

10 Lloyd's Avenue

London EC3



1,341 – 4,741 sq ft

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Location

10 Lloyds Avenue occupies a prominent corner site on Lloyds Avenue and Crutched Friars. Located within close proximity to the property is St Katharine Dock's and Leadenhall Market, together providing a range of high quality amenities.

Transport connections are excellent with the building being a short walk from Tower Hill, Tower Gateway, Aldgate and Monument underground stations. 10 Lloyds Avenue is also less than a minutes' walk from Fenchurch Street Station.

Description

The property provides high quality office accommodation in the heart of the City of London. The newly refurbished 5th floor provides a kitchen, storage and cabling. The reception and lift lobby have also recently undergone refurbishment.

Specification

- Air conditioning
- Column free floorplate
- Floor to ceiling glazing
- 24 hour access and security
- 150mm raised floors
- Cycle racks and showers

Accommodation

Floor	Area (sq ft)	Possession
5 th	3,401	Immediate
Part 2 nd	1,341	Immediate



VAT

The property has been elected for VAT

Lease

By arrangement direct from the Landlord

Quoting rent

£52.50 per sq ft

Rates

£16.96 per sq ft

Service Charge

£14.00 per sq ft

Viewing - strictly by appointment through:-

James Gillett
Savills
020 7409 8961
jgillett@savills.com

Jade Dedman
Savills
020 7330 8617
jade.dedman@savills.com

George Jones
Savills
020 7535 2972
george.jones@savills.com

or our joint agents Newton Perkins

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