

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

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

PRELIMINARY DETAILS

ONE GREAT TOWER STREET LONDON EC3

MODERN OFFICES TO LET (NO VAT)

4,239 – 17,401 sq ft

AVAILABLE JUNE 2013



- **Offices on first, second and sixth floors**
- **New effectively full repairing and insuring leases available for terms to be agreed.**

www.whitedrucebrown.com

020 7467 5997

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Location: The building is situated at the junction of Eastcheap and Great Tower Street and occupies an imposing corner position in one of the City's major streets. The building is well located for communications, with easy access to Monument, Fenchurch Street, Cannon Street, Bank and Tower Hill Stations.

Accommodation: The vacant accommodation provides the following Net Internal Floor Areas:
 First Floor 6,616 sq ft
 Second Floor 6,546 sq ft
 Sixth Floor 4,239 sq ft
 Total: 17,401 sq ft

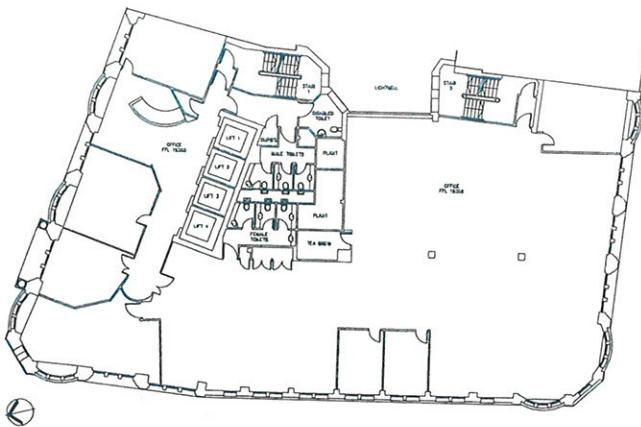
Amenities: Manned Reception with 24 hrs access
 Air Conditioning
 Raised Floors
 Metal tiled suspended ceilings with inset lighting
 4 Passenger lifts
 Toilets on every floor
 Excellent natural light
 Bike Stores and showers

Terms: The accommodation is available on new lease terms at a rent of £35 psf.

Service Charge: Estimated at £9.79 psf

Rates 20012/13: First Floor £87,242 per annum (£181,000 RV @ £0.482)
 Second Floor £88,688 per annum (£184,000 RV @ £0.482)
 Sixth Floor £59,768 per annum (£124,000 RV @ £0.482)

VAT: The building is not currently elected for VAT



Energy Performance Certificate HM Government
 Non-Domestic Building

1-4, Great Tower Street
 LONDON
 EC3R 5AA

Certificate Reference Number:
 0450-0232-6619-9270-2098

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150
 Less energy efficient

103 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
 Building environment: Mixed-mode with Mechanical Ventilation
 Total useful floor area (m²): 4783
 Building complexity (NOS level): 4
 Building emission rate (kgCO₂/m²): 56.4

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

88 If typical of the existing stock

Viewing: Contact James Baker at sole agents White Druce & Brown.
 Email: jamesbaker@whitedrucebrown.com