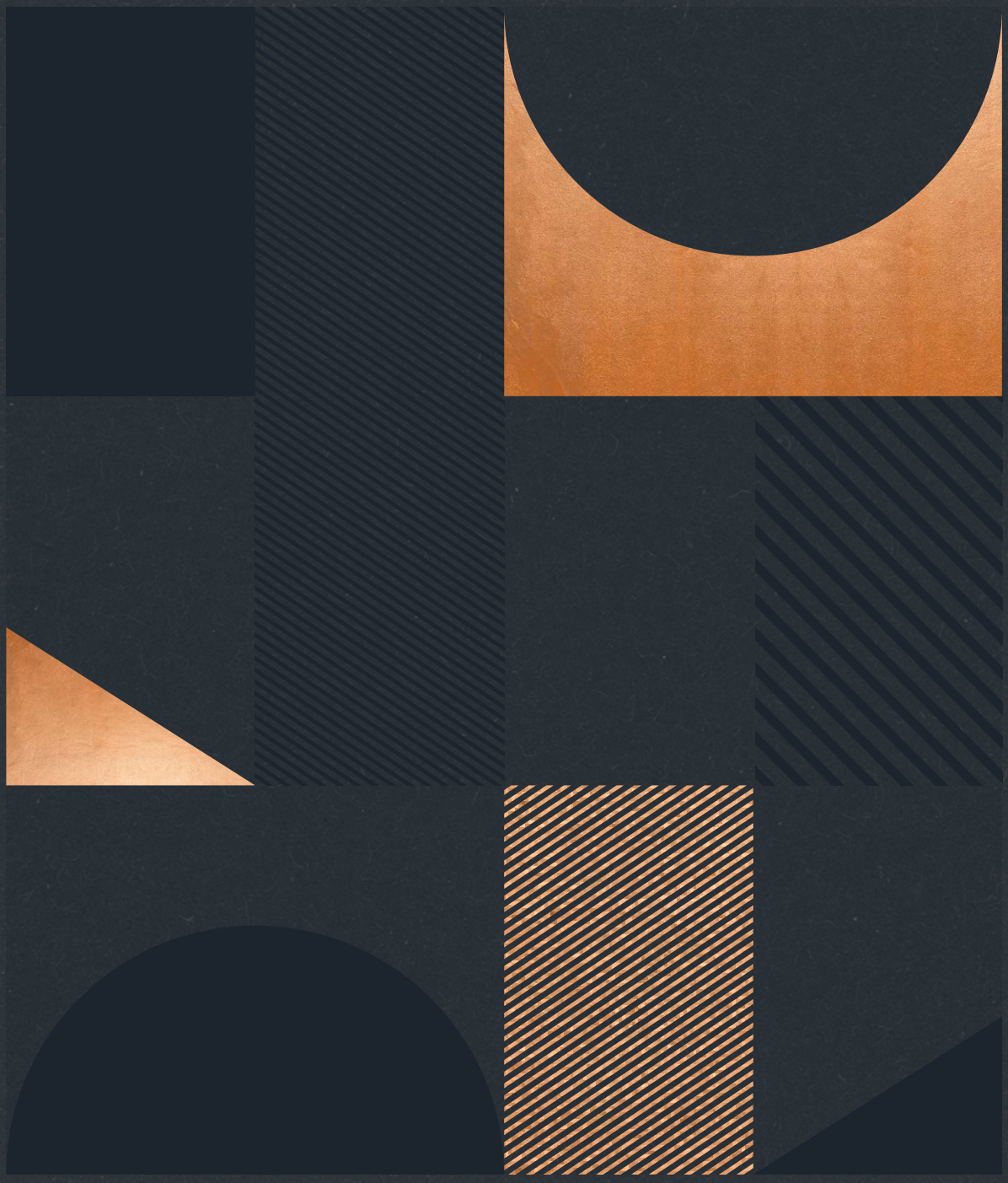
LLOYD'S AVENUE | LONDON EC3

NO. 6

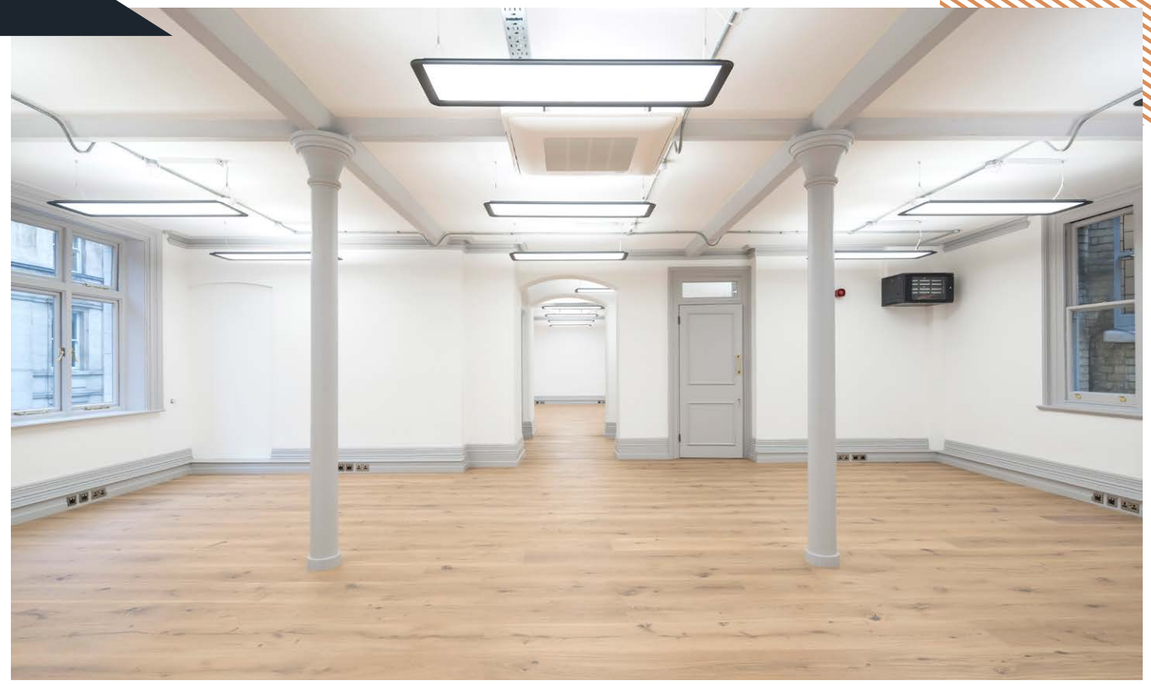
BESPOKE FULLY FITTED OFFICE UNITS

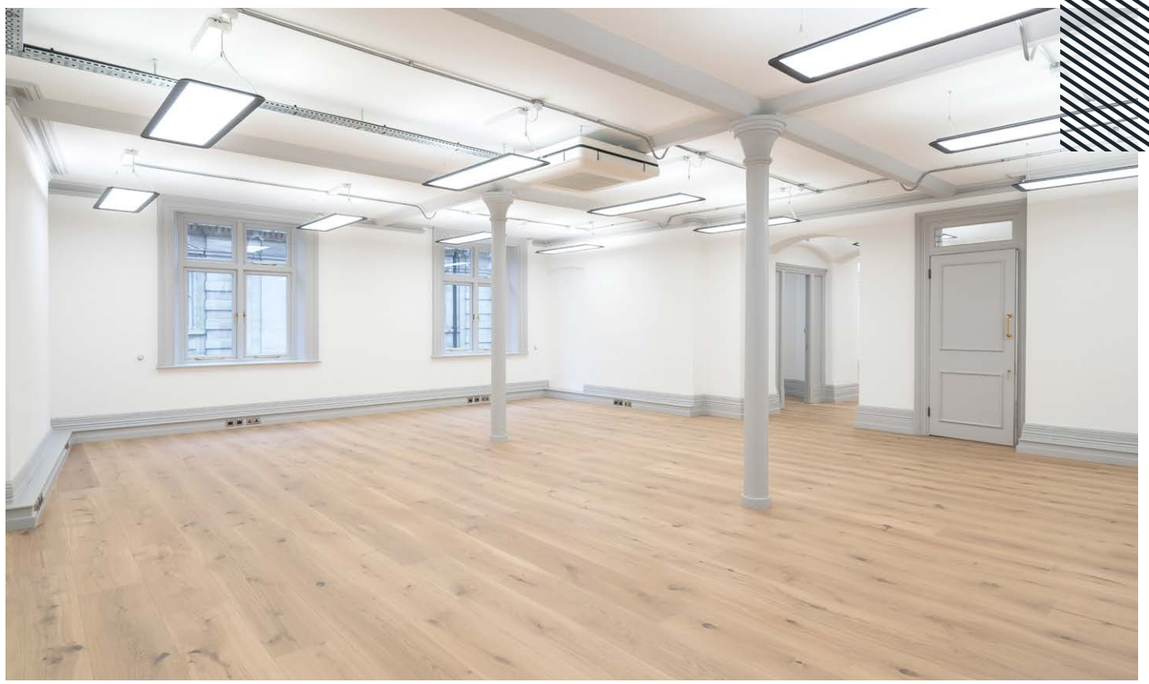
AVAILABLE TO LET FROM 649 – 3,150 SQ FT



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

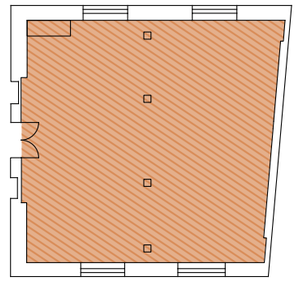
- New exposed air-conditioning
- High quality oak flooring
- New Fagerhult lighting
- Fully enabled cabling
- Shower facilities
- Passenger lift
- 24 hour access & commissionaire
- Secure bike storage
- Turn-key offices

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)		Let
G (Front)		Under Offer
LG (Centre Left)		Under Offer
Total	3,150	293.7

*Coming soon Q1 2021.

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 4 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.

6LLOYDSAVENUE.LONDON

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RUBIX

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. June 2021

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