

**ONE GREAT TOWER STREET, LONDON EC3R 5AA**

**ONE**

GREAT TOWER STREET



**Full Cat 'A' Refurbishment**

**Bright Well-Appointed Offices**

**Efficient Floor Plates**

**Three Floors - 4 / 5 / 6,000 sq ft**

**Competitive All-in Cost - £82.00 psf**



## THE BUILDING

The building is prominently situated on the south side of Great Tower Street, at its junction with Eastcheap.

Well located with excellent staff/client facilities in the immediate vicinity with a wide range and varied mix of restaurants, shops and services.

Travel communications within immediate walking distance include Monument (Circle/ District lines), Fenchurch Street (Mainline), Bank (Central and Northern lines + DLR), Tower Hill (Circle line) and Tower Gateway (DLR). Numerous bus routes serve the area.

**Sixth Floor view**



**Saint Dunstan  
in the East  
Church Garden**



**Four Passenger Lifts**

**Smart Entrance Hall with  
Commissionaire and Security**

**On-site Facilities Manager**

**Bike store and Showers**



# ACCOMMODATION

The third, fifth and sixth floors have recently undergone an extensive CAT 'A' refurbishment providing highly efficient bright modern office space ready for immediate occupation.



THIRD FLOOR	6,592 SQ FT	612.4 SQ M
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FIFTH FLOOR	5,464 SQ FT	507.6 SQ M
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SIXTH FLOOR	4,239 SQ FT	393.8 SQ M
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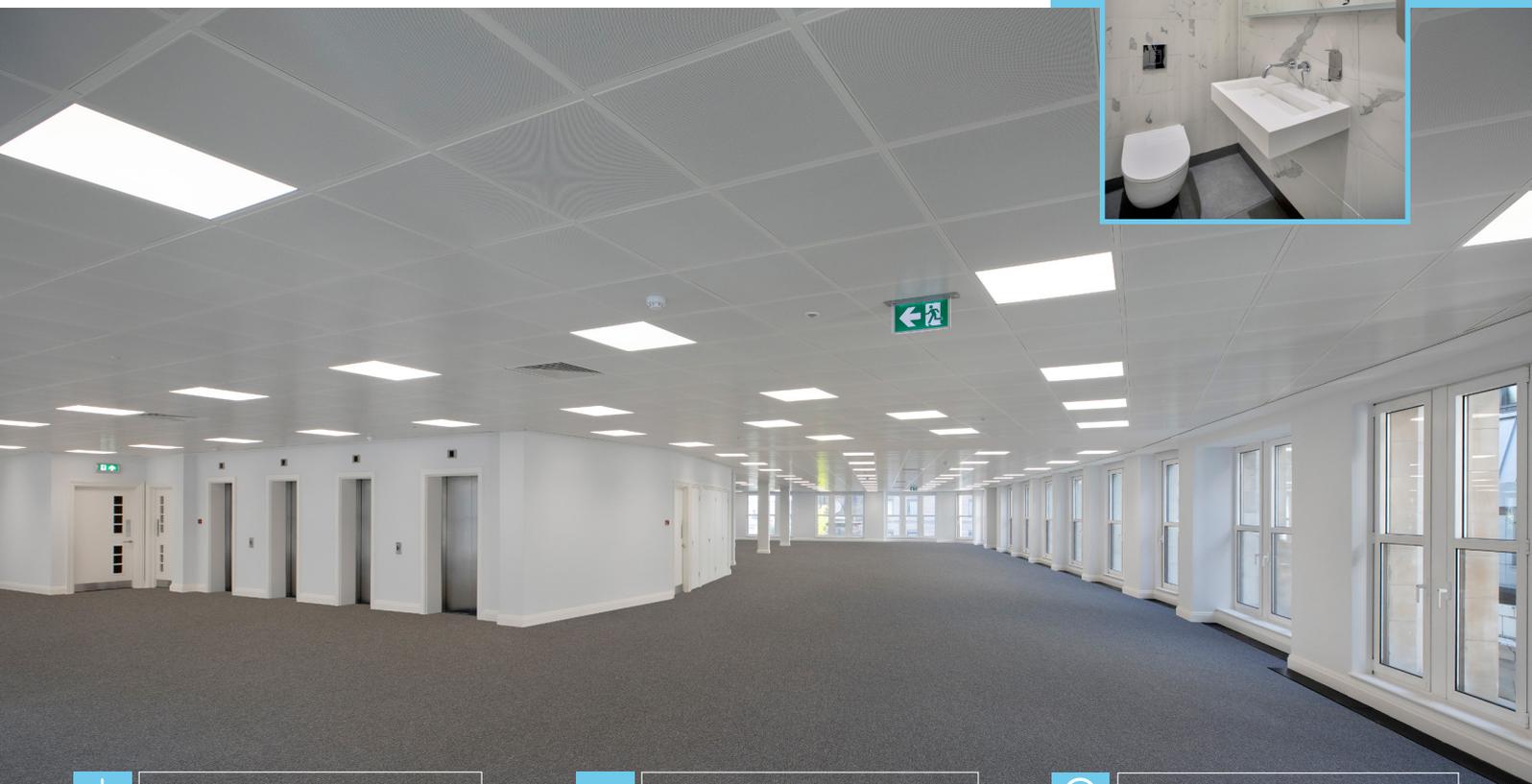
<b>TOTAL</b>	<b>16,295 SQ FT</b>	<b>1,513.8 SQ M</b>
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BASEMENT STORAGE	2,300 SQ FT	213.7 SQ M
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 Good Natural Light

