



**1 GREAT TOWER ST,
LONDON, EC3R 5AA**

2nd FLOOR - 6,546 SQ. FT



OVERVIEW

One Great Tower Street offers a superbly refurbished 2nd Floor workspace in the heart of the City of London. Comprehensively and transformably refurbished, the space delivers an outstanding working environment for the next occupier, combining exceptional flexibility with a highly competitive occupational cost.

YOUR OFFICE, DELIVERED AND MANAGED BY FOLIA.



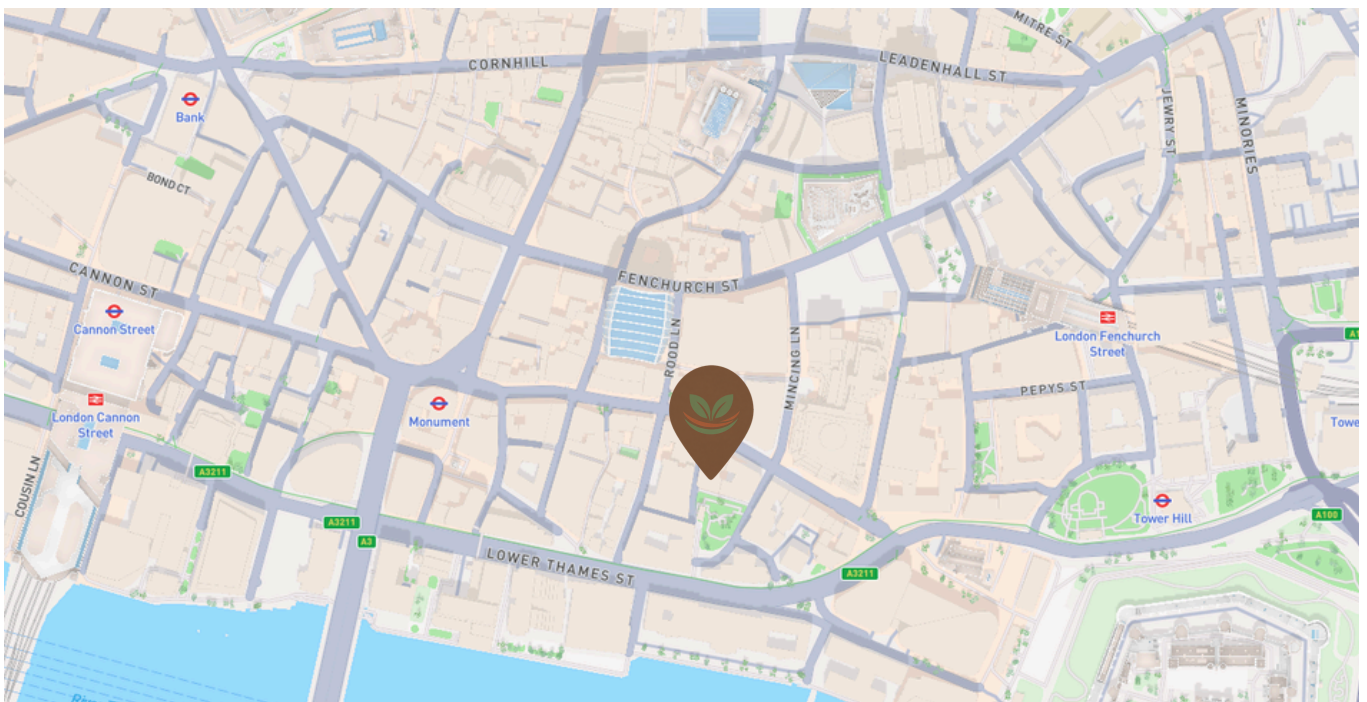
From rent, rates and service charge to fit-out, facilities and day-to-day operations, we manage the workplace as one complete service, giving you one point of accountability, one invoice and one simple solution, with no hidden costs.

SPECIFICATION AND AMENITIES

	Shower		Meeting Rooms		Controlled VRV HVAC		Lockers
	Manned Reception		Natural Light		Plug & Play		Fit Out Included
	Passenger Lift		Tenant App		On site Security		
	Breakout Area		Kitchen Area		Daily Cleaning		
	24/7 Access		Fully Fitted		LED Lighting		

LOCATION

Prominently positioned at the junction of Eastcheap and Great Tower Street, One Great Tower Street sits at the heart of the City, moments from Monument, Bank, Fenchurch Street and Tower Hill — with excellent shops, restaurants and bus links all on the doorstep.



THE ACCOMODATION



INCLUDED

PROPERTY EXPENDITURE

Rent
Service Charge
Business Rates
Building Insurance

OPERATIONAL EXPENDITURE

Utilities
Cleaning & Waste Disposal
Facilities Management
Maintenance
Health & Safety & Compliance
Security

CAPITAL EXPENDITURE

Building Surveys
Stamp Duty Land Tax
Interior Design
Fit-Out Works to Your Specification
Acquisition Fees

