HK LONDON

5 LLOYD'S AVENUE LONDON EC3N 3AE

1,815 - 15,190 SQ FT





DESCRIPTION

5 Lloyds Avenue provides refurbished accommodation benefitting from full floor to ceiling glazing allowing excellent levels of natural light to the demise.

The 2nd floor provides newly refurbished CAT A accommodation, whilst the 5th floor benefits from existing tenant fit out in situ which can be adapted. The highly efficient floorplates are suitable for a variety of occupiers.

LOCATION

5 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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SPECIFICATION

- Newly refurbished
- New LED lighting
- Raised access floor
- Floor to ceiling glazing
- High quality reception with on site commissionaire
- Secure bicycle store
- Passenger lifts

AVAILABLE ACCOMMODATION

| FLOOR | SQ FT | SQ M |
|--------------------|--------|-------|
| 5TH - AVAILABLE | 3,819 | 355 |
| 4TH - AVAILABLE | 3,817 | 355 |
| 2ND - AVAILABLE | 3,810 | 354 |
| 1ST - AVAILABLE | 1,929 | 179 |
| GROUND - AVAILABLE | 1,815 | 169 |
| TOTAL | 15,190 | 1,411 |



TENURE

| Lease: | New lease for a term by arrangement, direct from the landlord. |
|------------------------|----------------------------------------------------------------|
| Guide Rent: | £45 per sq ft |
| Rates Estimate: | £20.69 per sq ft |
| Service Charge: | £16 per sq ft |
| VAT: | Elected. |
| EPC: | D |

CONTACT

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FURTHER INFORMATION

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