

TO LET**FULLY DDA COMPLIANT, SELF-CONTAINED BUILDING. IDEAL HQ PREMISES****16 ST. CLARE STREET, LONDON EC3N 1LQ****BASEMENT FLOOR 768 SQ.FT.****LOCATION ([GOOGLE MAPS LINK](#))**

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.

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DESCRIPTION

The premises features an open-plan layout with ample ceiling height and convenient access to communal shower facilities. The unit is accessible via an internal stairwell and presented in a 'white box' condition, offering occupants a blank canvas to customise to their preferences.

LEASE

A new lease direct with the landlord outside the Landlord & Tenant Act 1954 for a term until December 2026 with rolling 6 monthly breaks thereafter.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available upon request.

FLOOR PLANS

Available upon request.

FINANCIALS

Floor	Basement
Size (sq. ft.)	768
Quoting Rent (p.a.) excl.	£15,360
Estimated Rates Payable (p.a.)	£2,695
Service Charge (p.a.)	None
Estimated Occupancy Cost (p. a.)	£18,055

AMENITIES

- Strip Lightins
- Wall-mounted radiators
- Open-plan layout
- Spacious ceiling heights
- 'White box' condition

VIEWINGS:

Strictly through Robert Irving Burns. For more information please contact:

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In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquiries.