



**2** thomas  
more  
square

LONDON E1

high quality offices ready to occupy  
from 11,316 to 54,878 sq ft  
short term opportunity at very low rent



# 2 thomas more square

bright predominantly  
open plan office floors  
situated in an attractive  
prominent location.  
the available space  
offers a well specified  
environment ready for  
immediate occupation  
with cabling in situ.



## specification

- Predominantly open plan floors ready to occupy
- Good natural light
- Commissionaire/24 hr access
- EPC rating B50
- Air conditioning
- Raised floors with Cat 6 cabling
- Car parking
- Resilient power and standby generation available

## accommodation

FLOOR	SQ FT	SQ M
5th	14,272	1,326
4th	14,587	1,355
1st	14,703	1,366
Ground	11,316	1,051
<b>TOTAL</b>	<b>54,878</b>	<b>5,098</b>

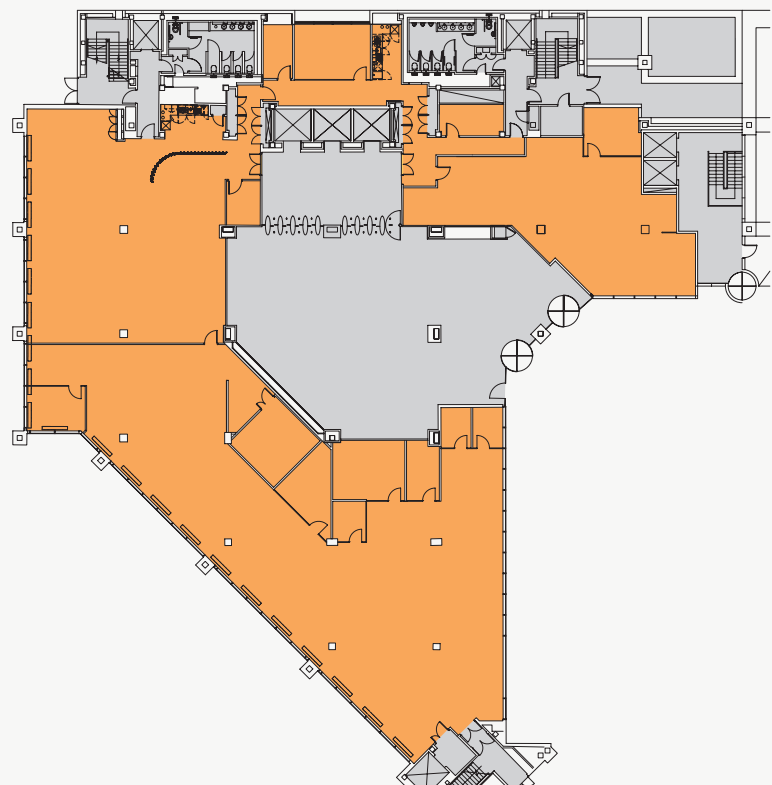




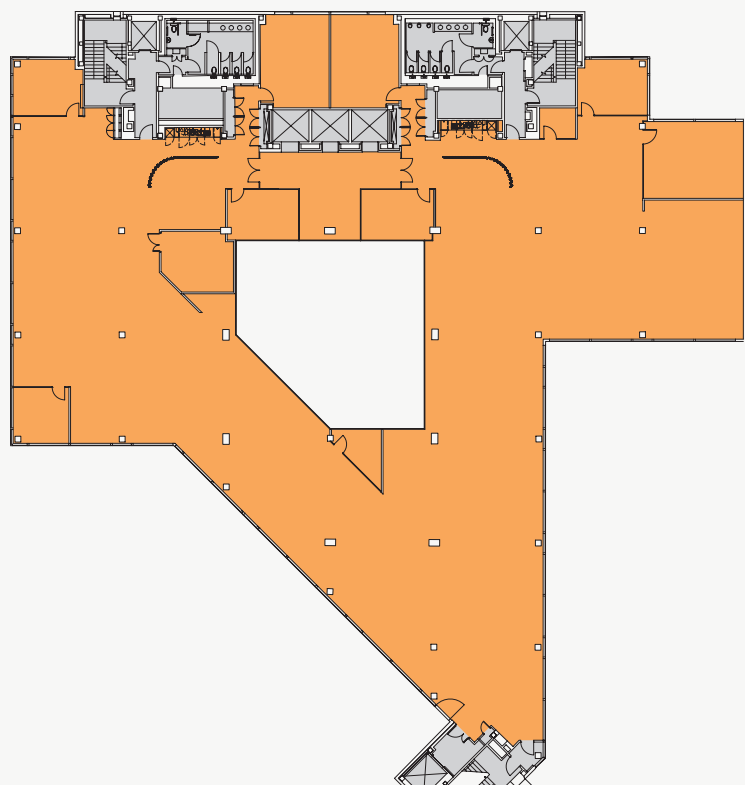




ground floor



typical upper floor



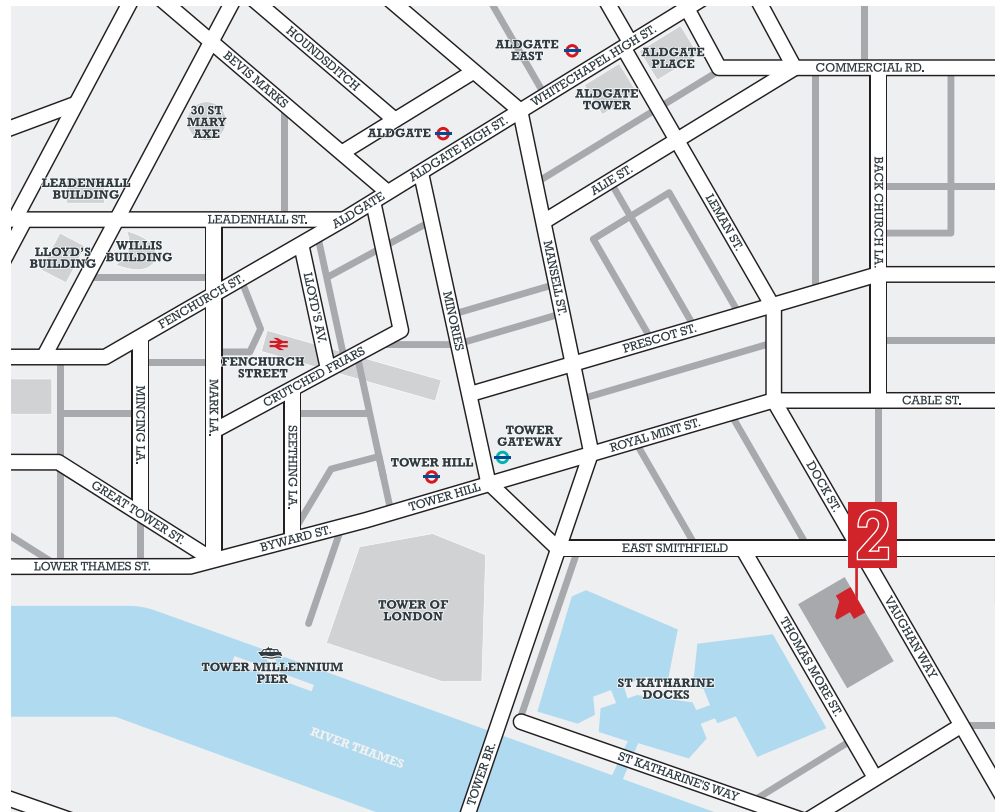
