



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

FROM - 6,563 TO 19,824 SQ. FT



OVERVIEW

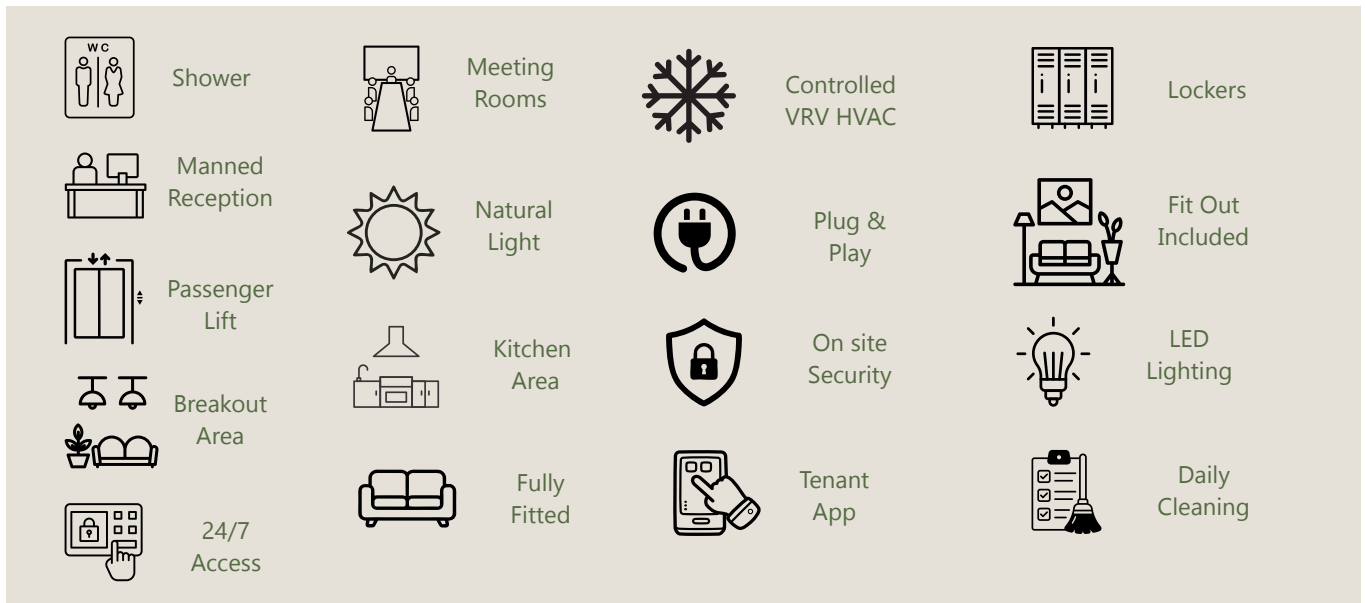
One Great Tower Street offers a selection of fitted workspaces in the heart of the City of London. The 1st, 3rd and 4th floors are currently fitted, providing a combination of boardrooms, meeting and private offices, open-plan desked areas, breakout spaces and kitchens, creating flexible and well-equipped workplaces for the next occupier.

YOUR OFFICE, DELIVERED AND MANAGED BY FOLIA.



