

PRELIMINARY DETAILS AND NEW TO THE MARKET

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

**LOWER GROUND FLOOR WITH A CEILING HEIGHT OF IN EXCESS OF 5M WITH GOOD
NATURAL LIGHT BEING PROVIDED ON 3 ELEVATIONS**

TO LET

3,579 sq.ft. (332.5 m²)



**VERY ECONOMICAL, HIGHLY FLEXIBLE SPACE SUITABLE FOR A VARIETY OF
USES INCLUDING OFFICE, GYM, MEDICAL/CONSULTING ROOMS ETC. CURRENTLY
STRIPPED OUT AND READY FOR AN IMMEDIATE FIT OUT.**

www.whitedrucebrown.com

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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 Lower Ground, has been strip back to shell and is immediately available to be fitted out as required. The space having high ceilings of in excess of 5 meters and good natural light from full height windows on 3 elevations, is highly adaptable and would suit multiple uses, including offices, gym Medical/consulting exhibition etc.

AMENITIES

Currently in shell with capped services ready for a dedicated refurbishment and fit out. Currently accessed from a main manned reception via 4 lifts and or a dedicated staircase. There is also the potential to create a dedicated street entrance subject to planning etc.

TERMS

A new lease for a term to be agreed.

**RENT
RATES
SERVICE CHARGE**

£25 p.s.f. (VAT not charged on rent)
£18.50 p.s.f. approx. payable for the year 25/26
£19.25 p.s.f. approx. for the financial year end March 2026

POSSESSION

Immediate upon completion of legal formalities.

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