

# WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

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

## PRELIMINARY DETAILS

**Bright Well-Appointed Offices  
To Let**

**Either on a Floor by Floor Basis  
or a Combination of the Three  
(5,464 sq.ft./12,027 sq.ft./18,619 sq.ft.)**

3<sup>rd</sup> Floor – 6,592 sq.ft. ( 612.6 m<sup>2</sup>)  
4<sup>th</sup> Floor – 6,563 sq.ft. ( 609.9 m<sup>2</sup>)  
5<sup>th</sup> Floor – 5,464 sq.ft. ( 507.8 m<sup>2</sup>)  
18,619 sq.ft. (1,730.4 m<sup>2</sup>)

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



- **Competitive Combined Rent, Rates and Service Charge @ £52.50 p.s.f./£16.50 p.s.f./£13.54 p.s.f. Respectively – Total £82.54 p.s.f. inclusive**
  - **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 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floors each provide well appointed, bright, modern offices, primarily in open plan but currently incorporating a combination of open plan and partitioned (demountable) offices.

**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**

£52.50 p.s.f.

**RATES**

£16.50/£17.18 p.s.f. (approx.) (dependent on the floor) payable for the year 2017/2018.

**SERVICE CHARGE**

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

**POSSESSION**

June 2018 or sooner by arrangement.

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**N.B.** – Floor plans and EPC available on request