

# WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

## PRELIMINARY DETAILS

**3,900 sq.ft. (363 m<sup>2</sup>) approx.**

**High Ceilinged Bright Lower Ground Offices  
To Let  
In Smart Excellently Located City Building**

**ONE GREAT TOWER STREET,  
LONDON, EC3**



- **Combined Rent, Rates and Service Charge @ £56.41 p.s.f!**
- **Air Conditioned Offices with Manned, Smart Entrance Hall**
  - **New Lease on Competitive Terms**

[www.whitedrucebrown.com](http://www.whitedrucebrown.com)

**020 7467 5997**

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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

Lower ground floor comprising high ceilings and natural light providing 3,900 sq.ft. (363 m<sup>2</sup>). Primarily open plan, currently incorporating a partitioned Boardroom, comms room, kitchen and self-contained reception area.

## AMENITIES

- Smart Entrance Hall with 24 Hour Manned Reception Area
- Air Conditioning
- Raised Floors
- 4 Passenger Lifts
- Communal Male/Female and Disabled WCs' and Showers

## TERMS

A new lease for a term to be agreed.

## RENT

£32.50 p.s.f.

## RATES

£42,615 p.a. (approx.) (£10.93 p.s.f. payable).

## SERVICE CHARGE

£12.98 p.s.f.

## POSSESSION

June 2018 or sooner by arrangement.

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**N.B.** – Floor plan attached – EPC available on request.