

**fisher
german**

The Courtyard Building

57 Chamber Street
Aldgate, 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

£5.00 (per sq ft (ye April 2026)



Business Rates

£21.19 (per sq ft (ye April 2026)



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 Minorities, 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 Prescott Street, providing a unique, self-

contained office within a wider community. Additionally, 32 Prescott Street offers 7,815 sq ft of office space with direct courtyard access, allowing for a combined campus style occupancy of 10,332 sq ft if required.

Amenities



Air Con



Showers & WCs



Raised Floors



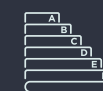
Kitchen



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 £21.19 per sq ft pa for the rating year April 2024 to April 2025.

Service Charge

The current on account service charge is £5.00 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 Prescott Street	7,825	727
Total Combined Space	10,322	959

Location

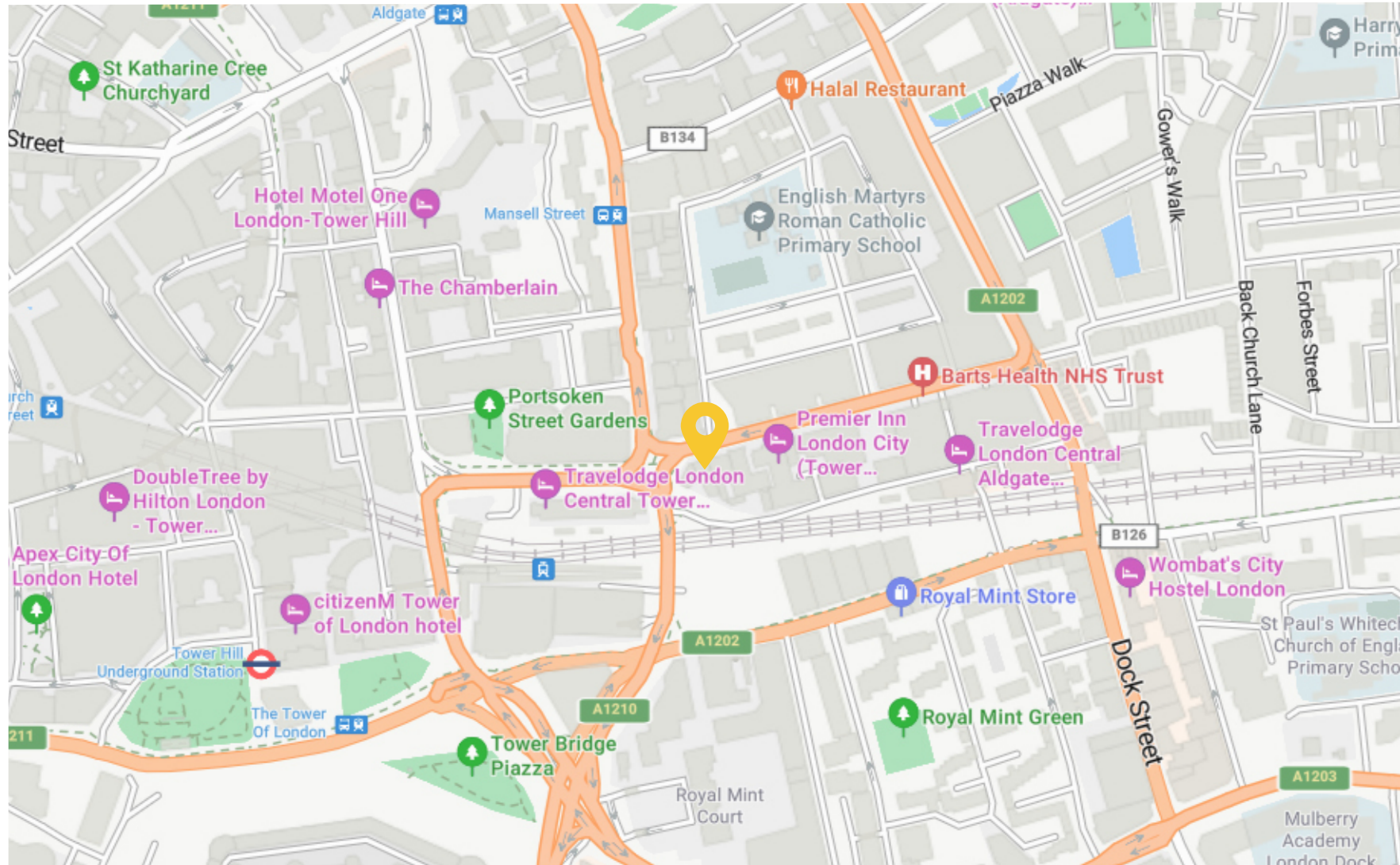
What3words: ///blend.digs.accent

Nearest Station

Tower Hill Underground Station: 3 min walk
Aldgate Underground Station: 6 min walk
Fenchurch Street Commuter Rail: 9 min walk
Liverpool Street Commuter Rail: 16 min walk
Whitechapel Elizabeth Line Station: 6 min walk
London Bridge Commuter Rail: 22 min walk



Location Map



Contact us



Doug Gordon

0207 747 3117

doug.gordon@fishergerman.co.uk



Ben Stanley

0207 747 3141

ben.stanley@fishergerman.co.uk



Jessie High

0207 747 3142

jessie.high@fishergerman.co.uk



Or our joint agents: Anton Page

0207 336 1313

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated October 2025. Photographs dated February 2025.



This brochure is fully recyclable