

# Lloyd's Avenue

London EC3

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3,401 sq ft  
Newly refurbished  
offices to let





## 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 a kitchen, storage and cabling. The reception and lift lobby have also undergone refurbishment.

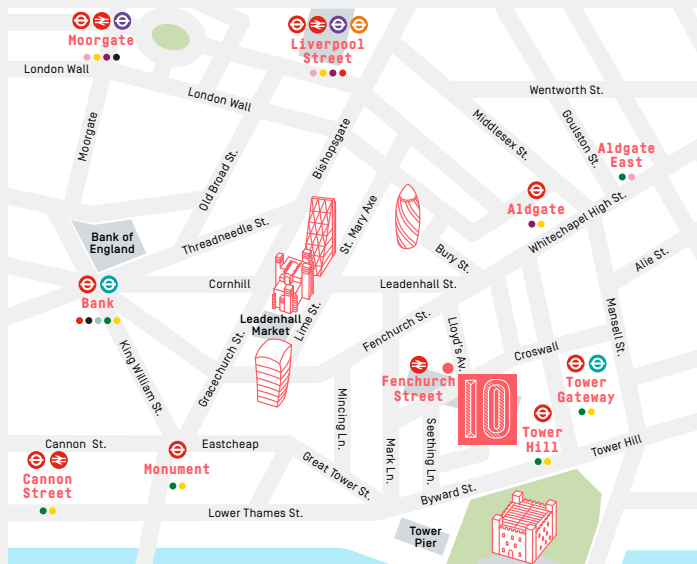
## Amenities

- Fitted out to provide a kitchen, storage and cabling
- Excellent transport links
- Floor to ceiling glazing
- Air conditioning
- Column free floorplate
- 24 hour access and security
- 150mm raised floors
- Car Parking
- Cycle racks and showers
- Commissionaire



## 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 Docks and Leadenhall Market offer a range of amenity and a street food market is hosted 4 days a week at Fenchurch Street station.

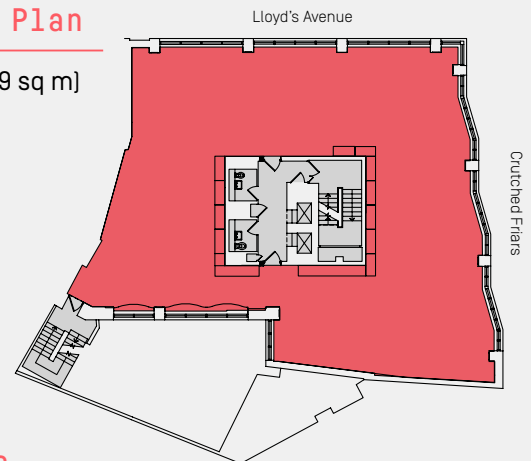


## 5th Floor Plan

3,401 sq ft (315.9 sq m)



For indicative purposes only. Not to scale.



## Walk times

|                  |  |              |
|------------------|--|--------------|
| Fenchurch Street |  | > 1 min walk |
| Tower Hill       |  | 2 min walk   |
| Tower Gateway    |  | 2 min walk   |
| Monument         |  | 5 min walk   |
| Aldgate          |  | 5 min walk   |
| Bank             |  | 10 min walk  |
| Liverpool Street |  | 10 min walk  |

\*Walk times via TFL.

## Viewing

Strictly through joint sole letting agents:

**David Wilson**  
020 7182 8160  
david.t.wilson@cbre.com

**Felicity Ranger**  
020 7182 2177  
felicity.ranger@cbre.com

**Luke Thurlow**  
020 7182 2061  
luke.thurlow@cbre.com



**Stephen Foster**  
020 7100 5555  
stephen@hk-london.com

**Johnny Armour**  
020 7100 5555  
johnny@hk-london.com

**Tom Kemp**  
020 7100 5555  
tom@hk-london.com



## Terms

Upon request.