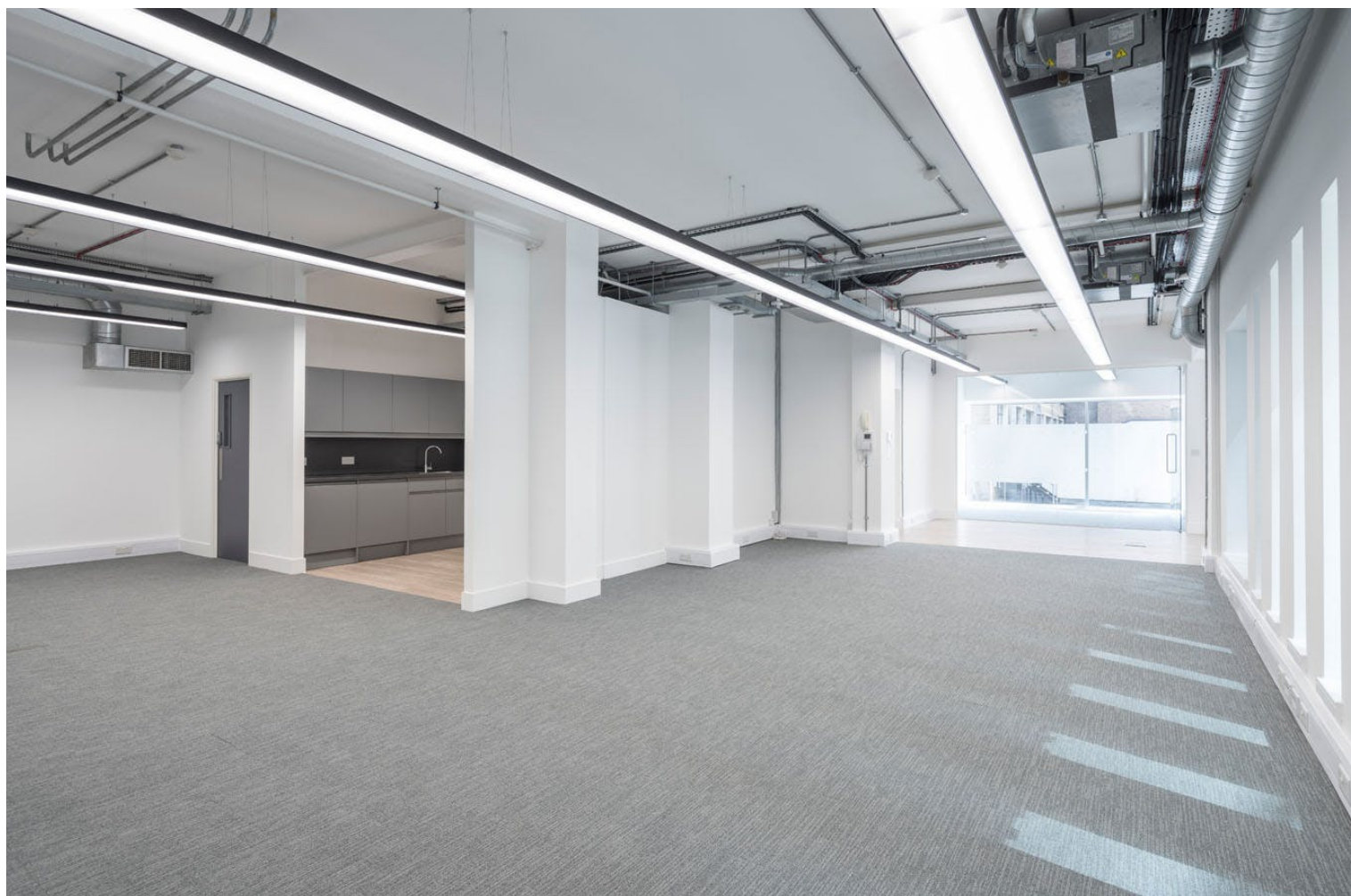


16 ST CLARE STREET
LONDON EC3N 1LQ

1,534 - 3,491 SQ FT



DESCRIPTION

Fitted out, raised ground and 1st 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.

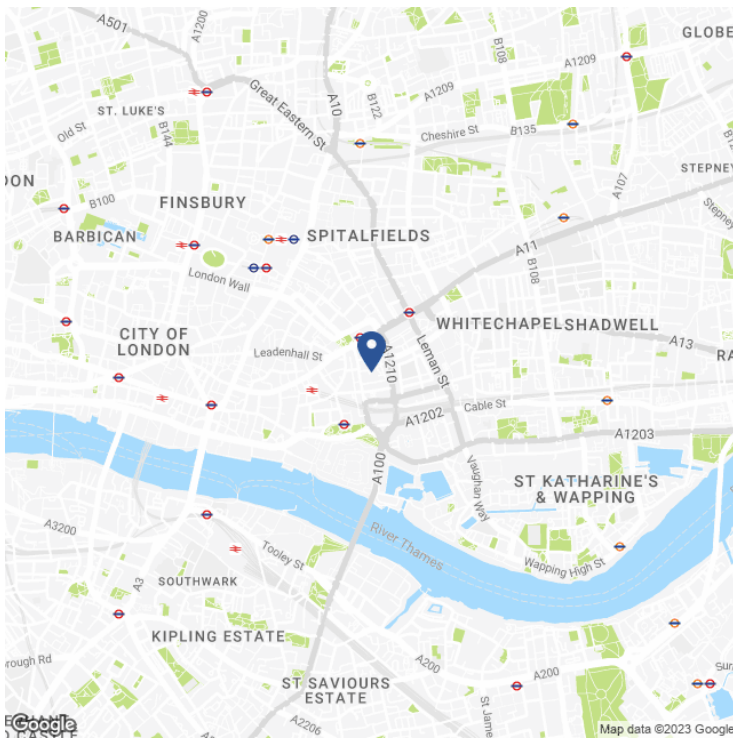


SPECIFICATION

- Newly 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
1ST	1,957	182
GROUND RAISED	1,534	143
TOTAL	3,491	324



TENURE

- Lease:** New lease for a term by arrangement direct from the landlord.
- Guide Rent:** £47.50 per sq ft
- Rates Estimate:** £15.88 per sq ft
- Service Charge:** £11.15 per sq ft
- VAT:** Elected.

CONTACT

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FURTHER INFORMATION

