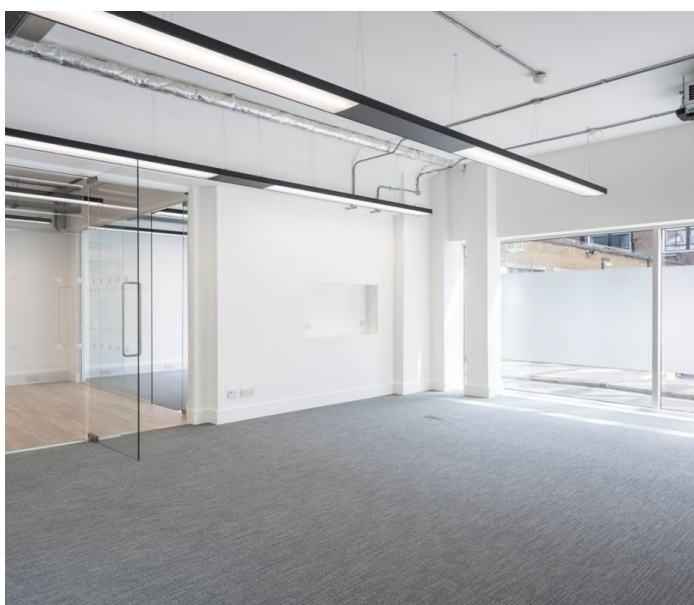
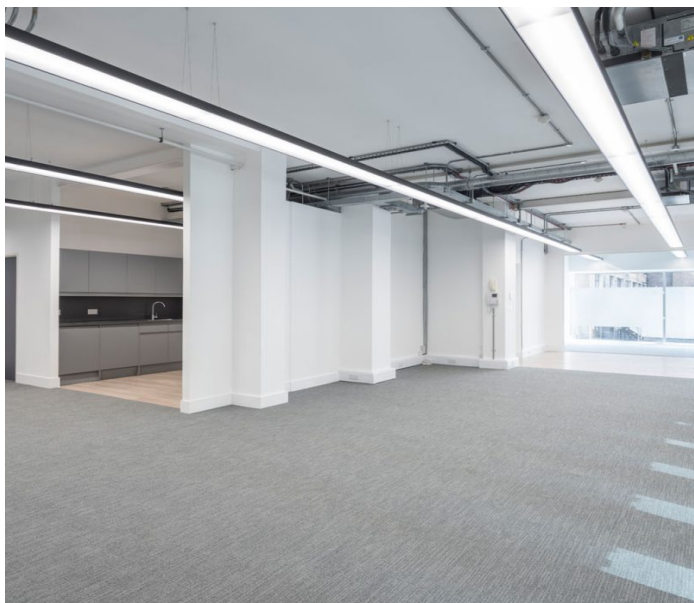


16 ST CLARE STREET, LONDON EC3

1,534 - 3,491 SQ FT



DESCRIPTION

Fitted out, raised ground floor offices with excellent floor to ceiling heights and exposed services.

The building reception was designed by Ben Adams Architects, providing an impressive arrival experience and creative finishes throughout.

LOCATION

16 St Clare Street is situated in the vibrant district of Aldgate and sits on the doorstep of the City.

Aldgate, Aldgate East and Tower Hill are all within 5 minutes' walk whilst Liverpool Street and Bank are also close by.

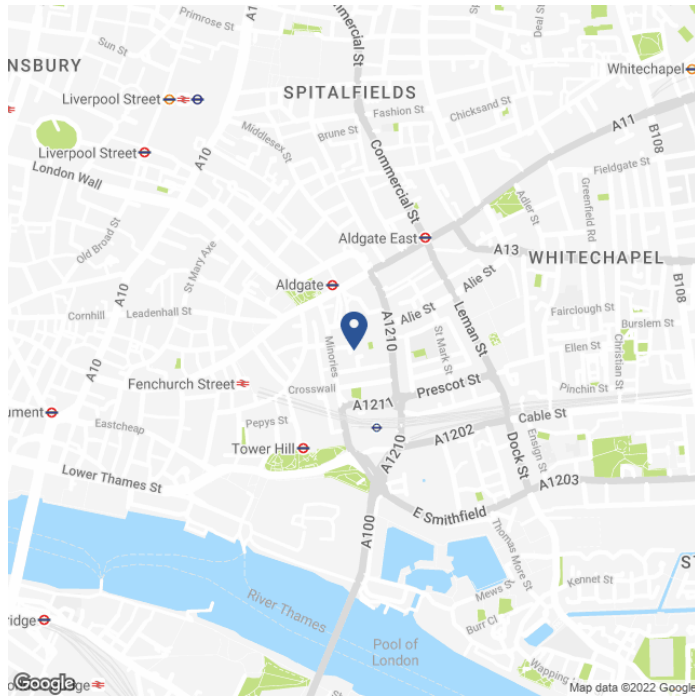
SPECIFICATION

- Fitted out, providing two meeting rooms and a kitchen.
- High speed fibre connectivity with dedicated comms room.
- Hanging LED lighting.
- Exposed services.
- Air conditioning.
- Self-contained WC's.
- Cycle / shower amenity.

AVAILABLE ACCOMMODATION

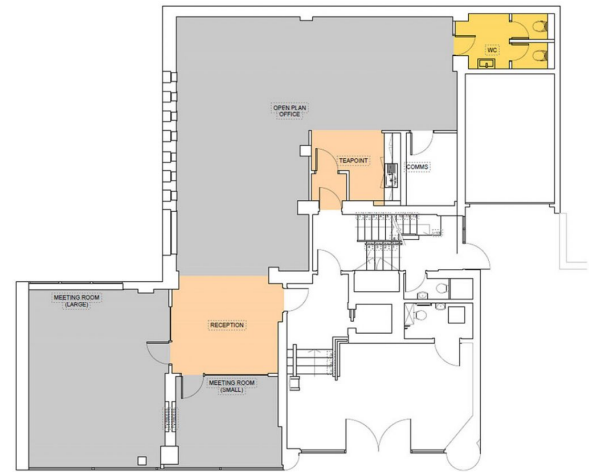
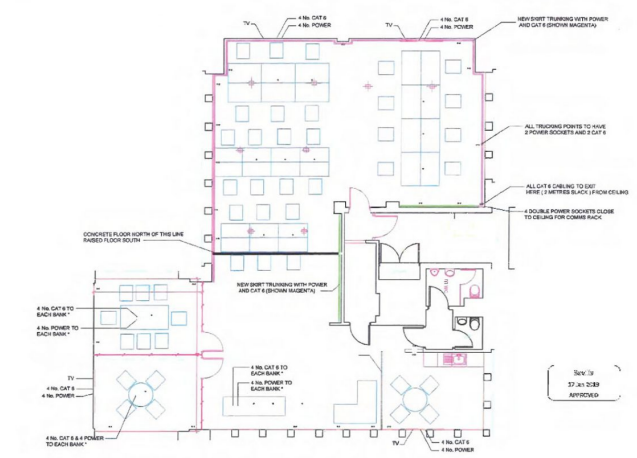
FLOOR	SQ FT	SQ M
FIRST	1,957	182
RAISED GROUND	1,534	143
TOTAL	3,491	324

MAP



FLOOR PLAN

FIRST FLOOR & GROUND FLOOR



TENURE

Lease: New Lease for a term by arrangement direct from the landlord.

Guide Rent: £47.50 per sq.ft.

Rates Estimate: £15.70 per sq.ft.

Service Charge: £11.15 per sq.ft.

VAT: Elected.

EPC Rating: C.

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