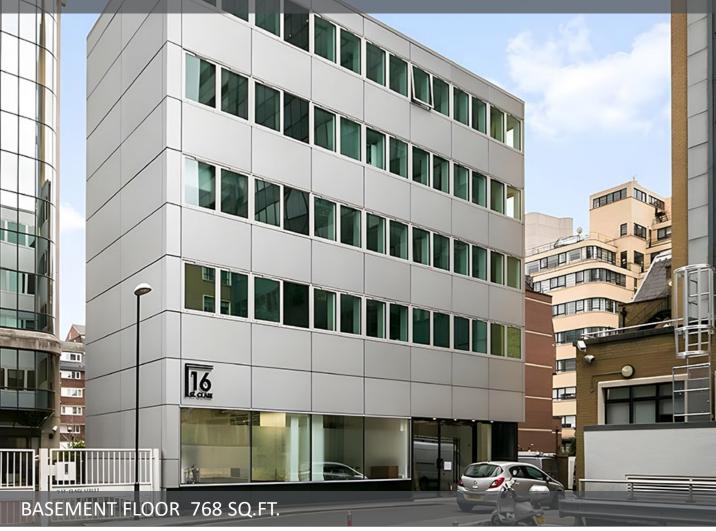


TO LET FULLY DDA COMPLIANT, SELF-CONTAINED BUILDING. IDEAL HQ PREMISES 16 ST. CLARE STREET, LONDON EC3N 1LQ



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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19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: info@rib.co.uk



COMMERCIAL LEASING



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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

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

Floor	Basement	VIEWINGS: Strictly through Robert Irving Burns. For more information please
Size (sq. ft.)	768	contact:
Quoting Rent (p.a.) excl.	£15,360	Ben Kushner Tel: 020 7927 0637 Email: <u>ben.k@rib.co.uk</u>
Estimated Rates Payable (p.a.)	£2,695	Thomas D'arcy
Service Charge (p.a.)	None	Tel: 020 7927 0648 Email: <u>thomas@rib.co.uk</u>
Estimated Occupancy Cost (p. a.)	£18,055	Michael Georgiou Tel: 020 7927 0743 Email: <u>michael.g@rib.co.uk</u>

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 enquires.

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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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