



AVAILABLE TO LET

6 Lloyds Avenue, London EC3

Office space for rent, 350 - 1,712 SQ FT.

Rent: £49.50 - £65.00 psf (Guiding)

Rates: £15.06 psf (approx.)

S/C: £8.51 psf (approx.)

VR Walk Through: <https://vrpm.captur3d.io/view/vrpm/6-lloyds-avenue>

**JAMES ANDREW
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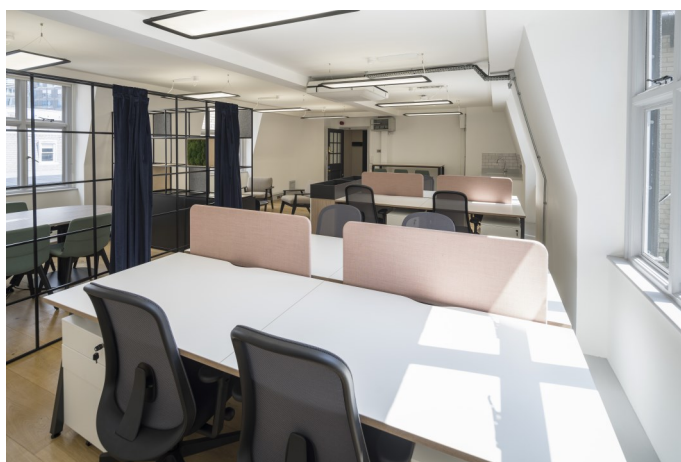
6 Lloyds Avenue EC3



Refurbished and Fitted Office Space Available On A Flexible Term

Highlights

- Beautiful Grade II Listed Building
- Each unit can be fully fitted with kitchenettes, cabling and meeting room facilities
- Modern suspended lighting
- Brand new air-conditioning system
- High quality wood flooring
- Commissionaire
- 24 hour access
- Secure bike storage
- Passenger lift



Availability

Floor	Unit	Size	Rent	Rates	SC	Total (psf)	Total (pa)	Condition	Availability/ Status
6th	6.02	649	£65.00	£15.06	£8.51	£88.57	£57,482	Plug & Play	Under Offer
5th	5.02	590	£65.00	£15.06	£8.51	£88.57	£52,256	Refurbished	Available
5th	5.04	350	£65.00	£15.06	£8.51	£88.57	£31,000	Refurbished + Meeting room	Available
3rd	3.02	779	£57.50	£15.06	£8.51	£81.07	£63,154	Grade B	Available
2nd	2.04	1557	£65.00	£15.06	£8.51	£88.57	£137,903	Refurbished	Available
GF	G.01	597	£65.00	£14.31	£8.51	£87.82	£52,429	Refurbished + Meeting room	Available
GF	G.02	743	£65.00	£14.31	£8.51	£87.82	£65,250	Refurbished	Under Offer
GF	G.06	1100	£65.00	£14.31	£8.51	£87.82	£96,602	Refurbished + Meeting room	Available October

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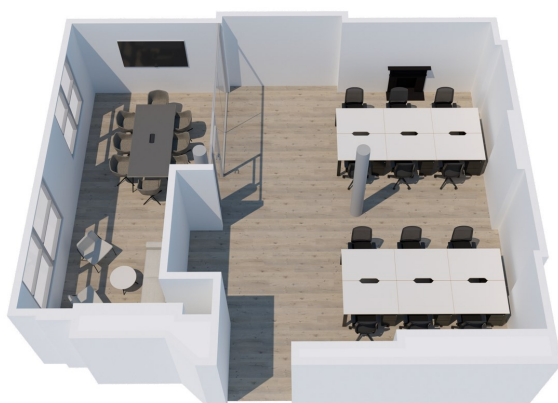
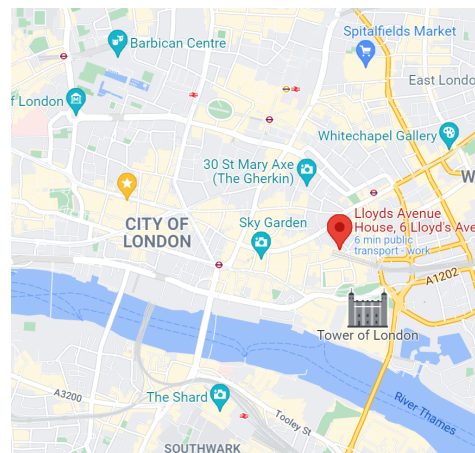
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Building

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. Various suites, ranging from 350 - 1,557 sq ft, are available on flexible terms, providing a mixture of kitchenettes, cabling and meeting room facilities.

Location & Connectivity

No. 6 Lloyd's Avenue is perfectly placed 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, with an array of different cuisines.



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Rubix

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