



CLUTTONS

9 St Clare Street, London, EC3N 1LQ

To Let | 719 to 7,685 sq ft

Newly refurbished, self-contained offices to let in EC3

9 St Clare Street, London, EC3N 1LQ

Summary

- Rent: £32.50 per sq ft
- Business rates: £16.20 per sq ft
- Service charge: £12.50 per sq ft
- VAT: Applicable
- EPC: C
- Lease: New Lease

Contact & Viewings



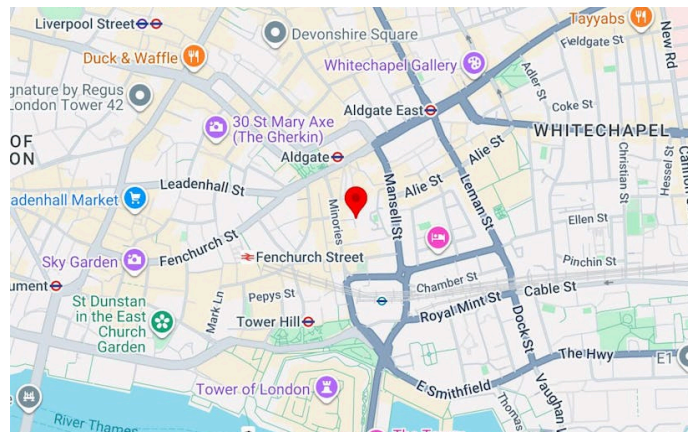
Richard Clarke
+44 (0) 7887821259
Richard.Clarke@cluttons.com



Ed Moore
+44 (0) 7484966182
ed.moore@cluttons.com



Elliot Jackman
+44 (0) 7512692605
elliot.jackman@cluttons.com



Description

9 St Clare Street occupies an island site on the east side of the City of London.

The available office space consists of the lower ground, ground, first, fifth and sixth floors which benefit from high ceilings and natural light on every elevation. The floors have been refurbished back to open plan and have been re-carpeted.

Location

The building is well located in the Aldgate / Eastern EC3 submarket, with St Clare Street running east off the north end of Minories.

Accommodation

Name	sq ft	sq m	Availability
6th	1,953	181.44	Available
5th	1,971	183.11	Available
1st	1,990	184.88	Available
Ground	719	66.80	Available
Lower Ground	1,052	97.73	Available
Total	7,685	713.96	



Viewings

Strictly by arrangement through sole agents, Cluttons LLP.

Terms

A new lease is available direct from the Landlord on flexible terms.

Approximate Travel Distances

Rail and Underground:

Tower Gateway DLR Station: 4 minute walk
Aldgate Underground Station: 5 minute walk
London Fenchurch Street: 5 minute walk
London Liverpool Street: 5 minute walk

