

**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.

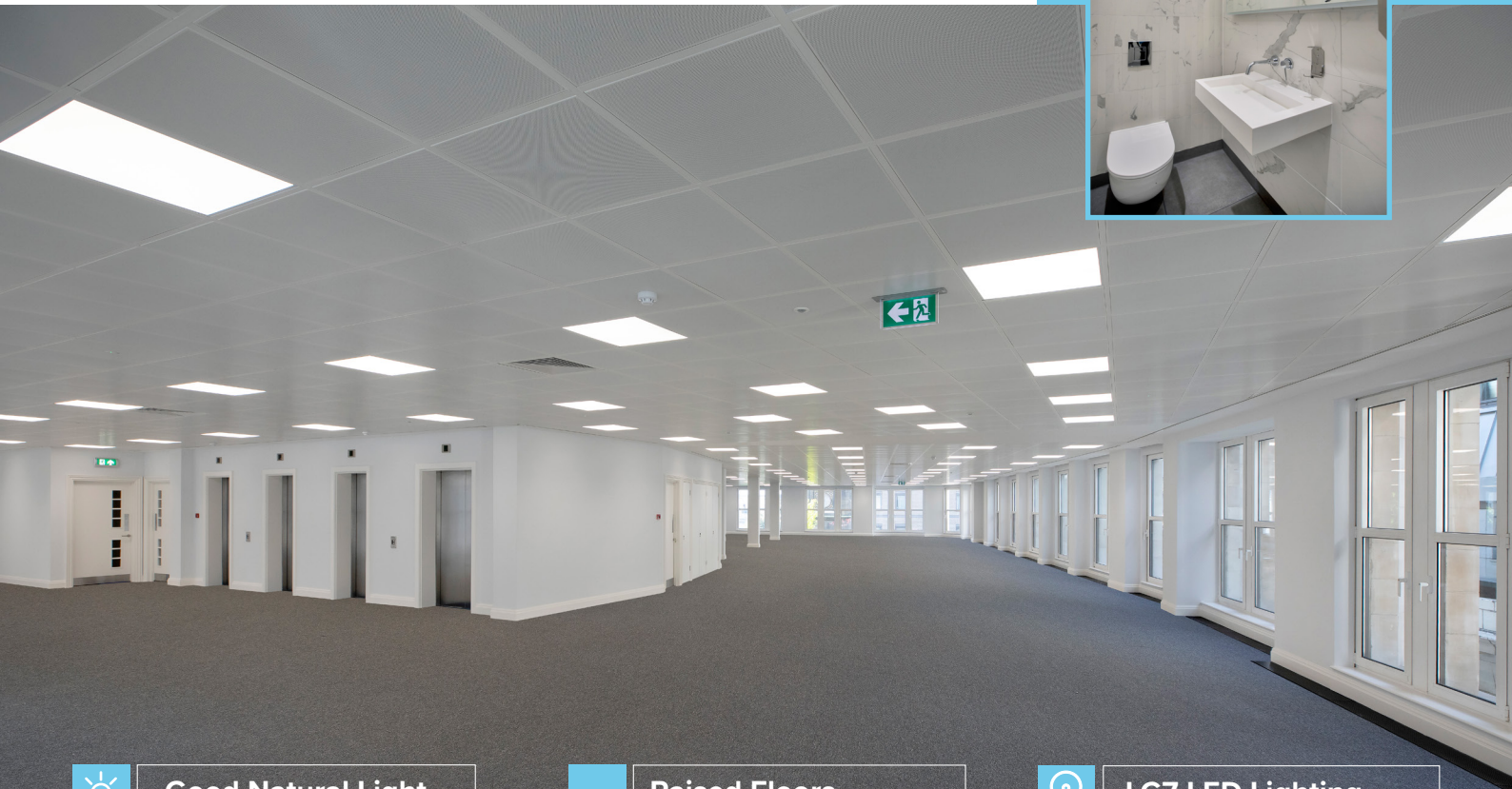
THIRD FLOOR	6,592 SQ FT	612.4 SQ M
FIFTH FLOOR	5,464 SQ FT	507.6 SQ M
SIXTH FLOOR	4,239 SQ FT	393.8 SQ M
TOTAL	16,295 SQ FT	1,513.8 SQ M
BASEMENT STORAGE	2,300 SQ FT	213.7 SQ M



[CLICK HERE TO VIEW PLAN](#)

