



DIXON HOUSE

1 LLOYD'S AVENUE

6,059 - 20,208 sq ft, refurbished offices in EC3

DIXON
HOUSE

1 LLOYD'S AVENUE

SMART SPACE

Dixon House is a landmark building, positioned behind an impressive period façade. The 3rd–5th floors have been refurbished and are available on a fully fitted or partially fitted basis.

The building boasts a newly refurbished ground floor reception with commissioner, perfect for a client-facing business as well as bike storage and shower facilities.

Lastly, Dixon House is a fully electric building with an EPC rating of B and a BREEM 'Very Good' rating.



Main reception



Exterior

HIGHLIGHTS



Refurbished plug and play offices



Impressive ground floor reception with commissionaire



BREEAM 'Very Good'



EPC rating of B



Superb connectivity



VRF air conditioning



Full access raised floor



Great natural light



Period features



25 x Cycle spaces



Showers



All electric building



Main reception



Open plan desking and breakout area



Bike storage



Showers



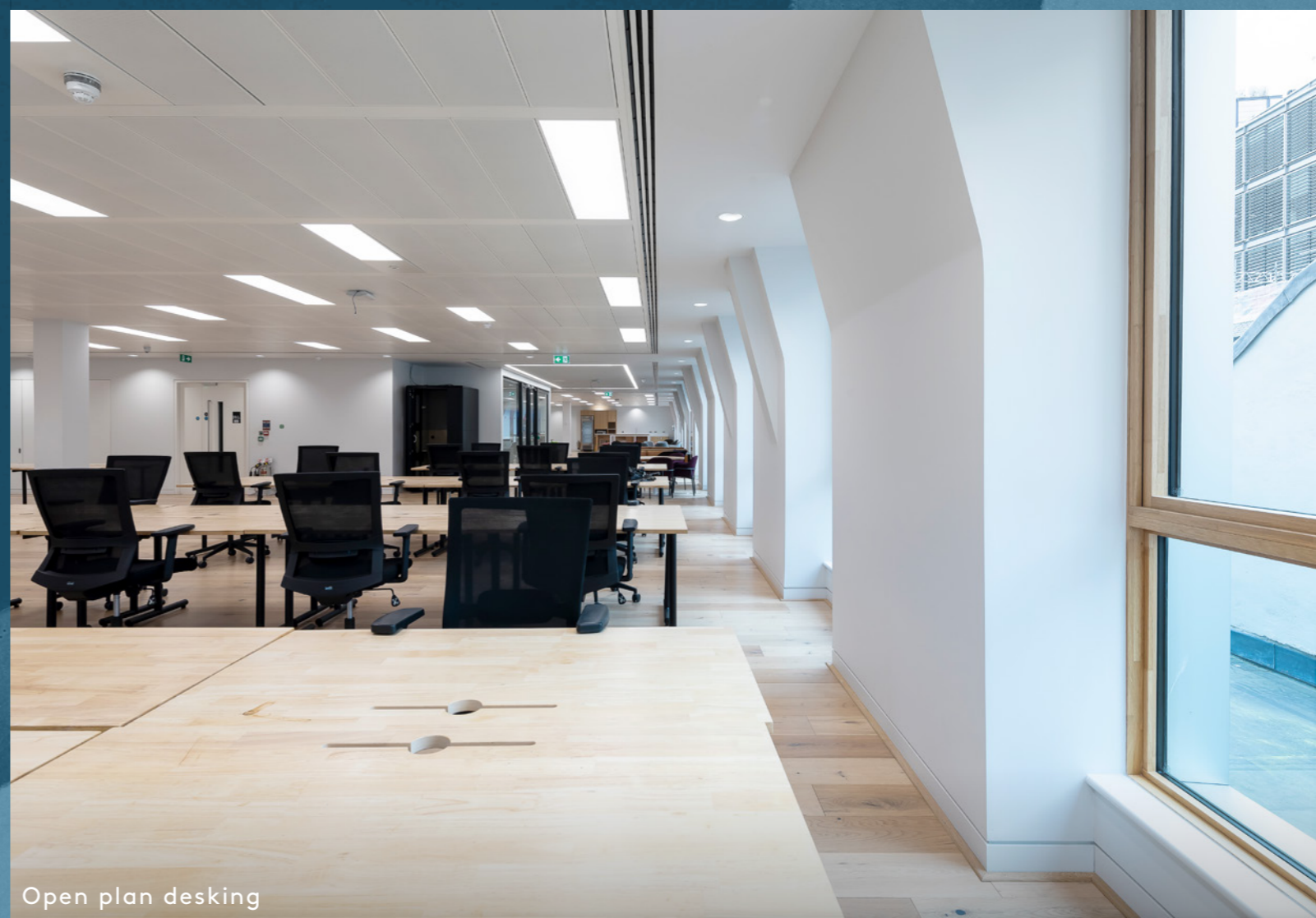
Open plan desking



Meeting room

AVAILABILITY

| FLOOR | SQ FT | SQ M |
|-------|--------|---------|
| 5th | 6,059 | 562.9 |
| 4th | 6,920 | 642.9 |
| 3rd | 7,229 | 671.6 |
| Total | 20,208 | 1,877.4 |



