

**fisher
german**

9 St Clare Street

Leasehold | Offices

London, EC3N 1LQ

Two self-contained office suites

1,995 - 3,990 Sq.ft (185.34-370.68 Sq.m)



To Let | £35.00 (per sq ft pa excl)



Key information



Rent

£35.00 (per sq ft
pa excl)



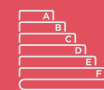
Service Charge

£12.50 (per sq ft (ye
April 2026)



Business Rates

£16.20 (per sq ft (ye
April 2026)



EPC Rating

D

9 St Clare Street

1,995 - 3,990 Sq.ft (185.34 - 370.68 Sq.m)

Description

The available office space consists of the entire fifth and sixth floors which benefit from high ceilings and lots of natural light. The floors have been refurbished back to open plan and have been re-carpeted.

Location

Located on St Clare Street which runs east off the Minories, the building is well located in the Aldgate/Eastern EC3 submarket. The area benefits from good public transport links with Aldgate Underground Station (Circle, Hammersmith & City and Metropolitan lines), Fenchurch Street (National Rail Services), Tower Hill (District, Circle) and Tower Gateway (DLR) all within easy walking distance.

Amenities



Air Con



Parking



24 Hour
Access



Managed
Reception



Suspended
Ceiling



2 Passenger
Lifts

Further information

Lease Terms

A new lease is available from the Landlord for a term by arrangement.

Rent

£35.00 per sq ft pa excl.

Business Rates

Estimated at £16.20 per sq ft pa for the rating year April 2025 to April 2026.
All parties are advised to make their own enquiries with the rating authority.

Service Charge

The current on account budget is £12.50 per sq ft pa excl.

EPC

The EPC rating is D.

Legal Costs

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

VAT

The property is elected to VAT which is therefore payable on rent and service charge.

Viewings

Strictly by arrangement through sole agents Fisher German LLP.

Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m
Sixth	1,995	185.34
Fifth	1,995	185.34
Total	3,990	370.68

