

TO LET - OFFICE

# 10 LLOYDS AVENUE

EC3N 3AJ



## Key Highlights

- 1,341 to 8,621 sq ft
- Excellent transport links
- Column free floorplate
- Raised access floors
- 5th Floor fitted out to provide a kitchenette and cabling in situ
- Floor to ceiling glazing
- 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 kitchen and cabling in situ. The reception and lift lobby have also recently undergone refurbishment. The 7th floor is due to be refurbished and has a large private terrace with excellent views.

## Accommodation

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

## Terms

A new lease for a term to be agreed.

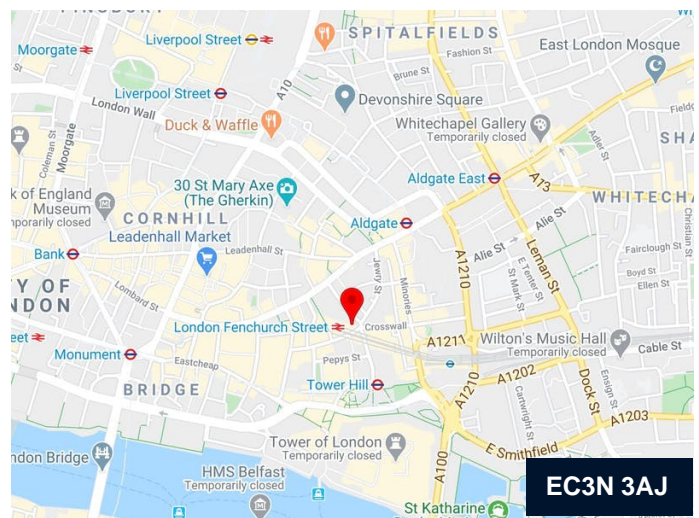
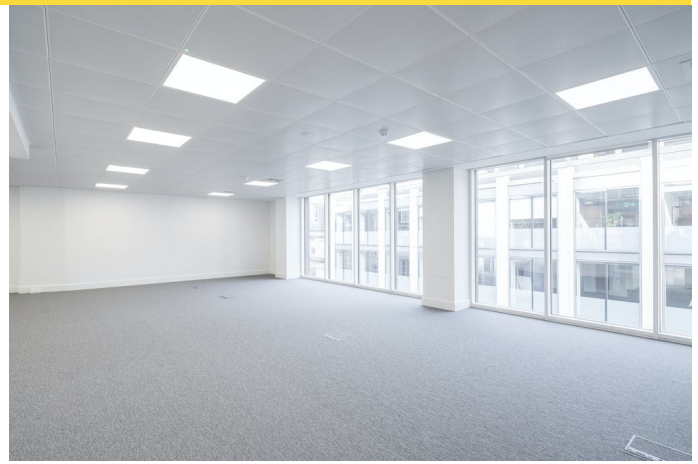
Quoting Rent: £48.50 psf

Service Charge: £14.00 psf

Rates: £16.96

## Viewings

Strictly by appointment.



## Contact

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