

10 LLOYD'S AVENUE, LONDON EC3

3,401 SQ FT



DESCRIPTION

10 Lloyd's Avenue is a high-quality office building in the City of London. The available 5th floor has recently been refurbished to provide highly specified office accommodation with the benefit of a kitchen and cabling. The reception and lift lobby have also undergone a recent refurbishment.

LOCATION

The building occupies a prominent corner site on Lloyd's Avenue and Crutched Friars. Fenchurch Street station is less than a minutes' walk with Tower Hill, Tower Gateway, Aldgate and Monument all in close proximity. Tower of London, St Katharine Dock's and Leadenhall Market offer occupiers a range of amenity and a street food market is hosted 4 days a week at Fenchurch Street station.

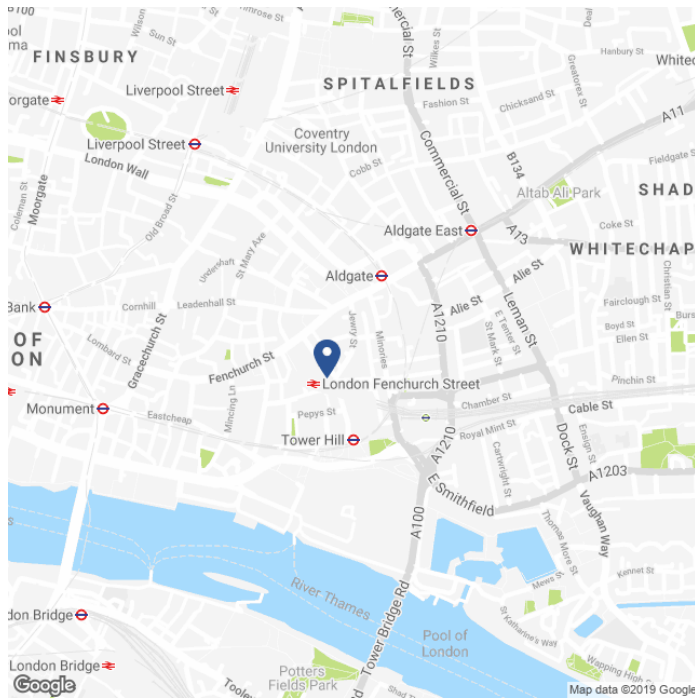
SPECIFICATION

- Fitted out to provide a kitchen, cabling and storage.
- Floor to ceiling glazing.
- Air conditioning.
- Column free floorplate.
- 150mm raised floors.
- Showers and bicycle racks.
- Car parking.
- Commissionaire.
- 24 hour access and security.

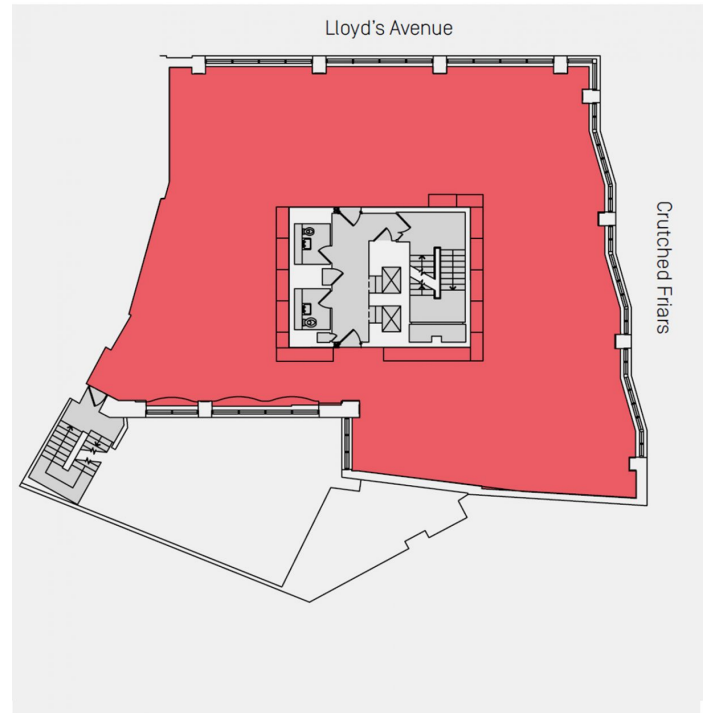
AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
5TH	3,401	316
TOTAL	3,401	316

MAP



5TH FLOOR



TENURE

Lease: New Lease for a term by arrangement direct from the landlord.

Rent: £55.00 per sq ft.

Rates Estimate: £18.54 per sq ft.

Service Charge: £13.39 per sq ft.

VAT: Elected.

CONTACT

Tom Kemp
+44 (0)207 100 5555
tom@hk-london.com

Stephen Foster
+44 (0)207 100 5555
stephen@hk-london.com

Johnny Armour
+44 (0)207 100 5555
johnny@hk-london.com

JOINT AGENT

CBRE
+44(0)20 7182 2000

FURTHER INFORMATION

