



3 Thomas More Square, Tower Hill, London, E1W 1WY

TO LET

Fully fitted office accommodation in Thomas More Square (MoreTown)

Summary

Tenure	To Let
Available Size	19,841 sq ft / 1,843.29 sq m
Rent	£39.50 per sq ft
Service Charge	£20.78 per sq ft including the estate charge and the basement car park.
Rates Payable	£18.25 per sq ft 2024/2025
EPC Rating	E (105)

Key Points

- Fully fitted office accommodation
- Adjacent to St Katharine Docks Marina
- Four call destination/smart passenger lifts access the fifth floor
- Prominent triple height reception with coffee operator
- Concierge, security barriers, 24 hour access/security
- Sublease expiring June 2026 - guide rent £19.50 per sq ft

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VAT	Applicable
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Description

3 Thomas More Square is a prominent office building arranged over basement, ground and thirteen upper floors. Boasting a triple height reception with concierge and security, the improved building amenities include a contemporary space with break-out seating for informal meetings and an independent coffee operator, Urban Baristas.

Location

Located to the east of the City in the borough of Tower Hamlets. Tower Hill (district/circle lines) and Tower Gateway (DLR) stations are both within walking distance and provide direct connections to the City, West End and Canary Wharf. The 100 bus route provides connections to Wapping station (London overground), St Pauls (central line) and Liverpool Street (Elizabeth line).

In Moretown is a large Waitrose, Pret A Manager and specialist coffee/sandwich truck. St Katharine Docks is within easy walking distance and offers a large variety of picturesque restaurants, several gyms and coffee shops.

Accommodation

Comprises the following, available on a sublease expiring June 2026 (rent £19.50 per sq ft) or an assignment of the existing lease which expires on 30th June 2030. The lease is subject to an upwards only rent review at 1st July 2025 and tenant only break effective 1st July 2026.

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)
5th	19,841	1,843.29	£39.50	£18.25	£20.78
Total	19,841	1,843.29	£39.50	£18.25	£20.78

Viewings

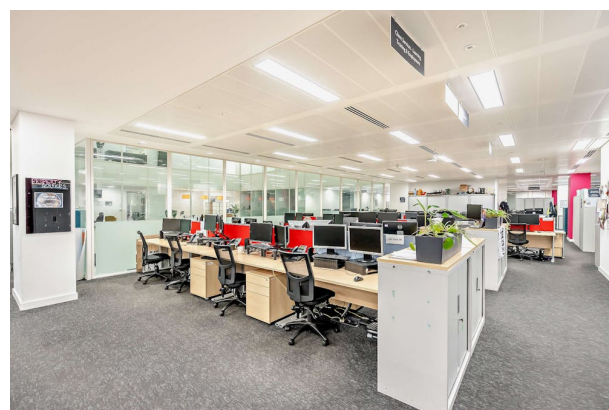
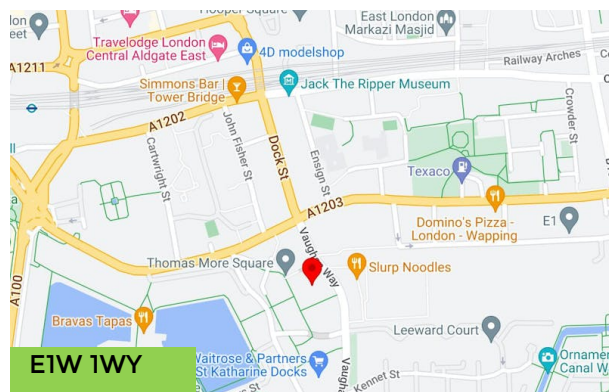
By appointment only, via sole letting agents, Kinney Green

Terms

An assignment of the existing lease expiring 30/06/2030 and subject to a rent review effective 01/07/2025 and a tenant only break in 01/07/2026, passing rent £39.50 psf.

Specification / Existing Fit-Out

Benefits from air-con, raised floors and LED lighting. The existing fit-out consists of several glass partitioned meeting rooms, a large kitchen/break-out, two smaller ancillary kitchenettes, server room, moveable phone pods and reception area. Existing furniture is available, subject to terms.



Viewing & Further Information

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