

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

**The Two Floors Are Currently Stripped to Shell pending a Landlord Fit out to Cat A  
Which Could be Tailored to Suit an Incoming Tenant**

**To Let**

|                  |                                           |
|------------------|-------------------------------------------|
| <b>Lower Grd</b> | <b>3,579 sq.ft. (332.5 m<sup>2</sup>)</b> |
| <b>Ground</b>    | <b>3,535 sq.ft. (328.4 m<sup>2</sup>)</b> |
| <b>Total</b>     | <b>7,114 sq.ft. (660.9 m<sup>2</sup>)</b> |





## 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 and Ground Floors are currently available and would provide well appointed, bright, modern, economical offices following refurbishment deliverable within 6 months.

## AMENITIES

Currently in shell pending a Landlords refurbishment which could be tailored to suit an incoming tenant subject to terms.

## TERMS

A new lease for a term to be agreed.

## RENT RATES SERVICE CHARGE

£TBC p.s.f. (VAT not charged on rent)  
£17.15 p.s.f. approx. payable for the year 26/27  
£20.30 p.s.f. approx. for the financial year end March 2027

## POSSESSION

Immediate upon completion of legal formalities.

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