

NEW TO THE MARKET

2nd FLOOR

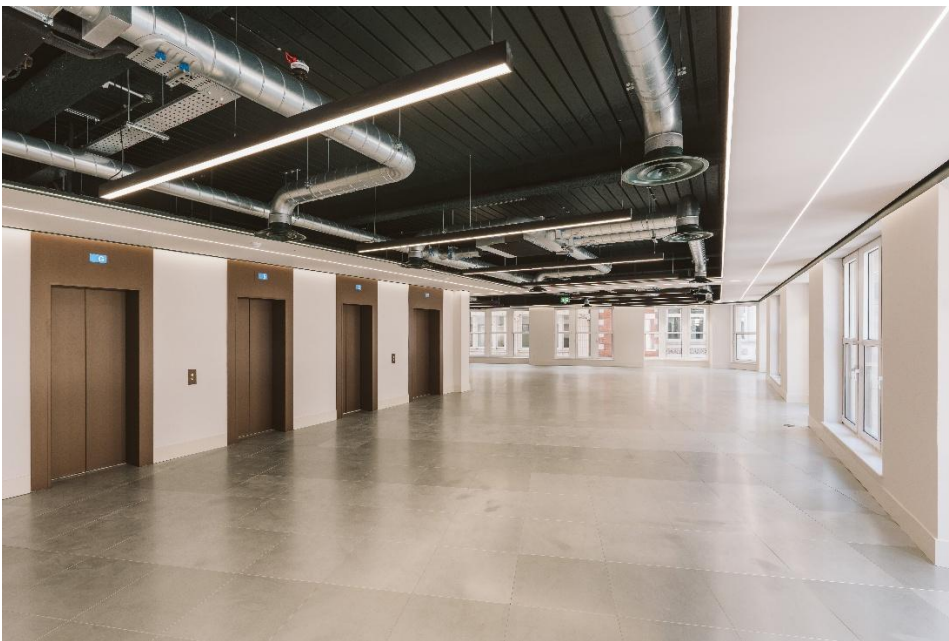
**ONE GREAT TOWER STREET,
LONDON, EC3R 5AA**

The comprehensive and transformable refurbishment of the 2nd Floor has now been completed providing an amazing working environment for the next occupier with a high degree of flexibility at a competitive occupational cost.

To Let

6,546 sq.ft. (608.1 m²)





LOCATION

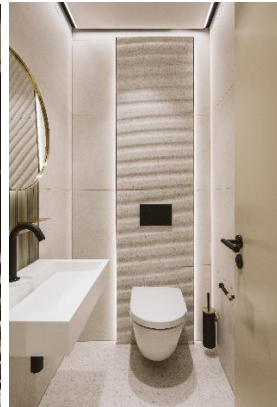
The building is prominently situated at the junction of Eastcheap and Great Tower Street, well located for all the excellent staff/client facilities; restaurants, shops, services and travel communications being within immediate walking distance of Monument (Circle/District Lines), Fenchurch Street (Overground),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

ACCOMMODATION

The 2nd Floor has recently undergone a complete and transformable refurbishment

AMENITIES

Fully self-contained and controlled VRV HVAC
LED feature lighting
Fully accessible metal tiled raised floor
Modern exposed ceiling
Dedicated feature Kitchen and break out area
Fully self-contained Private M/F toilet cubicles some with showers.
4 passenger lifts of which one is a fully functional goods lift
Newly Refurbished minimalist marble and limestone double height reception.
Manned reception
24/7 Access
Building not VAT elected



TERMS

A new lease for a term to be agreed.

RENT RATES

£75 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

SERVICE CHARGE

POSSESSION

Immediate upon completion of legal formalities.

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