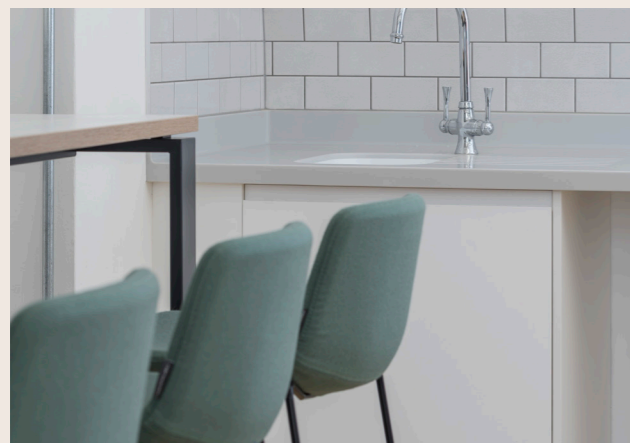


**RUBIX**

**6 LLOYD'S  
AVENUE EC3**

# Contemporary & bespoke office space available within a striking Grade II listed building

6 Lloyd's Avenue is perfectly located close to a range of shops, bars and restaurants. Various suites are available on flexible terms, providing kitchenettes, cabling and meeting room facilities.



## AMENITIES



NEWLY REFURBISHED OFFICE SPACE



BIKE & SHOWER FACILITIES



LED LIGHTING



AIR CONDITIONING



FIBRE INSTALLED



MANNED RECEPTION



1 LIFT



IMPRESSIVE PERIOD FEATURES



24/7 ACCESS

# THE CITY



# AVAILABILITY

FLOOR	INTERNAL NAME	SQ M	SQ FT	RENT/PSF	S.C/PSF	RATES/PSF	TOTAL/MONTH
5 <sup>th</sup>	Rear	115.29	1,241	£65.00	£15.06	£11.50	£9,468.83
5 <sup>th</sup>	Front	130.34	1,403	£65.00	£15.06	£11.50	£10,704.89
3 <sup>rd</sup>	Centre Right	90.86	978	£65.00	£19.76	£11.50	£7,845.19
3 <sup>rd</sup>	Centre Left	72.37	779	£65.00	£19.55	£11.50	£6,235.25
2 <sup>nd</sup>	Rear	LET	LET	LET	LET	LET	LET
1 <sup>st</sup>	Centre Right	87.24	939	£65.00	£15.06	£11.50	£7,164.57
GF	Rear Right	102.19	1,100	£65.00	£19.66	£11.50	£8,814.67
GF	Centre Left	U/O	U/O	U/O	U/O	U/O	U/O
LG	Rear	148.09	1,594	£55.00	£13.73	£11.50	£10,657.22

TERMS: A NEW LEASE DIRECT FROM THE LANDLORD.

# LOCATION



# TALK TO US

Viewing is strictly by prior appointment with Rubix.

**Jack Harwood**

E: Jack@rubix.london  
M: +44(0)7591 829 278

**Harry Radcliffe**

E: harry@rubix.london  
M: +44(0)7796 217 354

**Oliver Hawking**

E: oliver@rubix.london  
M: +44(0)7714 145 970

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