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 Good Natural Light

 High Ceilings

 Raised Floors

 VAV Air-conditioning

 LG7 LED Lighting

 Self-contained

# LOCATION

## Monument

3 mins walk

● DISTRICT  
● CIRCLE

## Fenchurch Street

5 mins walk

○ MAINLINE

## Tower Hill

6 mins walk

● DISTRICT  
● CIRCLE

## Tower Gateway

6 mins walk

● DLR

## Cannon Street

7 mins walk

○ MAINLINE  
● DISTRICT  
● CIRCLE

## Bank

9 mins walk

● CENTRAL  
● NORTHERN  
● DLR

## London Bridge

11 mins walk

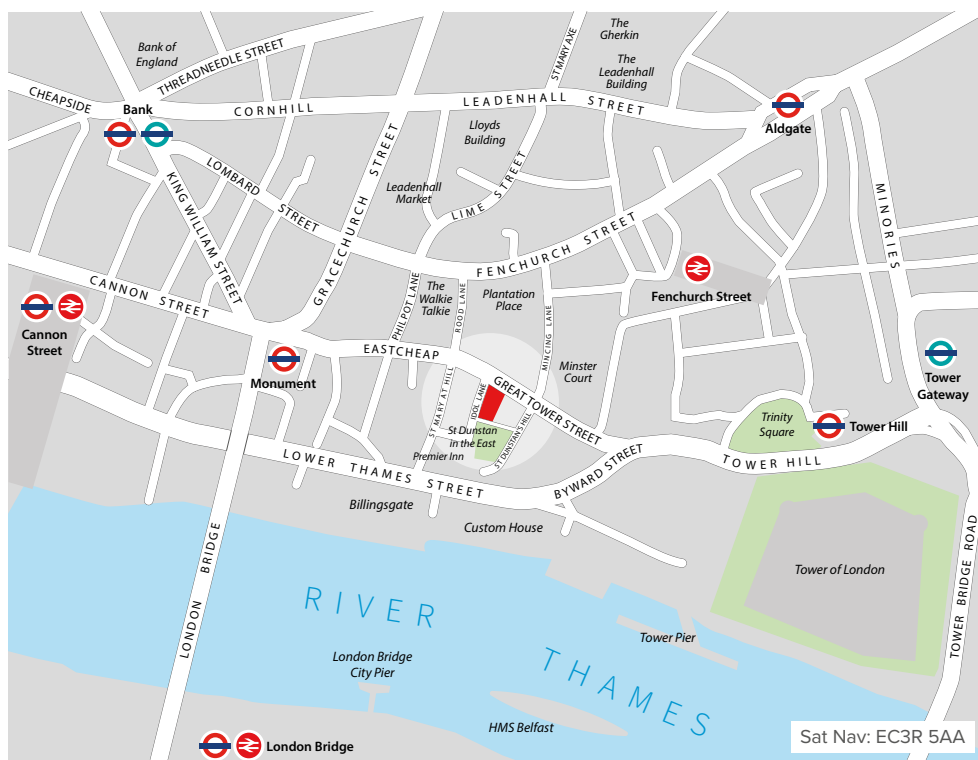
○ MAINLINE  
● JUBILEE  
● NORTHERN

## Liverpool Street

13 mins walk

○ MAINLINE  
● CIRCLE  
● METROPOLITAN  
● HAM & CITY  
● CENTRAL

Source: Google Maps



**Rent** £52.50 psf (no VAT charged)

**Rates** £15.00 psf approx.

**Service Charge** £14.50 psf approx.

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

**Ready for Immediate Occupation**

**WHITE DRUCE  
& BROWN**  
PROPERTY CONSULTANTS

**020 7467 5997**

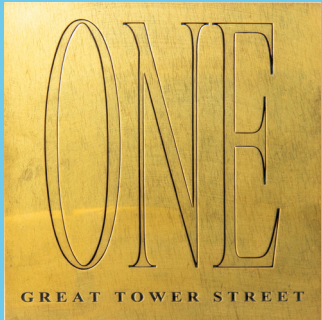
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## THIRD FLOOR

6,592 SQ FT

612.4 SQ M

EPC RATING : D

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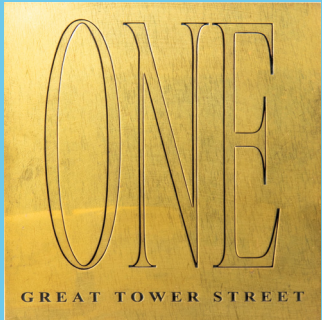
[FIFTH FLOOR](#)

[SIXTH FLOOR](#)



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## FIFTH FLOOR

5,464 SQ FT

507.6 SQ M

EPC RATING : D

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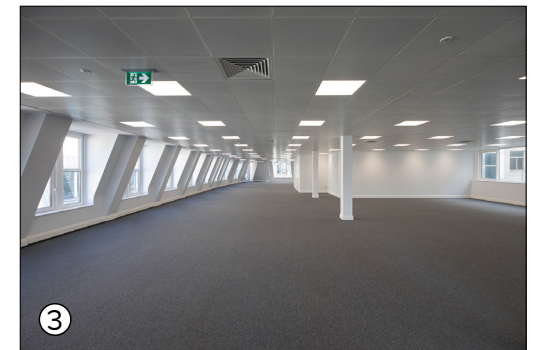
[RETURN TO BROCHURE](#)

[THIRD FLOOR](#)

[SIXTH FLOOR](#)



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## SIXTH FLOOR

4,239 SQ FT

393.8 SQ M

EPC RATING : D

[CLICK HERE](#)

[RETURN TO BROCHURE](#)

[THIRD FLOOR](#)

[FIFTH FLOOR](#)



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