Location

Address: 9 St Clare Street, London EC3N 1LQ

What3words: ///rugs.afford.laptop

Nearest Stations

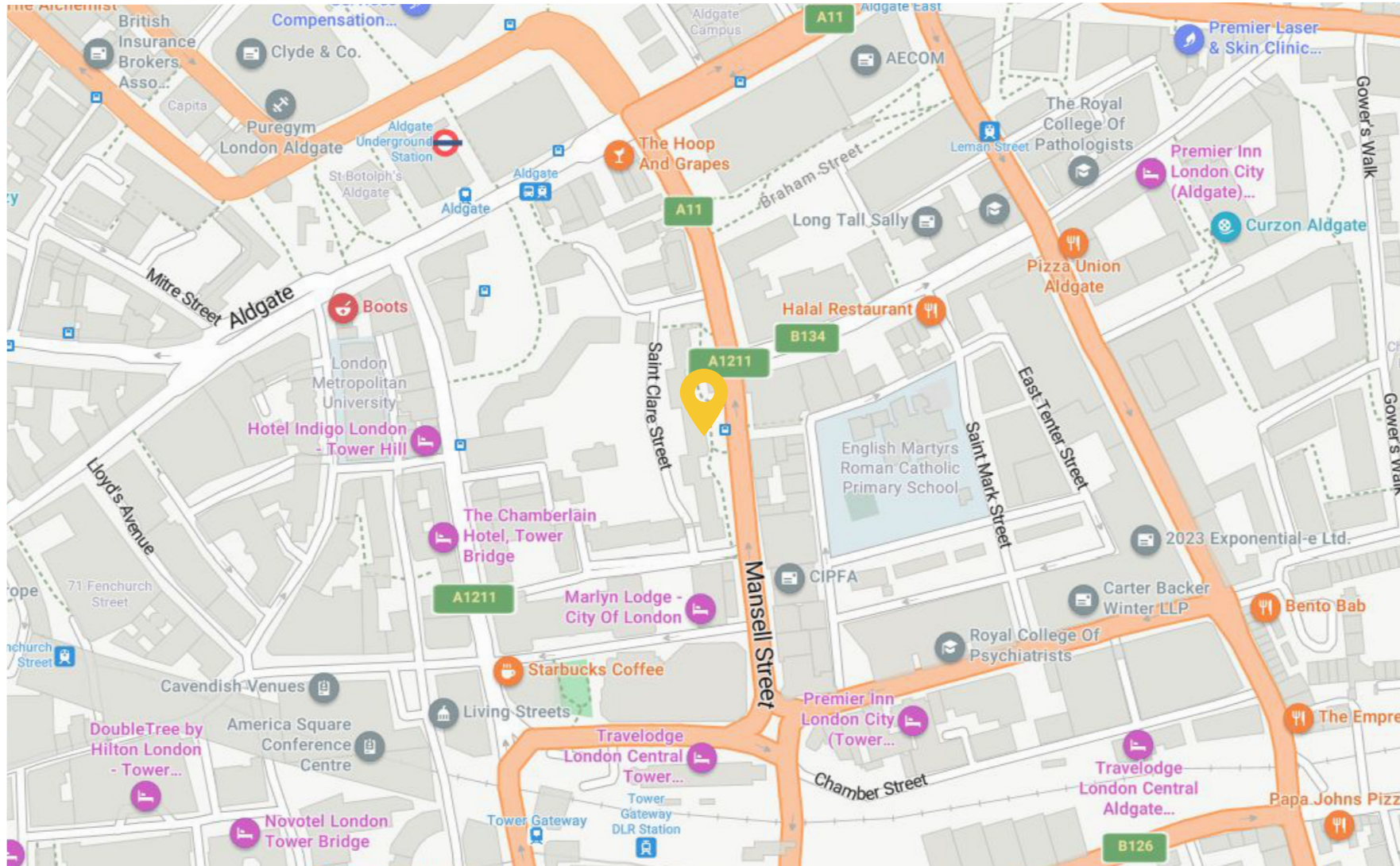
Tower Gateway DLR Station: 4 min walk

Aldgate Underground Station: 5 min walk

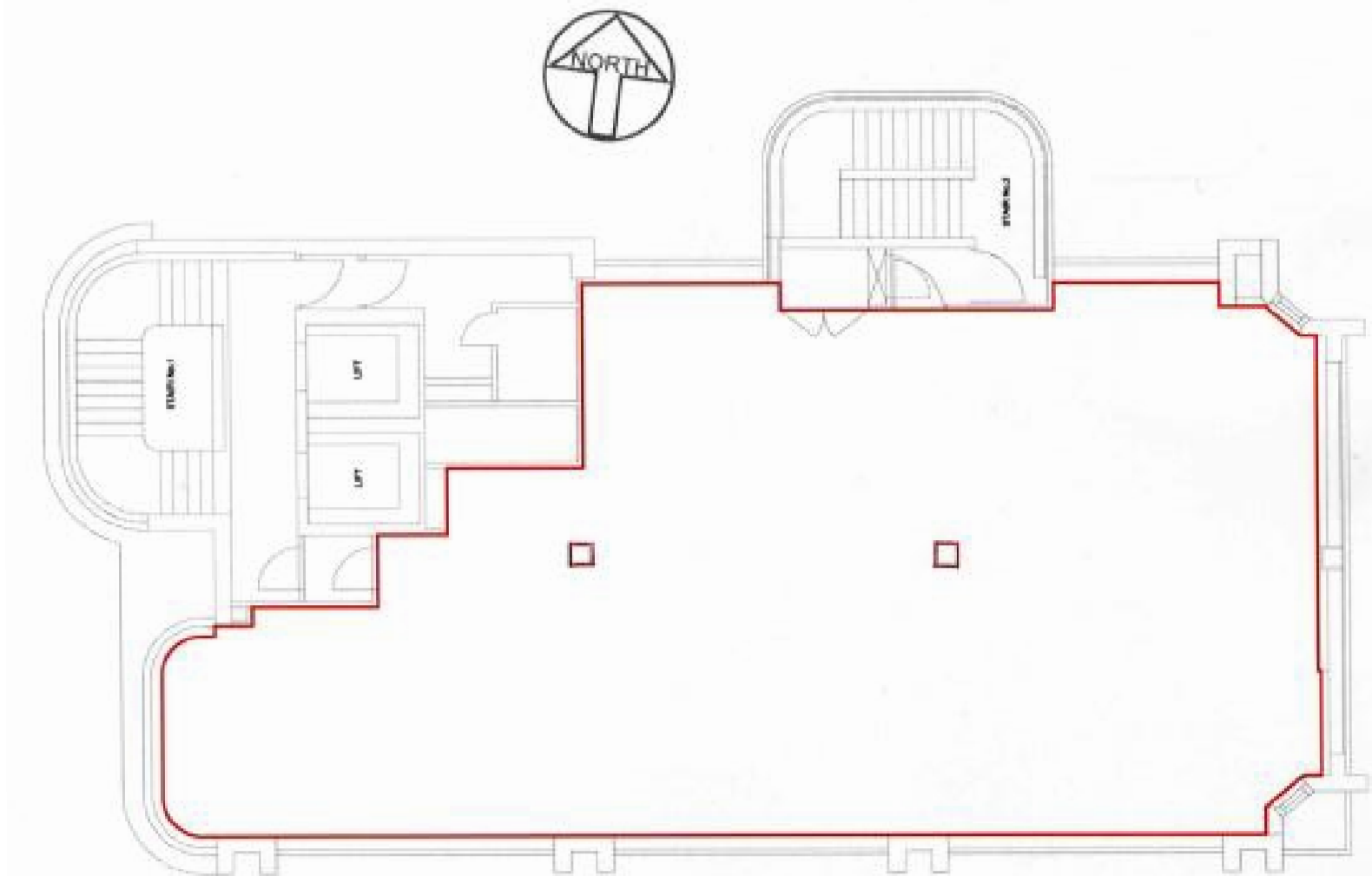
London Fenchurch Street Commuter Rail: 5 min walk

London Liverpool Street Commuter Rail: 5 min walk

Location Map



Floorplan



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated 2023.



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