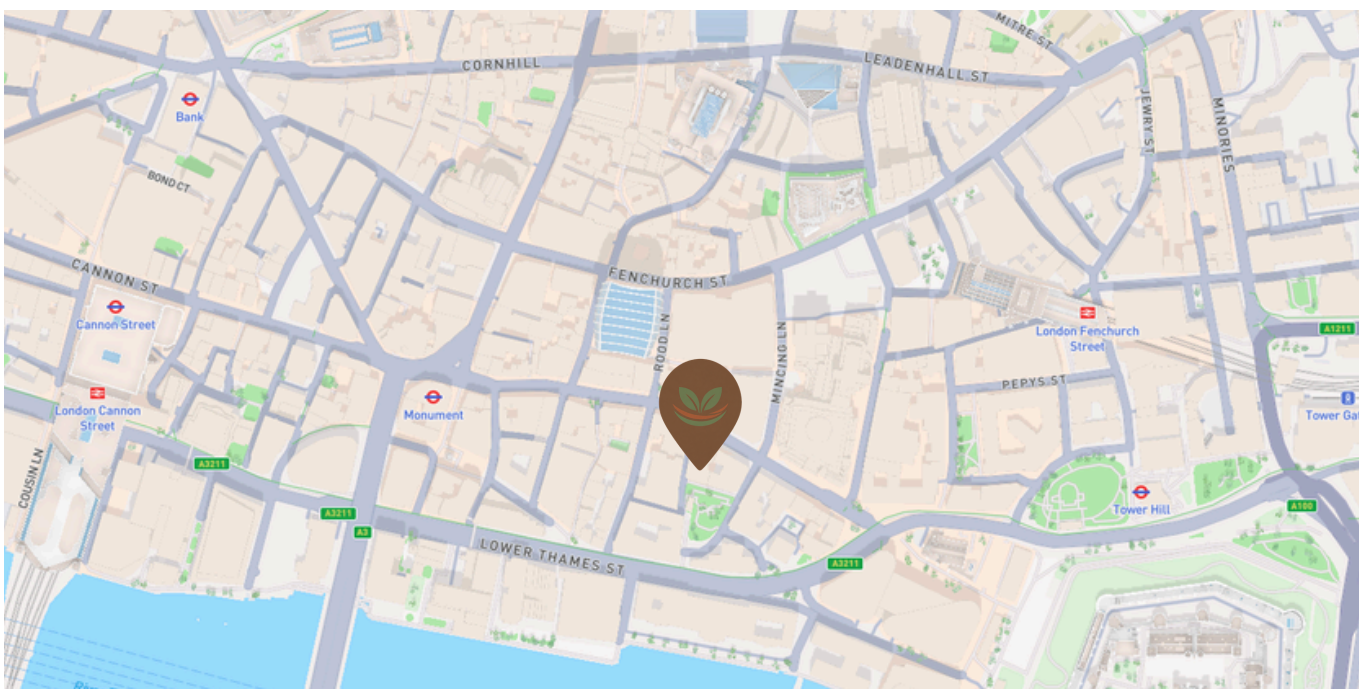
From rent, rates and service charge to fit-out, facilities and day-to-day operations, we manage the workplace as one complete service, giving you one point of accountability, one invoice and one simple solution, with no hidden costs.

