



30-33 Minories, St Clare House, London EC3N 1DD

Short-term Opportunity To Let in Aldgate

Potential to Combine

2 Ground Floor Units
4,140 SQ FT / 384.65 SQ M



30-33 Minories, London EC3N, 1DD

LOCATION

The property is situated on Minories in the City of London linking Aldgate High Street to Tower Gateway. Tower Hill, Aldgate and Fenchurch Street stations are within a short walking distance.

The location benefits from the local office population with occupiers including Uber, Arcadis, AECOM and Smart Focus. In addition, nearby hotels include Canopy by Hilton, Hotel Motel and Hotel Indigo.

Nearby retail and leisure occupiers include Slug & Lettuce, The Chamberlain, Itsu, Pret a Manger and The Wine Library.

TENURE & RENT

A new lease is to be made available for a term until October 2026. Rent upon application.

ACCOMMODATION

The property comprises two ground floor units separated by a non-structural wall. Both units, which benefit from extensive front glazing, have kitchen extraction and internal finishes in situ. The property, which could be transformed into an individual larger unit, has the following approximate dimensions and areas:

Ground Floor Unit 1	2,480 sq ft	230 sq m
Ground Floor Unit 2	1,660 sq ft	154 sq m
Total	4,140 sq ft	385 sq m

USE

The premises benefit from Class E planning consent.

RATES (2023/2024)

Unit 1:

Rateable Value:	£ 90,500
Rates Payable (UBR Multiplier: £0.544)	£ 49,232

Unit 2:

Rateable Value:	£ 49,250
Rates Payable (UBR Multiplier: £0.511):	£ 25,167

All interested parties should verify the business rates with the relevant local authority.

LEGAL COSTS

Each party to bear its own costs.

EPC

An EPC will be made available upon request.

VIEWING

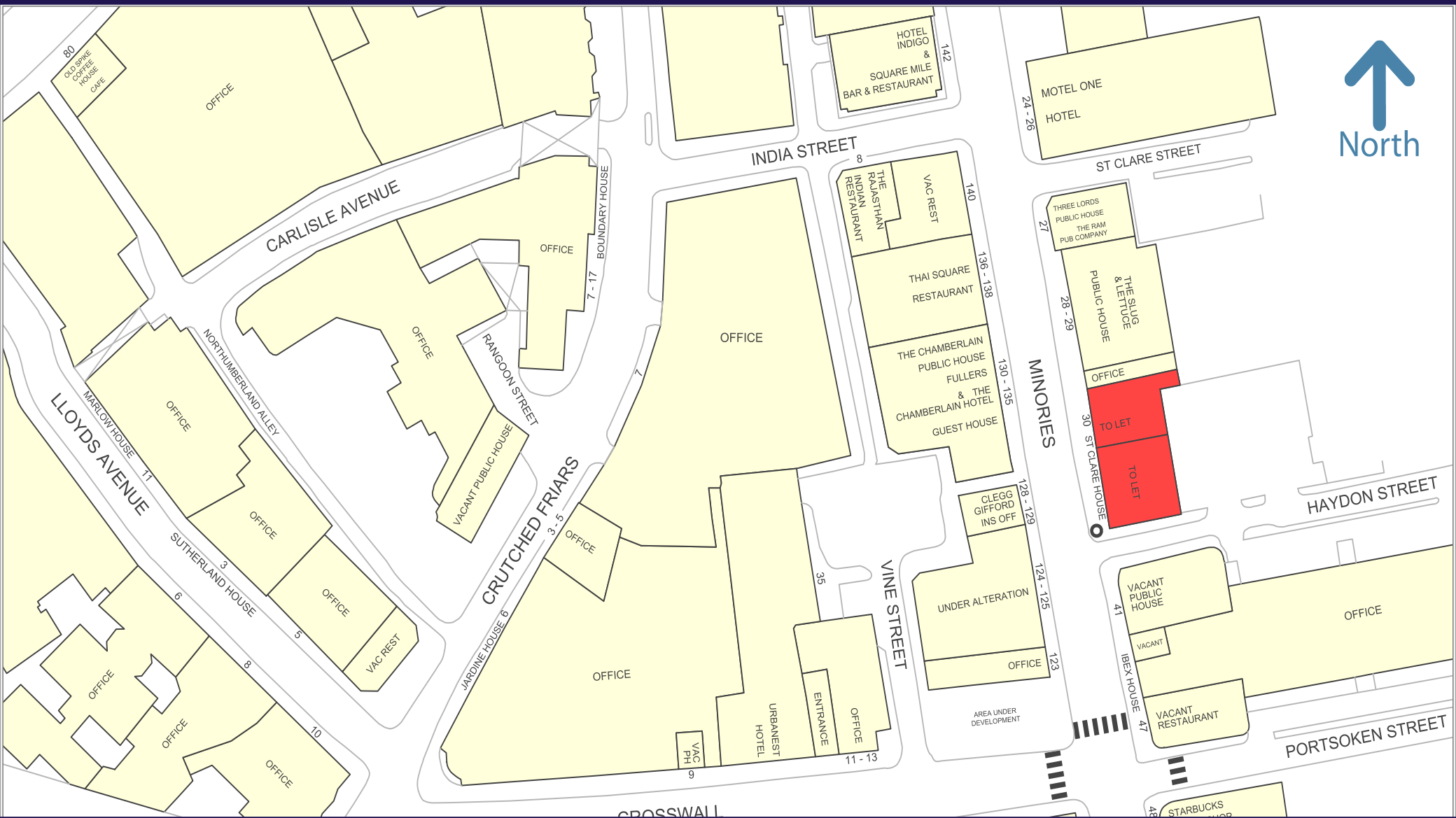
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