fisher german

The Courtyard Building

57 Chamber Street
Aldgate, London E1 8BL

Leasehold | Offices
Self Contained Ground
& First Floor

2,497 Sq.ft (232 Sq.m)

To Let | £39.50 psf pa excl.

Key information

Rent
£39.50 per sq ft pa excl

Service Charge
£6.50 per sq ft
y/e April 2027

Business Rates
Est. £22.93 per sq ft
y/e April 2027

EPC Rating
A

Courtyard Building

2,497 Sq.ft (232 Sq.m)

Location

Positioned in the heart of Aldgate's thriving business district, The Courtyard Building provides exceptional connectivity with easy access to Liverpool Street, London Bridge and Fenchurch Street stations, along with multiple Underground stations (Tower Hill, Aldgate, Aldgate East), the Elizabeth Line serving Whitechapel Station and DLR services at Tower Gateway. The building benefits from proximity to established commercial developments such as Aldgate Tower, The Loom and the Whitechapel Building. The area's significant future growth is driven by major developments such as 30 Minories, 60 Aldgate, and Bevis Marks House. St Katharine Docks, with its diverse retail and dining options, is also just a short walk away.

Description

The recently constructed Courtyard Building offers 2,497 sq ft of stylish, two-story, fully furnished office space.

Access is granted via a street-level archway or the Rockwell East reception, leading to an exclusive, gated courtyard featuring restored historic brickwork and enhanced lighting.

The building forms part of a modern commercial campus alongside Rockwell East Hotel Apartments and 32 Prescot Street, providing a unique, self-contained office within a wider community. Additionally, 32 Prescot Street offers 3,772 sq ft of office space with direct courtyard access, allowing for a combined campus style occupancy of 6,269 sq ft if required.

Amenities

- Air Con
- Showers & WCs
- Raised Floors
- Kitchen
- Access to Gym
- Courtyard
- EPC A
- Fibre Connectivity

Further information

Lease Terms
A new lease is available from the Landlord for a term by arrangement. Managed occupancy also available direct from the Landlord.

Rent
£39.50 per sq ft excl.

Business Rates
Estimated at £22.93 per sq ft pa for the rating year April 2026 to April 2027.

Service Charge
The current on account service charge is £6.50 per sq ft excl.

EPC
The EPC rating is A.

Legal Costs
Each party to be responsible for their own legal costs incurred in this transaction.

VAT
The property is elected for VAT.

Viewings
Strictly by prior arrangement with the joint sole agents Fisher German and Anton Page.

Accommodation

The approximate Net Internal Areas comprise:

The Courtyard Building	Sq.ft	Sq.m
First Floor	1,227	114
Ground Floor	1,270	118
Total	2,497	232
32 Prescot Street	3,772	350
Total Combined Space	6,269	582

Anti Money Laundering
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Location Map

© 2026 Microsoft, © 2026 TomTom, © 2026 OpenStreetMap

Location

Address: The Courtyard Building, 57 Chamber Street, Aldgate, London E1 8BL

What3words: ///blend.digs.accent

Nearest Station

Tower Hill Station: 3 min walk

Aldgate Station: 6 min walk

Whitechapel Station: 6 min walk

Fenchurch Street Station: 9 min walk

Liverpool Street Station: 16 min walk

London Bridge Station: 22 min walk

Nearest Airport

London City Airport: 6.5 miles

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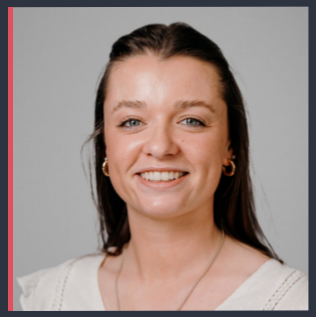

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Particulars dated October 2026. Photographs dated February 2025.