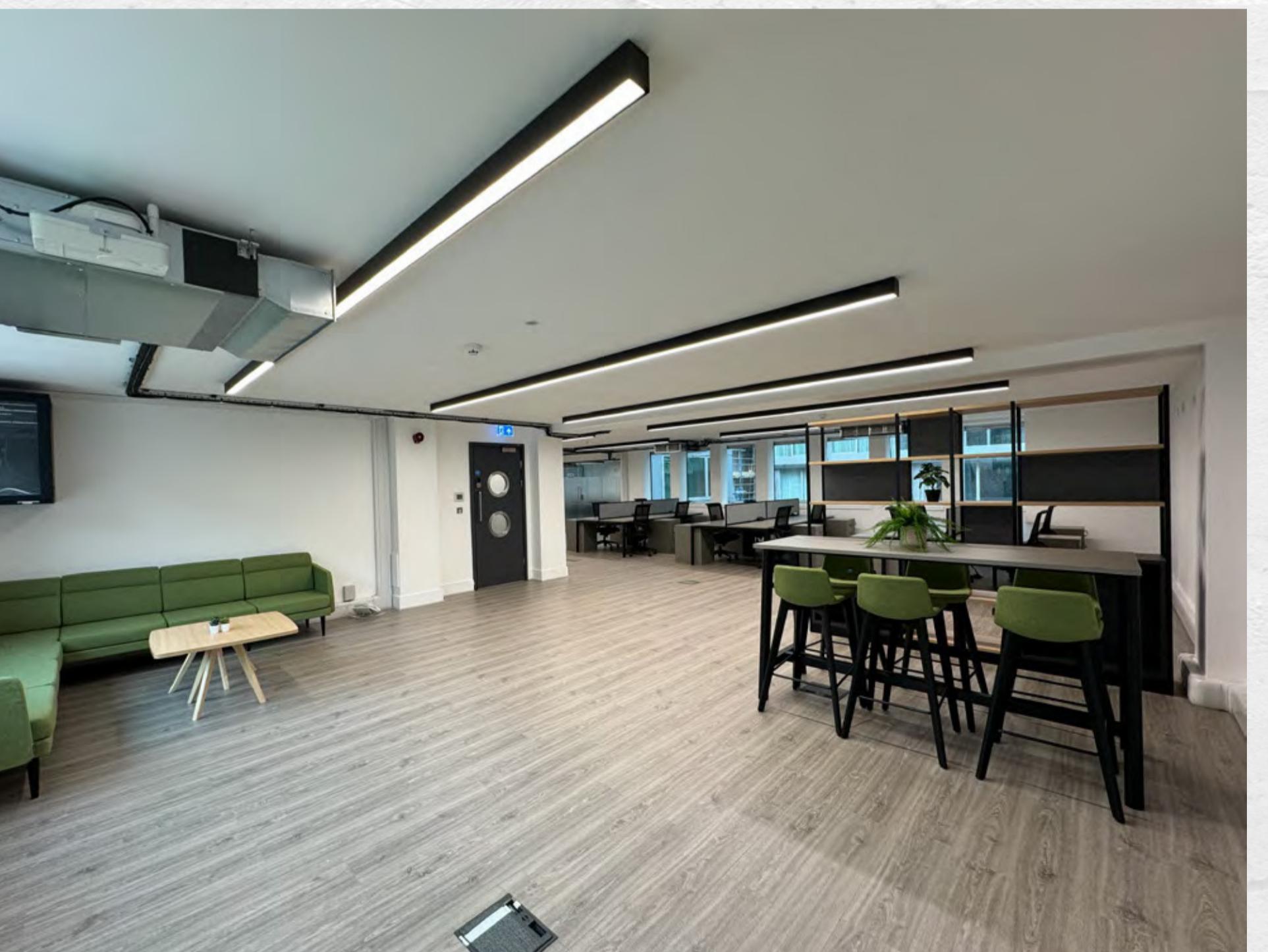
16 St Clare Street showcases a building with a sleek and efficient layout.

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 first floor is delivered CAT A+, fully furnished and ready for tenant occupation.