 Raised Floors

 LG7 LED Lighting

 High Ceilings

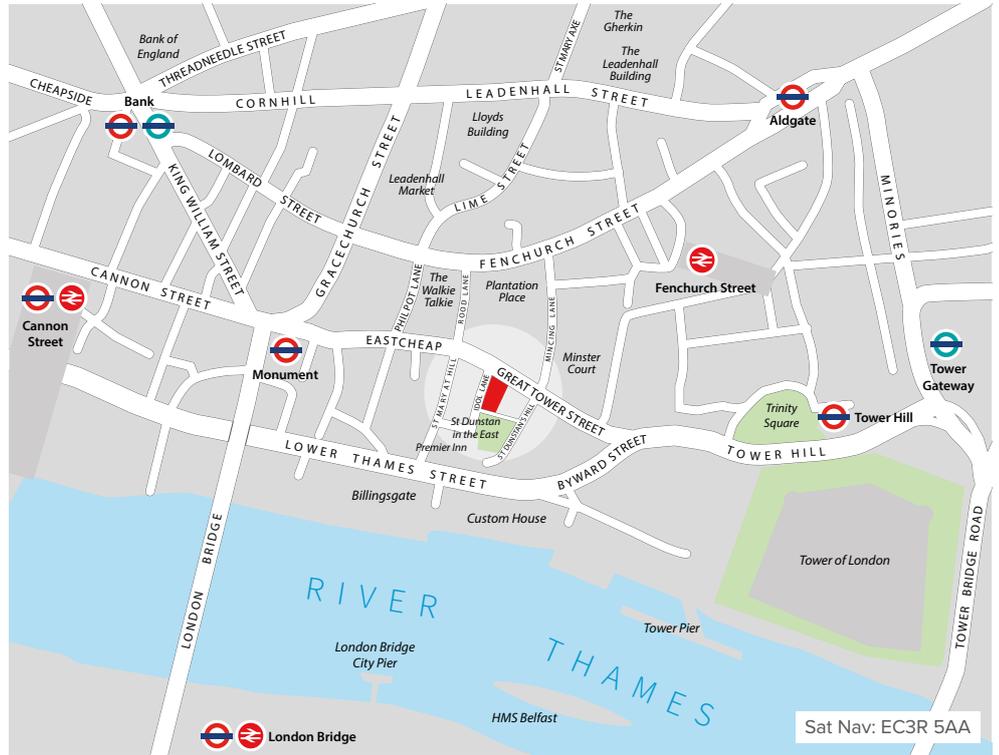
 VAV Air-conditioning

 Self-contained

# LOCATION

<b>Monument</b> 3 mins walk	<ul style="list-style-type: none"> <li>● DISTRICT</li> <li>● CIRCLE</li> </ul>
<b>Fenchurch Street</b> 5 mins walk	<ul style="list-style-type: none"> <li>○ MAINLINE</li> </ul>
<b>Tower Hill</b> 6 mins walk	<ul style="list-style-type: none"> <li>● DISTRICT</li> <li>● CIRCLE</li> </ul>
<b>Tower Gateway</b> 6 mins walk	<ul style="list-style-type: none"> <li>● DLR</li> </ul>
<b>Cannon Street</b> 7 mins walk	<ul style="list-style-type: none"> <li>○ MAINLINE</li> <li>● DISTRICT</li> <li>● CIRCLE</li> </ul>
<b>Bank</b> 9 mins walk	<ul style="list-style-type: none"> <li>● CENTRAL</li> <li>● NORTHERN</li> <li>● DLR</li> </ul>
<b>London Bridge</b> 11 mins walk	<ul style="list-style-type: none"> <li>○ MAINLINE</li> <li>● JUBILEE</li> <li>● NORTHERN</li> </ul>
<b>Liverpool Street</b> 13 mins walk	<ul style="list-style-type: none"> <li>○ MAINLINE</li> <li>● CIRCLE</li> <li>● METROPOLITAN</li> <li>● HAM &amp; CITY</li> <li>● CENTRAL</li> </ul>

Source: Google Maps