Open plan desking

3RD FLOOR

Indicative space plan
7,229 sq ft / 671.6 sq m

60 x workstations

4 x breakout areas

4 x meeting rooms

2 x meeting booths

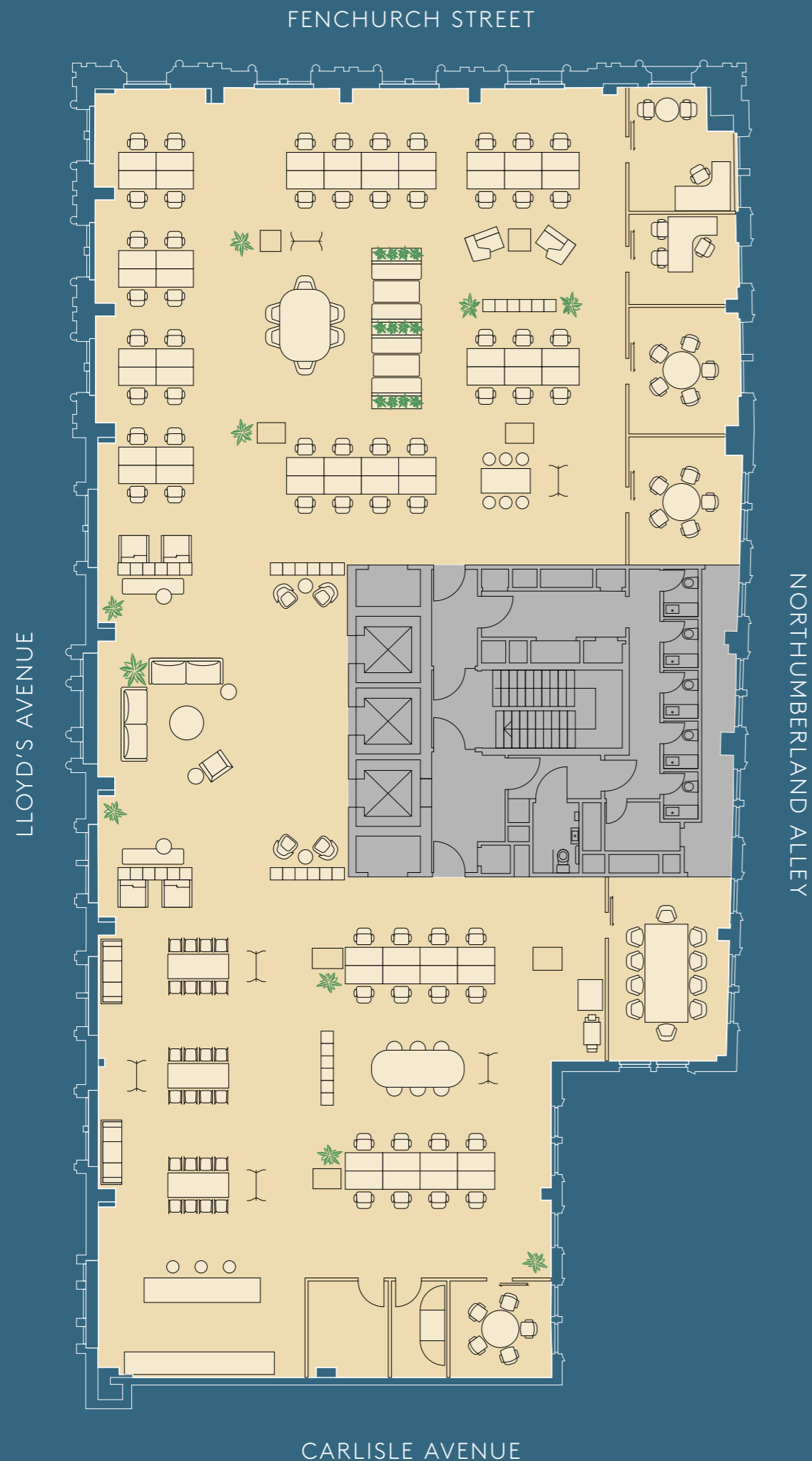
4 x collaborative work areas

2 x executive offices

Storeroom

Fully fitted kitchenette

4 x private working booths





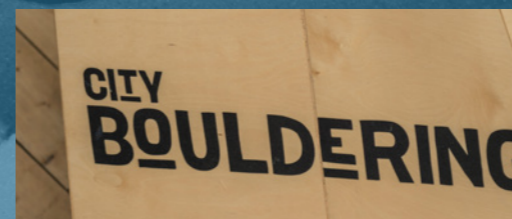
14 Hills Restaurant



Leadenhall Market

CITY CENTRAL

Dixon House is located the heart of the City of London's bustling EC3 district, offering a plethora of bars, restaurants and cafés close by. These include The Sky Garden, HAZ, Sushi Samba and all the shops and restaurants on offer in Leadenhall Market. The area has excellent transport links including Fenchurch Street, Monument, Tower Hill, Aldgate and Aldgate East stations all within a short walk.



