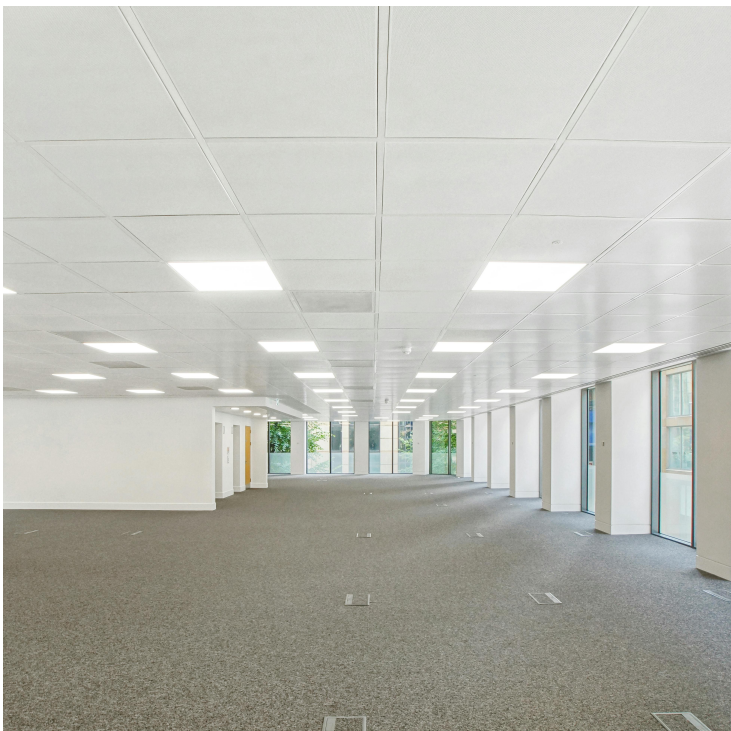


5 LLOYD'S AVENUE  
LONDON EC3N 3AE

1,815 - 11,373 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.



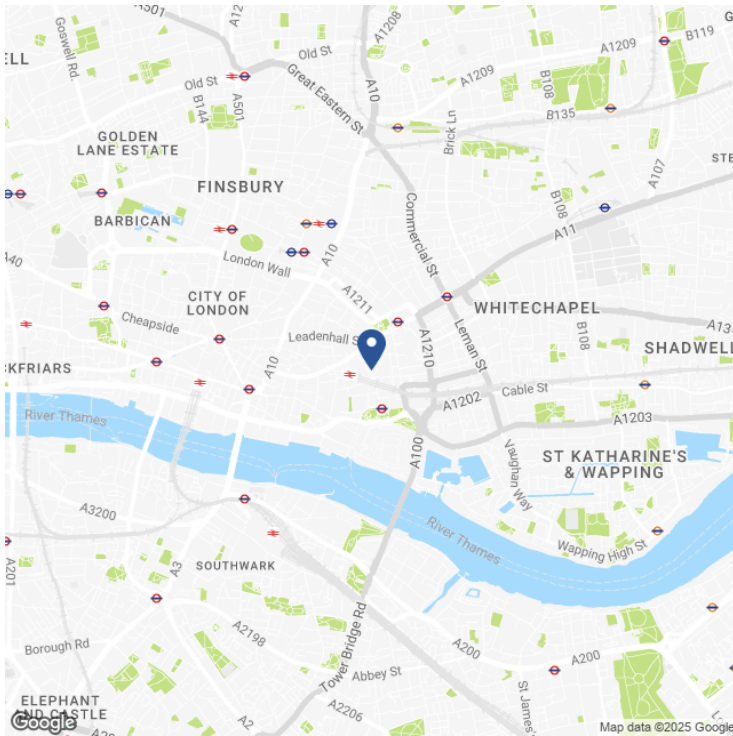


## SPECIFICATION

- 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	3,819	355
2ND	3,810	354
1ST	1,929	179
GROUND	1,815	169
<b>TOTAL</b>	<b>11,373</b>	<b>1,057</b>



## 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