

# WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

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

## PRELIMINARY DETAILS

**Bright Well-Appointed Offices  
To Let  
Rents From £32.50 p.s.f.**

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

<b>Lower Ground</b>	<b>3,900 sq.ft. ( 362.3 m<sup>2</sup>)</b>
<b>3<sup>rd</sup> Floor</b>	<b>6,592 sq.ft. ( 612.6 m<sup>2</sup>)</b>
<b>5<sup>th</sup> Floor</b>	<b>5,464 sq.ft. ( 507.8 m<sup>2</sup>)</b>
<b>6<sup>th</sup> Floor</b>	<b><u>4,239 sq.ft. ( 393.8 m<sup>2</sup>)</u></b>
	<b>20,195 sq.ft. (1,876.5 m<sup>2</sup>)</b>



- **Competitive Combined Rent, Rates and Service Charge**
- **Air-Conditioned Offices with Smart Manned Entrance Hall**
  - **New Leases**

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

**020 7467 5997**

Fax 020 7224 5212

## 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, 3<sup>rd</sup>, 5<sup>th</sup> and 6<sup>th</sup> floors each provide well appointed, bright, modern offices.

## AMENITIES

- Smart Entrance Hall with Commissionaire and Security
- 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

From £32.50 p.s.f. - £52.50 p.s.f.

## RATES

£16.50 p.s.f. approx. (dependent on the floor) payable for the year 2018/2019.

## SERVICE CHARGE

£13.54 p.s.f. for the financial year 2018.

## POSSESSION

Immediate upon completion of legal formalities.

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