TERMS

2ND FLOOR

6,546 SQ FT

36 MONTHS

FULLY FITTED TO YOUR SPECIFICATION

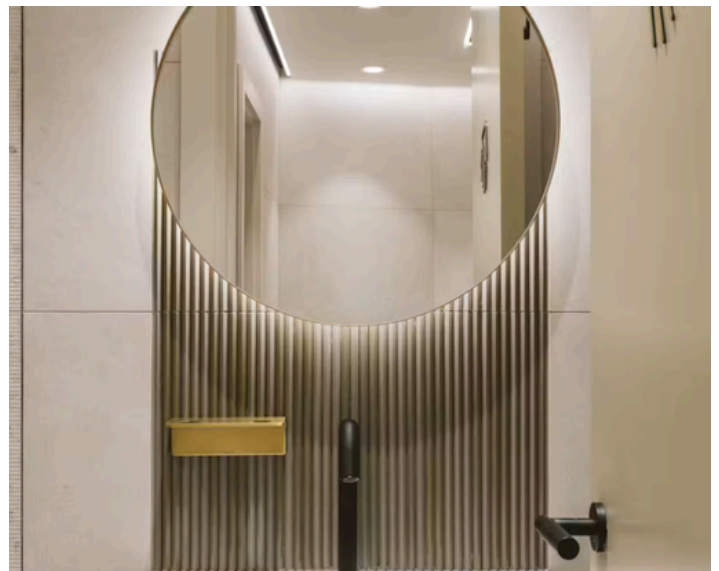
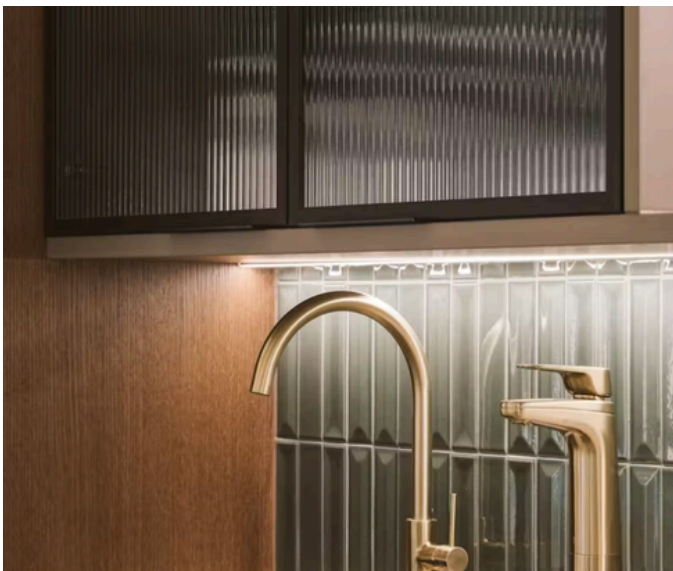
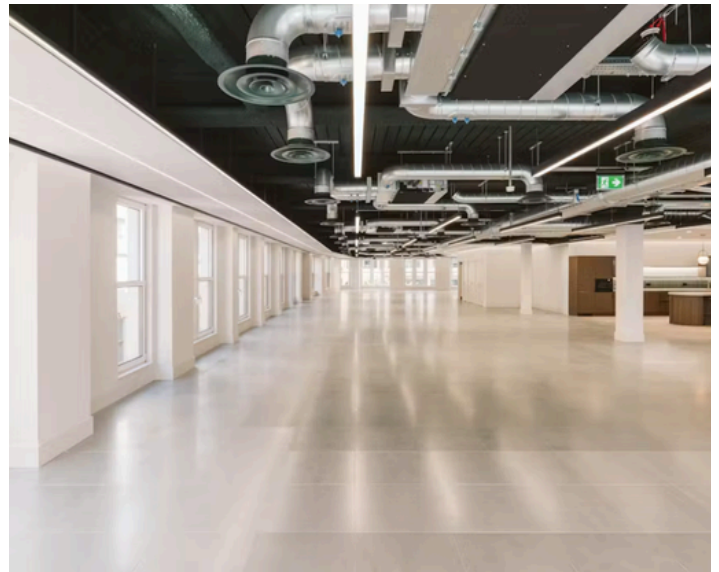
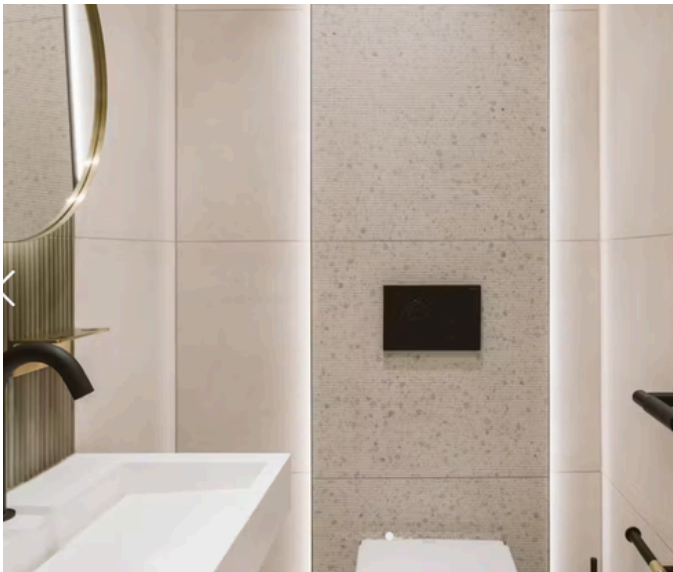
£194

£105,827 PLUS VAT



2nd Floor
Sample Layout
6,546 Sq Ft

THE SPACE





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“Our Guiding Principle - Truth Over Transactions”