

LLOYD'S AVENUE | LONDON EC3

NO. 6

BESPOKE FULLY FITTED
OFFICE UNITS

AVAILABLE TO LET FROM
350 – 4,376 SQ FT



BESPOKE FULLY
FITTED OFFICE
UNITS ON
FLEXIBLE TERMS

Already home to an eclectic mix of tenants from the TMT and traditional sectors, No. 6 Lloyd's Avenue offers modern office units within a striking Grade II Listed building.



AMENITIES

New exposed air-conditioning

High quality oak flooring

New Fagerhult lighting

Fully enabled cabling

Meeting rooms

Passenger lift

24 hour access & commissionaire

Shower facilities and secure bike storage

Turn-key offices

ACCOMMODATION

Unit	sq ft	sq m
6.02	Under offer	Under offer
5.02	590	54.8
5.04	350	32.5
3.02	779	72.4
2.04	1,557	144.7
G.01	Under offer	Under offer
G.02	Under offer	Under offer
G.06	1,100	102.2
Total	4,376	406.6

2ND FLOOR (2.04) FIT-OUT

1,557 sq ft (144.7 sq m)

Workstations	22
4 person meeting room	2
10 person boardroom	1
Breakout areas	2
Occupancy total	22



Plan not scale, for indicative purposes only.

LOCATION & CONNECTIVITY

No. 6 Lloyd's Avenue is perfectly positioned within a hub of great local amenities. The Tower of London, St Katharine Docks and Leadenhall Market offer occupiers a fantastic range of shops, bars and restaurants. A street food market is also hosted 4 days a week at Fenchurch Street station.



FENCHURCH STREET

01

mins walk



ALDGATE

04

mins walk



TOWER HILL

03

mins walk



MONUMENT

07

mins walk



Walking distances from the building. Source TfL.

Viewings

Strictly through joint sole letting agents.

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JAMES ANDREW
INTERNATIONAL

Terms

Upon application.

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RUBIX

6LLOYDSAvenue.LONDON

Misrepresentations Act 1967- Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2021

Designed & Produced by Cre8te - 020 3468 5760 - cre8te.london