

PRELIMINARY DETAILS

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

Bright Well-Appointed Offices

To Let

Rent - £52.50 p.s.f.

Ground	3,535 sq.ft. (328.4 m²)
2nd Floor	<u>6,438 sq.ft. (598.1 m²)</u>
Total	9,973sq.ft. (926.5 m²)





- **Competitive Combined Rent, Rates and Service Charge @ £89 p.s.f.**
 - **VAT Not Charged on Rent**
- **Air-Conditioned Offices with Smart Manned Entrance Hall**
 - **New Leases**

LOCATION

The building is prominently situated at the junction of Eastcheap and Great Tower Street, well located for all the excellent staff/client facilities; restaurants, shops, services and travel communications being within immediate walking distance of Monument (Circle/District Lines), Fenchurch Street (Overground), Bank (Central, DLR and Northern Lines) and Tower Hill (Circle Line) with numerous bus routes serving the area.

ACCOMMODATION

The Ground and 2nd Floors are currently available each providing well appointed, bright, modern offices.

AMENITIES

- Smart Entrance Hall with Commissionaire and Security
- Air Conditioning
- Raised Floors
- 4 Passenger Lifts
- Self-Contained Male/Female and Disabled WCs' and Showers on each floor
- Bike Store & Showers

TERMS

A new lease for a term to be agreed.

RENT

£52.50 p.s.f. (VAT not charged on rent)

RATES

£18.55 p.s.f. approx. payable for the year 23/24

SERVICE CHARGE

£17.90 p.s.f. for the financial year March 2025

POSSESSION

Immediate upon completion of legal formalities.

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