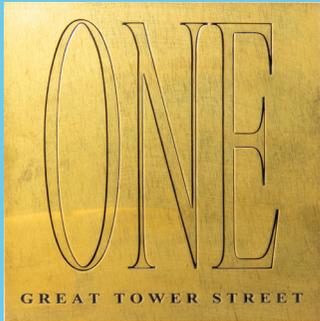
<b>Rent</b> £52.50 psf (no VAT charged)
<b>Rates</b> £15.00 psf approx.
<b>Service Charge</b> £14.50 psf approx.
<b>Competitive All-in Cost</b> c.£82.00 psf
<b>Ready for Immediate Occupation</b>

**WHITE DRUCE  
& BROWN**  
PROPERTY CONSULTANTS

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## THIRD FLOOR

6,592 SQ FT

612.4 SQ M

EPC RATING : D



For indicative purposes only. Indicative layout. Not to scale.

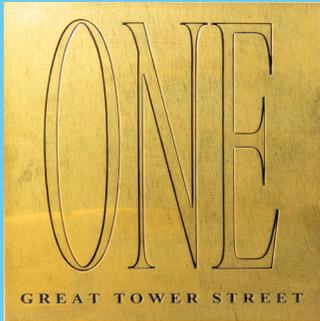
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[FIFTH FLOOR](#)

[SIXTH FLOOR](#)





## FIFTH FLOOR

5,464 SQ FT

507.6 SQ M

EPC RATING : D

[CLICK HERE](#)

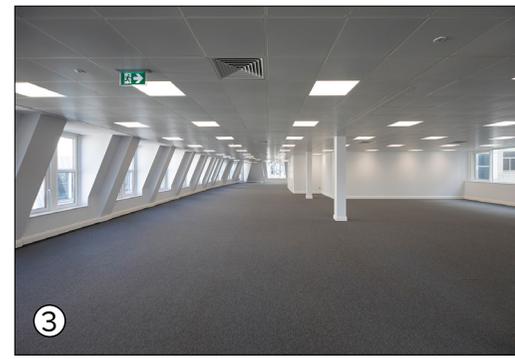
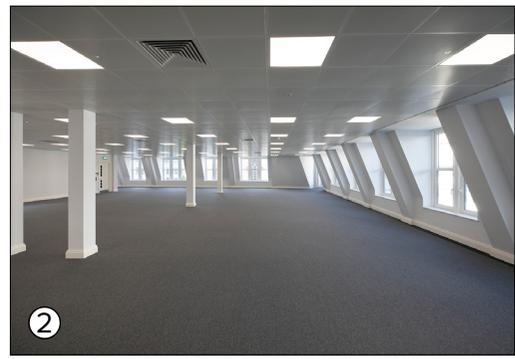
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[THIRD FLOOR](#)

[SIXTH FLOOR](#)



For indicative purposes only. Indicative layout. Not to scale.





## SIXTH FLOOR

4,239 SQ FT

393.8 SQ M

EPC RATING : D



For indicative purposes only. Indicative layout. Not to scale.

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[THIRD FLOOR](#)

[FIFTH FLOOR](#)

