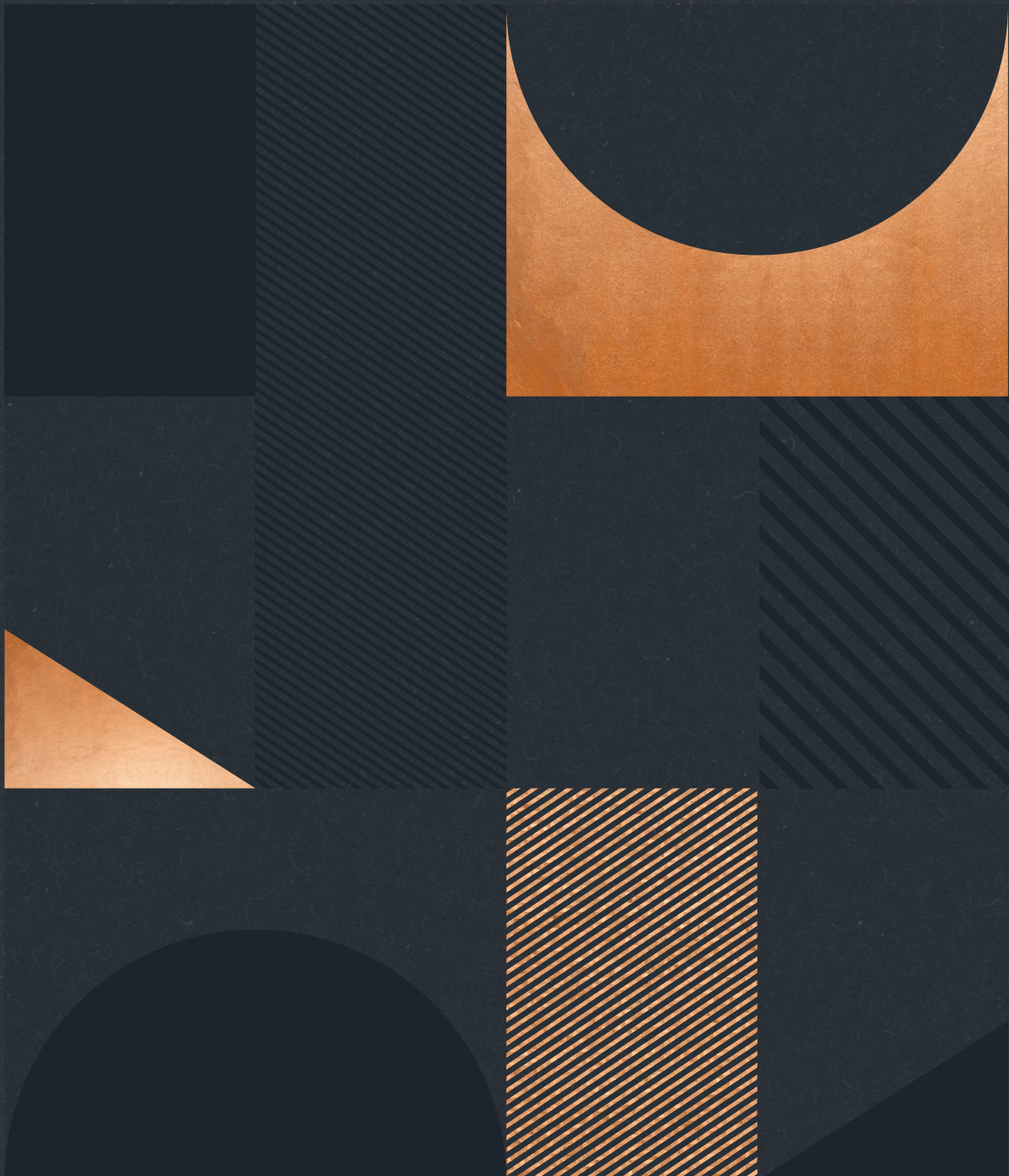


LLOYD'S AVENUE | LONDON EC3

NO. 6

BESPOKE FULLY FITTED
OFFICE UNITS

AVAILABLE TO LET FROM
649 - 3,897 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



Shower facilities



Passenger lift



24 hour access &
commissionaire



Secure bike
storage



Turn-key
offices

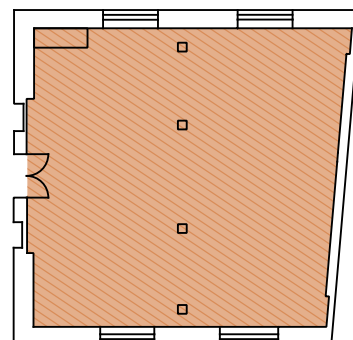
ACCOMMODATION

Floor	sq ft	sq m
6th (Centre Right)	649	60.3
4th (Centre Right)	944	87.7
2nd (Rear)*	1,557	145.7
2nd (Front)	Under Offer	
Ground (Front Right)	Under Offer	
Lower Ground (Centre Left)	747	69.4
Total	3,897	363.1

* Available June 2020

4th Floor (Centre Right)

944 sq ft
(87.7 sq m)



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 four days a week at Fenchurch Street station.



FENCHURCH STREET

01

mins walk



TOWER HILL

03

mins walk



ALDGATE

04

mins walk



MONUMENT

07

mins walk



Walking distances from the building. Source TfL.

Terms
Upon application.

Viewings
Strictly through joint sole letting agents.

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Misrepresentations Act 1967- Whilst 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. May 2020.

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

