

16 ST CLARE

RIB

ROBERT IRVING BURNS

TO LET

Fully DDA compliant, self-contained building.

The building comes with 1 parking space and benefits from a slick exterior.

Ideal HQ premises.

Suitable for Class E

(Offices, Medical, Clinical, Retail etc.)

Individual Floor Plates Available

768 - 9,345 sqft

Fully Furnished First Floor Available





LOCATION

Food and drink

1. Three Tuns Aldgate
2. The Alchemist
3. Aldgate Coffee House
4. Arts Bar and Café (Toynbee Studios)
5. Association Coffee
6. Black Sheep Coffee
7. Copita del Mercado
8. Craft Beer Co
9. The Leman Street Tavern
10. Oi Hanoi
11. Ottolenghi
12. Savage Garden Rooftop Bar, Hilton
13. Tasman London Coffee
14. Som Saa
15. Steam & Rye
16. BrewDog

Leisure

1. Rebel
2. Aldgate Square public realm
3. Anytime Fitness
4. David Lloyd Studios
5. Whitechapel Art Gallery
6. Virgin Active
7. Wiltons Music Hall

Hotels

1. Andaz Hotel
2. Apex Hotel
3. Dorset Hotel
4. Double Tree Hilton
5. Four Seasons
6. Grange Tower Bridge
7. Motel One
8. Qbic

