



TO LET

**16 St. Clare Street,
London, EC3N 1LQ**

1,534 to 10,113 sq ft
ROOM

**Fully DDA Compliant Self-
contained Building**



Description

16 St Clare Street offers a sleek, efficient layout, refurbished by Ben Adams Architects to create bright, creative workspaces. Efficient floorplates benefit from excellent natural light across three elevations, while exposed services add a contemporary industrial feel.

The building is accessed via an impressive reception with a DDA platform lift to all floors and a disabled-access WC. New basement shower facilities support modern occupiers, alongside secure cycle storage (also suitable for a car parking space).

Key points

- Parking Space & Secure Bike Storage Included
- VRF Air-Conditioning
- 8 Person Lift
- Excellent Natural Light
- Kitchenette & Showers
- Each Office Suite Includes Demised WCs



Location

Positioned on the eastern fringe of the City of London, the property benefits from strong access to Shoreditch, Spitalfields and Whitechapel—London’s “tech belt.” It sits in the heart of Aldgate, just 200m from Aldgate Station, with Fenchurch Street, Liverpool Street (Elizabeth line/Overground) and Tower Hill all within a 15-minute walk.

The area is amenity-rich and home to thriving creative and TMT hubs, attracting everyone from startups to major corporates. Notable occupiers include BT Group, Dell, Uber and AECOM, underlining Aldgate’s appeal as a vibrant business location.

Transport Links



Aldgate 0.1 Miles



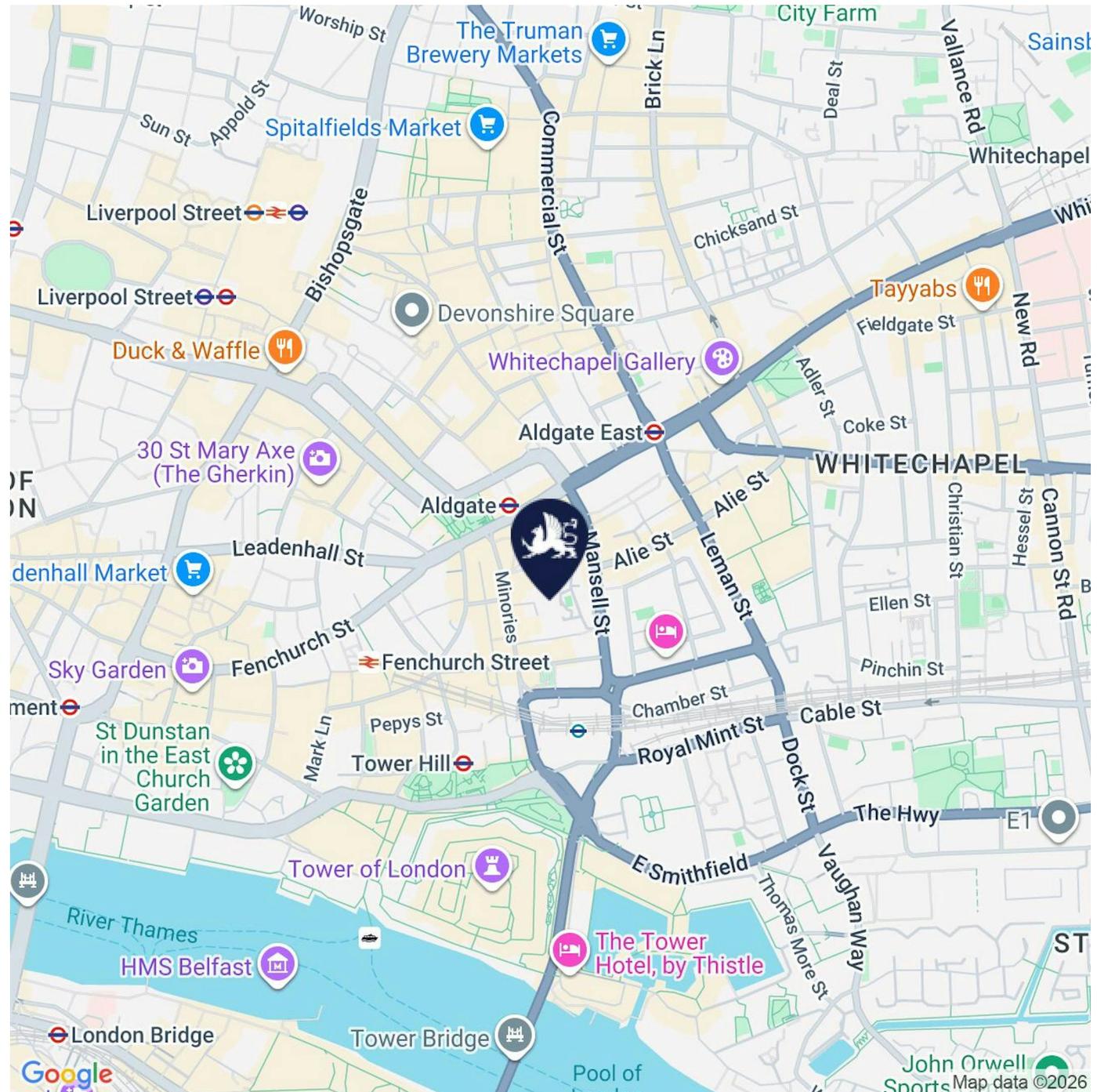
Tower Gateway 0.2 Miles



Aldgate East 0.2 Miles



Tower Hill 0.2 Miles





Accommodation

Name	sq ft	sq m	Availability
Basement	768	71.35	Available
Ground	1,534	142.51	Available
1st - CAT A+	1,957	181.81	Available
2nd	1,954	181.53	Available
3rd	1,950	181.16	Available
4th	1,950	181.16	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£35 per sq ft
Rates	£16 per sq ft
Service Charge	£6.43 per sq ft
VAT	Applicable
EPC	C (30)

Viewing & Further Information



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