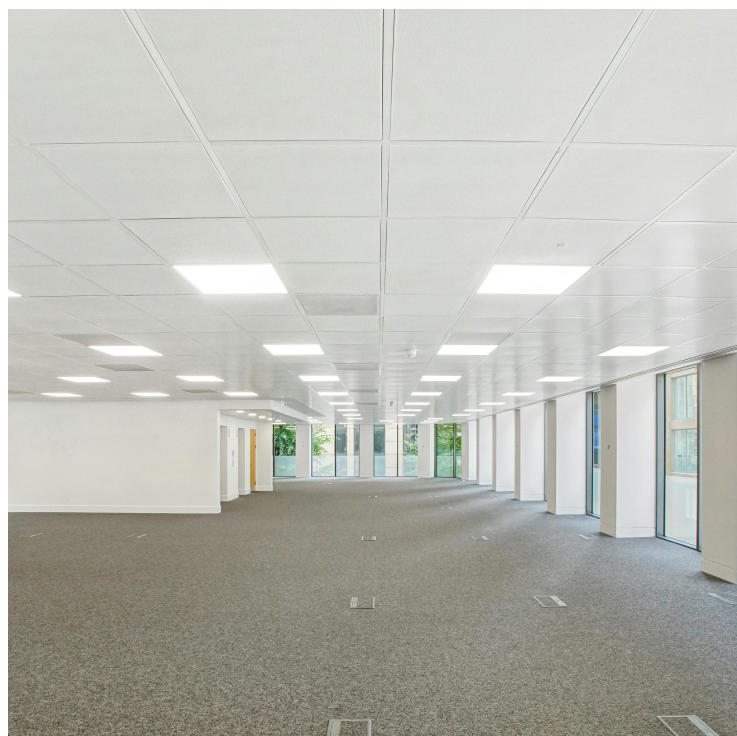


5 LLOYD'S AVENUE
LONDON EC3N 3AE

1,815 - 15,190 SQ FT



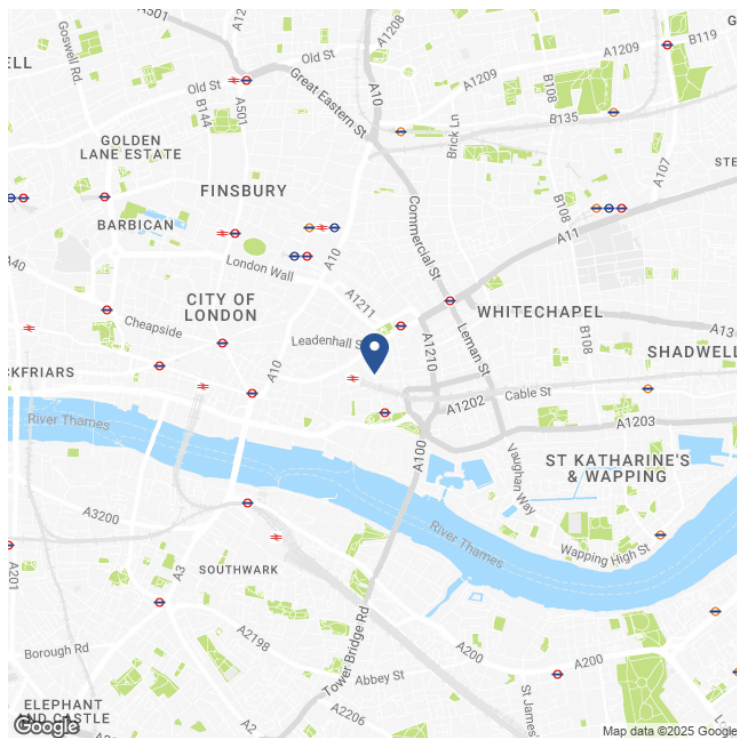
DESCRIPTION

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.



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