Retail

1. Bell Foundry
2. Spitalfields Market
3. Leadenhall Market

Aldgate

04

MILES WALK



Aldgate East

04

MILES WALK



Tower

05

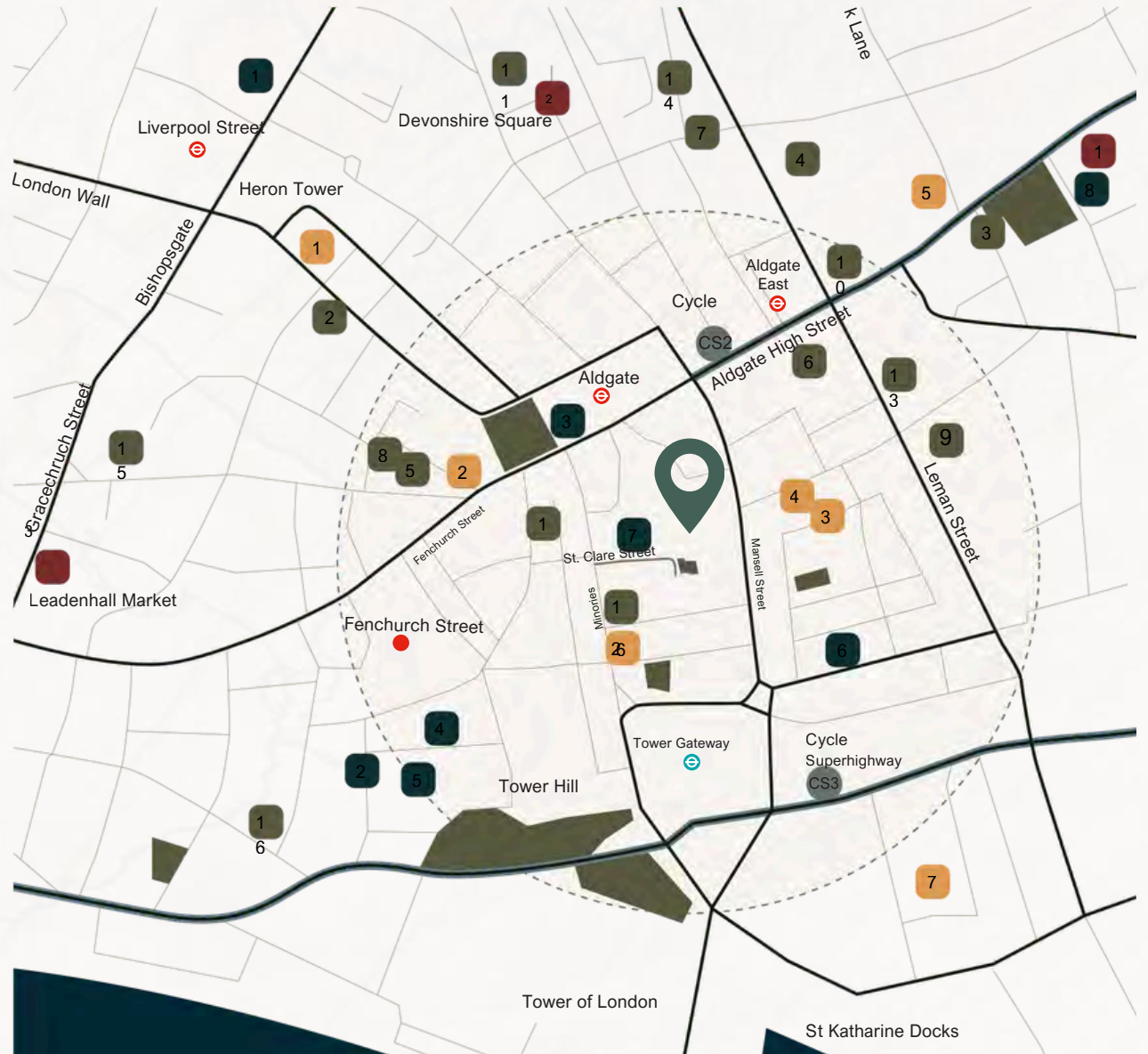
MILES WALK



Fenchurch St

06

MILES WALK



AMENITIES

- 1 allocated parking space
- Fully cabled and fitted desking for up to 20 people (First Floor)
- Fitted offices and meeting rooms throughout
- Kitchenette facilities on each floor
- Showers and modern WC facilities
- Secure cycle storage
- Excellent natural daylight with windows to three elevations
- Mitsubishi VRF air conditioning
- Contemporary exposed services aesthetic



AMENITIES

- Fully Furnished provisions (First Floor)
- Cabled desking for 20 people
- High stall informal meeting for 6 people
- Fully furnished 6 person boardroom
- Private fitted office
- Corner sofa and coffee table
- Shelving divider
- Glass partitioned and fitted kitchen /
- Break area



FINANCIALS

Floor	Size (sq.ft)	Rent (p.a)	Estimated Rates Payable	Service Charge (p.a)	Estimated Occupancy Cost (p.a)
Whole Building	10,113	£328,673	£157,399	£65,971	£550,616
4th Floor	1,950	£63,375	£32,190	£12,553	£108,118
3rd Floor	1,950	£63,375	£32,745	£12,553	£108,673
2nd Floor	1,954	£63,505	£33,023	£12,578	£109,106
1st CAT A+	1,957	£63,603	£32,745	£12,662	£109,010
Ground	1,534	£49,855	£23,703	£9,590	£83,148
Lower Ground	768	£24,960	£2,994	£4,608	£32,562

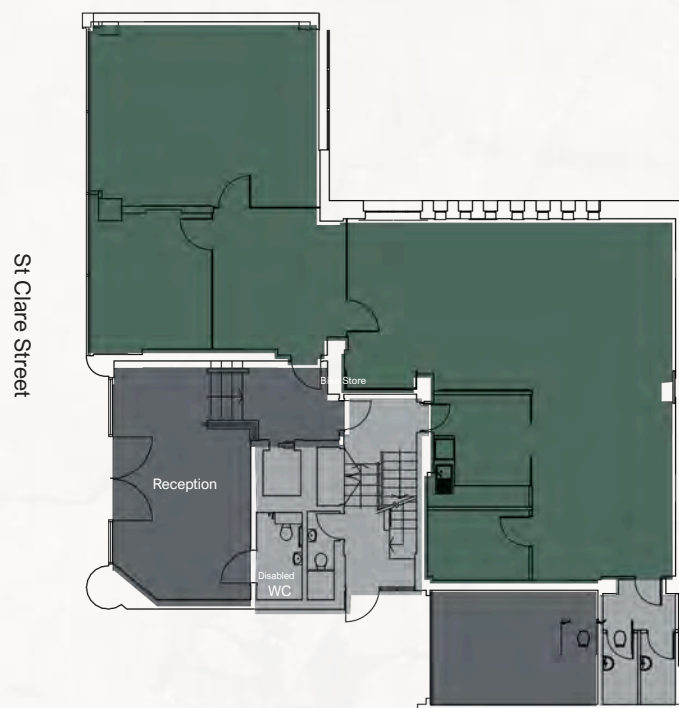
*Please note the 1st Floor is fully fitted and furnished in CAT A+ condition.

ACCOMMODATION

Scaled floor plans upon request.

Ground Floor 1,534 sq ft /

142.51 sq m



Not to scale.



2nd Floor Space Plan

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

FLOOR PLANS

Scaled floor plans available on request.

VAT

Not elected for VAT.

EPC

Available on request.

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. January 2026.

CONTACT US

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