Aldgate Square



Four Seasons Hotel at Ten Trinity Square



MOORGATE

15 min walk



LIVERPOOL ST

11 min walk

ALDGATE EAST

7 min walk

ALDGATE

4 min walk

BANK

10 min walk

MONUMENT

8 min walk

FENCHURCH ST

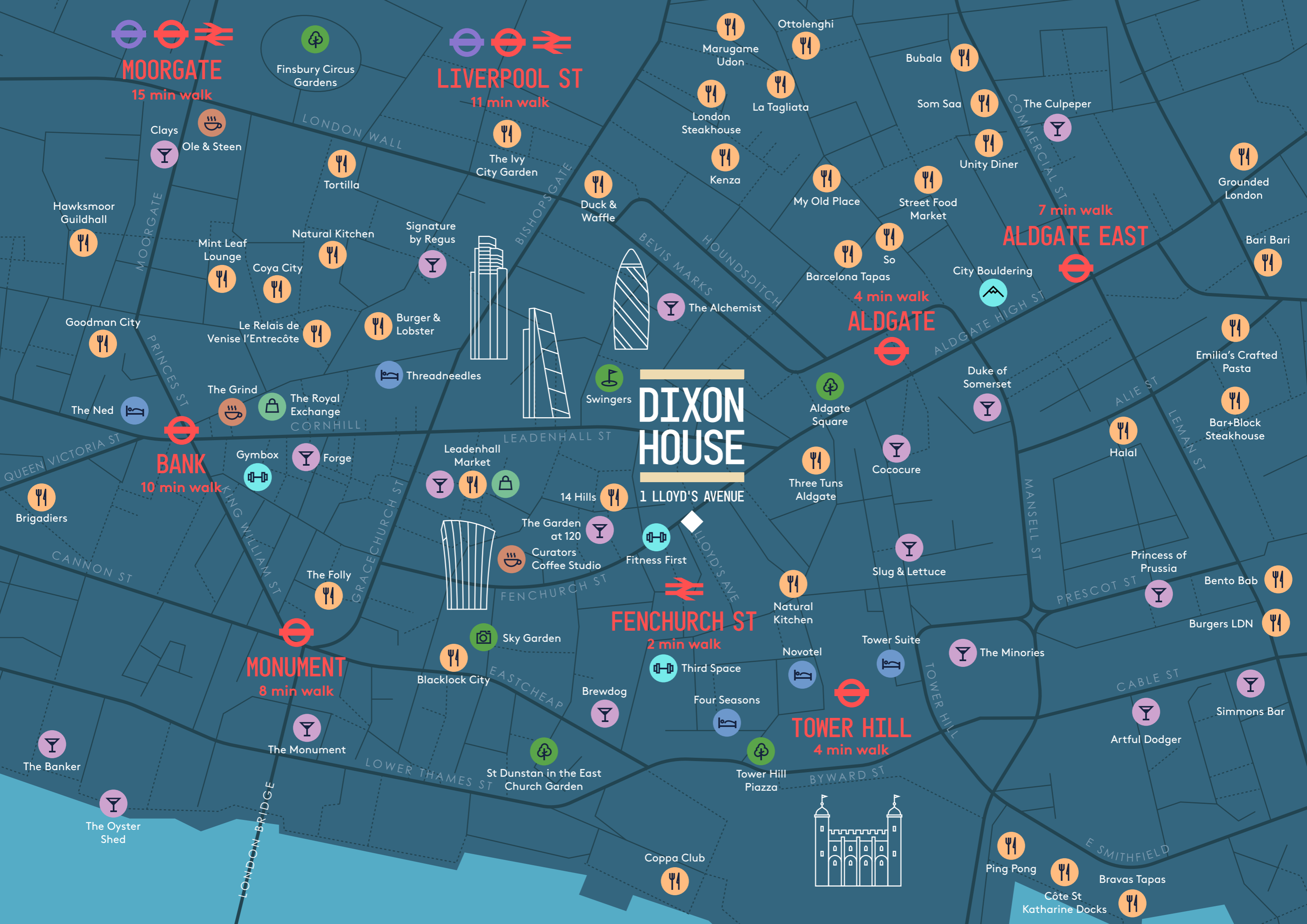
2 min walk

TOWER HILL

4 min walk

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1 LLOYD'S AVENUE



Finsbury Circus Gardens

Marugame Udon

Ottolenghi

Bubala

Clays



Ole & Steen

Hawksmoor Guildhall



Mint Leaf Lounge



Coya City



Natural Kitchen

Signature by Regus



The Ivy City Garden



Duck & Waffle

London Steakhouse



Kenza

La Tagliata



My Old Place



Street Food Market

Som Saa



Unity Diner

The Culpeper



Grounded London

Bari Bari



City Bouldering



Barcelona Tapas



So

The Alchemist



Swingers



Aldgate Square



Duke of Somerset



Emilia's Crafted Pasta



Bar+Block Steakhouse



Halal

The Grind



The Royal Exchange



Burger & Lobster



Threadneedles



Leadenhall Market



14 Hills



1 LLOYD'S AVENUE

The Garden at 120



Curators Coffee Studio



Fitness First



Three Tuns Aldgate



Cococure



Slug & Lettuce



Princess of Prussia



Bento Bab



Burgers LDN



The Folly



Sky Garden



Blacklock City



Brewdog



Four Seasons



Novotel



Tower Suite



The Minorities



Simmons Bar



Artful Dodger



The Banker



The Oyster Shed



St Dunstan in the East Church Garden



Tower Hill Piazza



Coppa Club



Ping Pong



Bravas Tapas



Côte St Katharine Docks

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