

TO LET - OFFICE

10 LLOYDS AVENUE

EC3N 3AJ



Key Highlights

- 795 sq ft
- Column free floorplate
- Raised access floors
- Cycle racks and shower facilities
- Excellent transport links
- Air conditioning
- Car parking

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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 newly refurbished 5th floor provides a brand new plug and play fit out. The reception and lift lobby have also recently undergone refurbishment. The ground floor is also fully fitted.

Accommodation

| Name | sq ft | sq m | Availability |
|----------------|--------------|---------------|--------------|
| 7th - Terrace | 2,311 | 214.70 | Let |
| 5th | 3,401 | 315.96 | Let |
| 2nd - Part 2nd | 1,341 | 124.58 | Let |
| Ground - North | 795 | 73.86 | Available |
| Ground - South | 773 | 71.81 | Let |
| Total | 8,621 | 800.91 | |

Terms

A new lease for a term to be agreed.

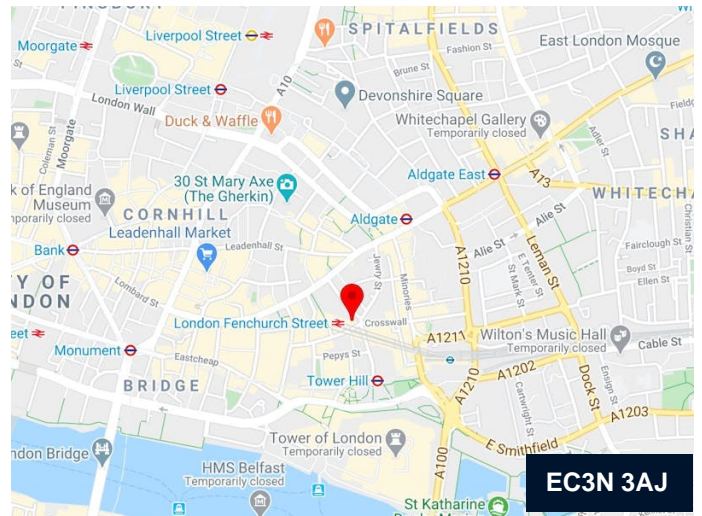
Quoting Rent: £48.50 - £55.00 psf

Service Charge: £14.00 psf

Rates: £16.96

Viewings

Strictly by appointment.



Contact

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