Specifications

Fully Furnished provisions (First Floor)

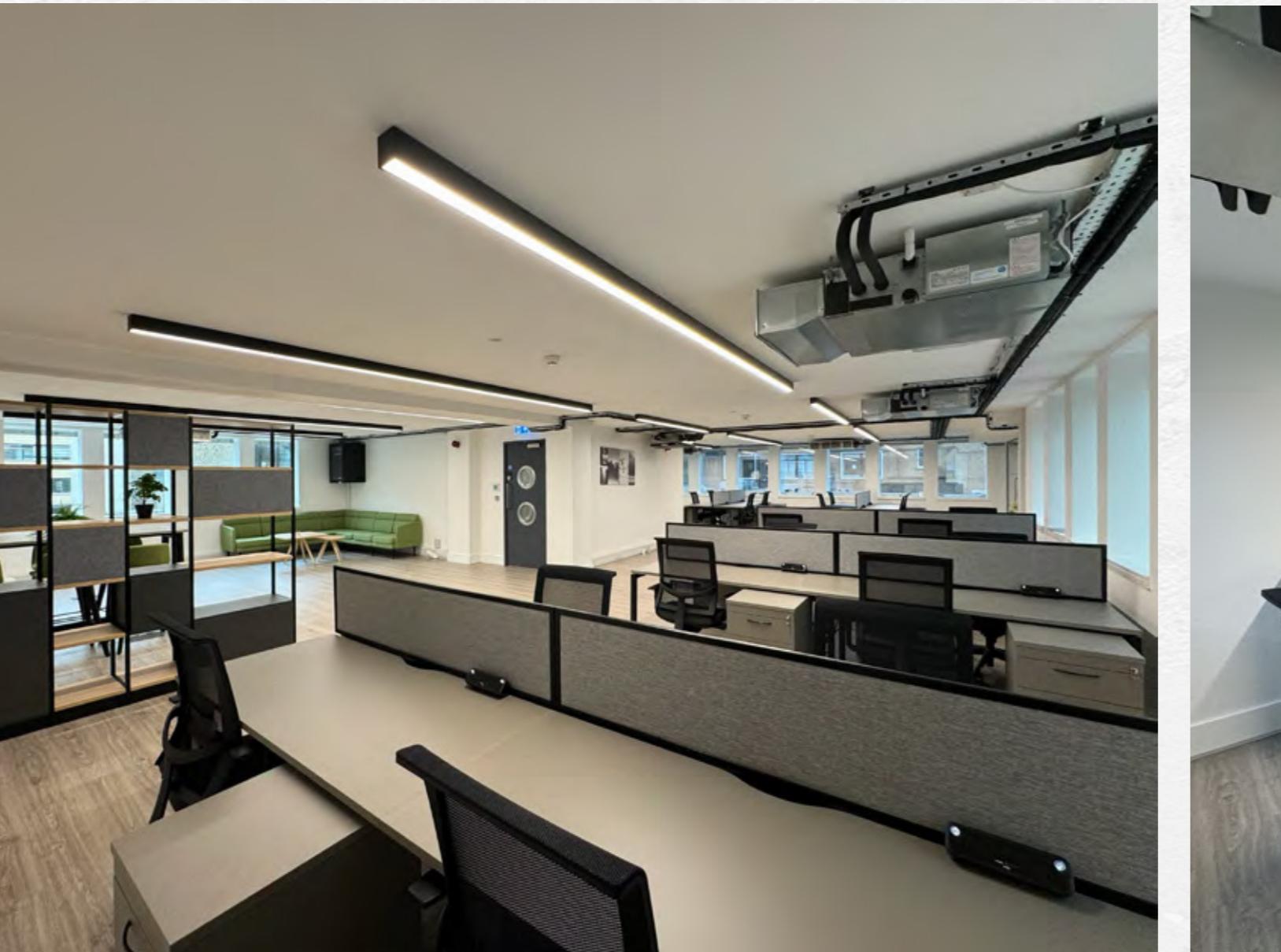
- 🕒 Cabled desking for 20 people
- 🔹 High stall informal meeting for 6 people
- 🔹 Fully furnished 6 person boardroom

🕒 Private fitted office

🛋️ Corner sofa and coffee table

🗄️ Shelving divider

🕒 Glass partitioned and fitted kitchen /
Break area



Financials

Size (sq.ft)	Rent (p.a)	Estimated Rates Payable	Service Charge (p.a)	Estimated Occupancy Cost (p.a)
1,957	£73,388	£32,745	£12,662	£118,795



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

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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The logo for Robert Irving Burns (RIB) consists of the letters 'RIB' in a bold, blue, sans-serif font. The 'I' is stylized with a vertical bar and a diagonal cross, while the 'R' and 'B' are simple vertical and horizontal strokes respectively.

ROBERT IRVING BURNS