For indicative purposes only not to scale.



## location

The building is within easy walking distance of Tower Hill station along with Aldgate, Aldgate East, Tower Gateway and Fenchurch Street Station. Giving good access to District, Circle, Hammersmith & City, Metropolitan, Overground lines and DLR services. There are a number of facilities and amenities located on the estate including Pret a Manger, Waitrose and Fitness First.

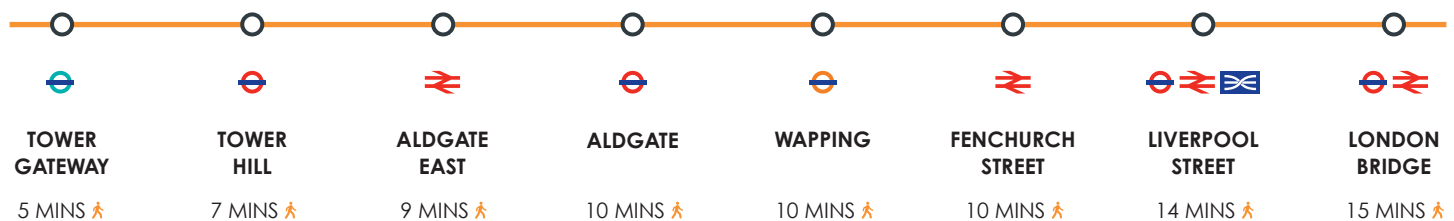
The surrounding area continues to develop and the growing vibrant mixture of amenities in the area makes this location an increasingly popular destination for a variety of occupiers.



## local amenities



## connectivity



Walking distance from building.

## viewing

Strictly through joint sole letting agents:

## terms

Short term to September 2016 at very low rent. Alternatively longer leases by arrangement.

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