SPECIFICATION AND AMENITIES



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

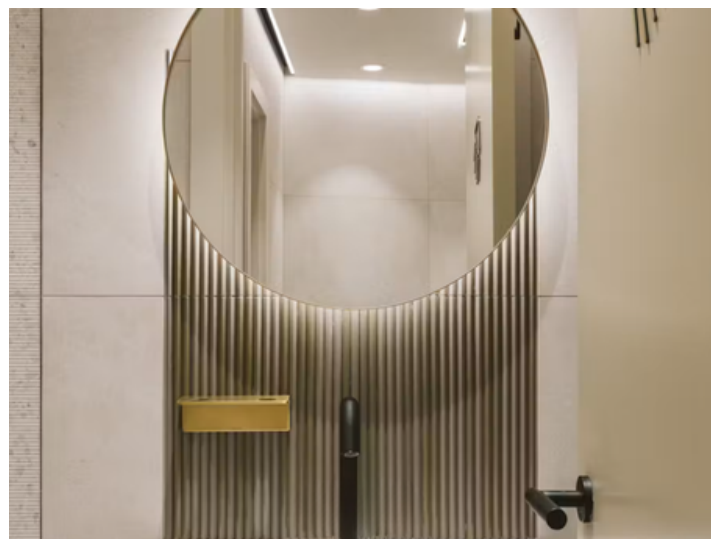
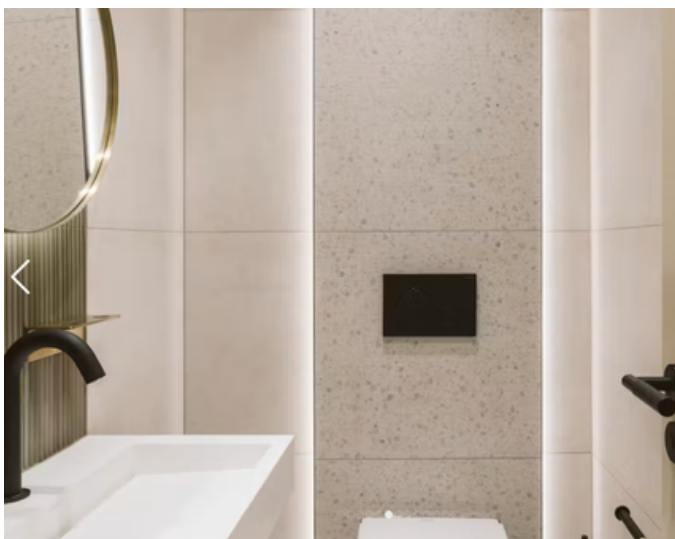
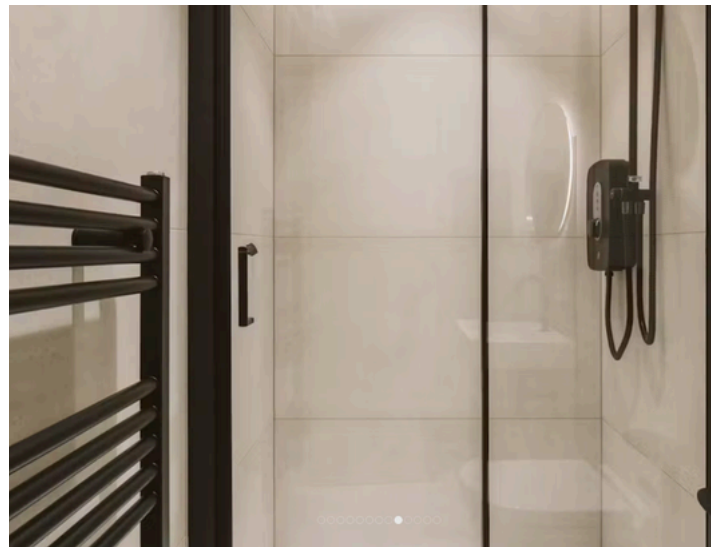
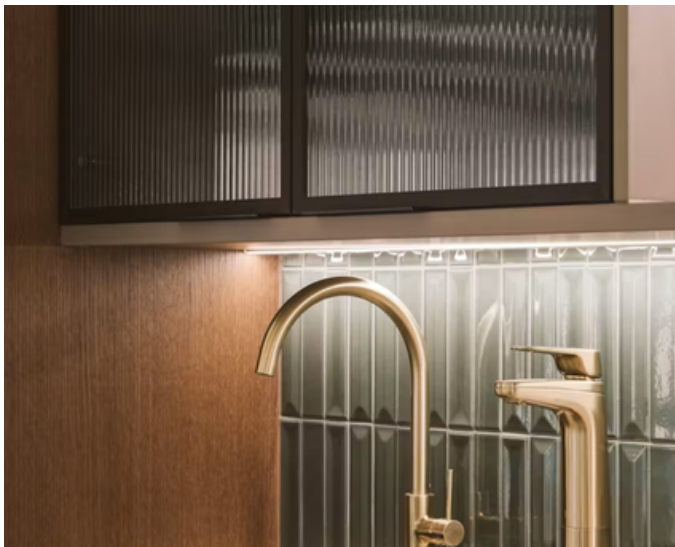
Building Surveys
Stamp Duty Land Tax
Interior Design
Fit-Out Works to Your Specification
Acquisition Fees

TERMS

4TH FLOOR	6,616 SQ FT	24 MONTHS	FULLY FITTED PLUG AND PLAY	£139	£76,021 PCM PLUS VAT
3RD FLOOR	6,592 SQ FT	24 MONTHS	FULLY FITTED PLUG AND PLAY	£139	£76,357 PCM PLUS VAT
1ST FLOOR	6,616 SQ FT	24 MONTHS	FULLY FITTED PLUG AND PLAY	£139	£76,635 PCM PLUS VAT

THE SPACE

3rd Floorplan





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Web: www.folia.space

“Our Guiding Principle - Truth Over Transactions”