LLOYD'S AVENUE | LONDON EC3



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





Meeting rooms

New Fagerhult lighting

•

Passenger lift

Fully enabled cabling





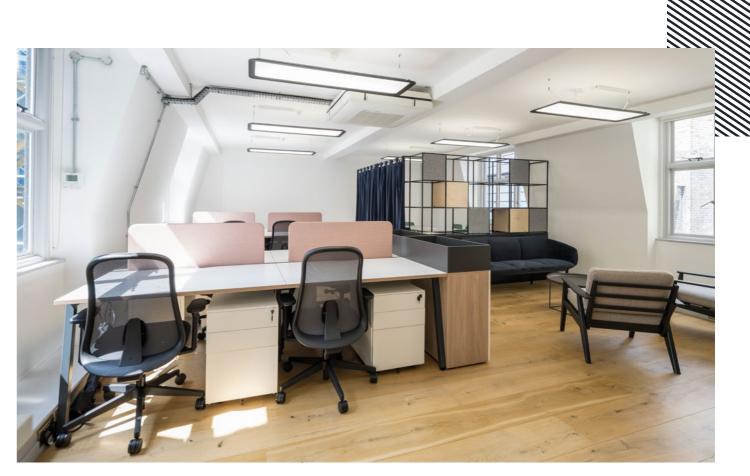
24 hour access & Show commissionaire and s

Shower facilities Turn-key and secure bike offices storage



ACCOMMODATION

sq ft	Unit
Under offer	6.02
590	5.02
350	5.04
779	3.02
1,557	2.04
Under offer	G.01
Under offer	G.02
1,100	G.06
4,376	Total
	Under offer 590 350 779 1,557 Under offer Under offer 1,100

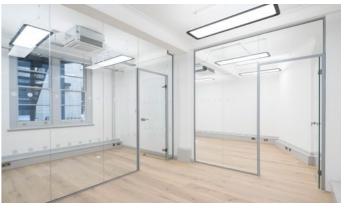




2ND FLOOR (2.04) FIT-OUT 1,557 sq ft (144.7 sq m)







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



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.









Viewings Strictly through joint sole letting agents.

Harry Blanshard 07721 738 337 hblanshard@jamesandrew.co.uk

Lisa Moran 07808 073 959 Imoran@jamesandrew.co.uk

6LLOYDSAVENUE.LONDON



FENCHURCH STREET

ALDGATE

04

tower Hill

03

mins walk



MONUMENT



mins walk

 \ominus \square

mins walk

Walking distances from the building. Source TfL.

Terms Upon application.

Harry Radcliffe 07796 217 354 harry@rubix.london

Natalie Lelliott 07776 388 567 natalie@rubix.london

RUBIX