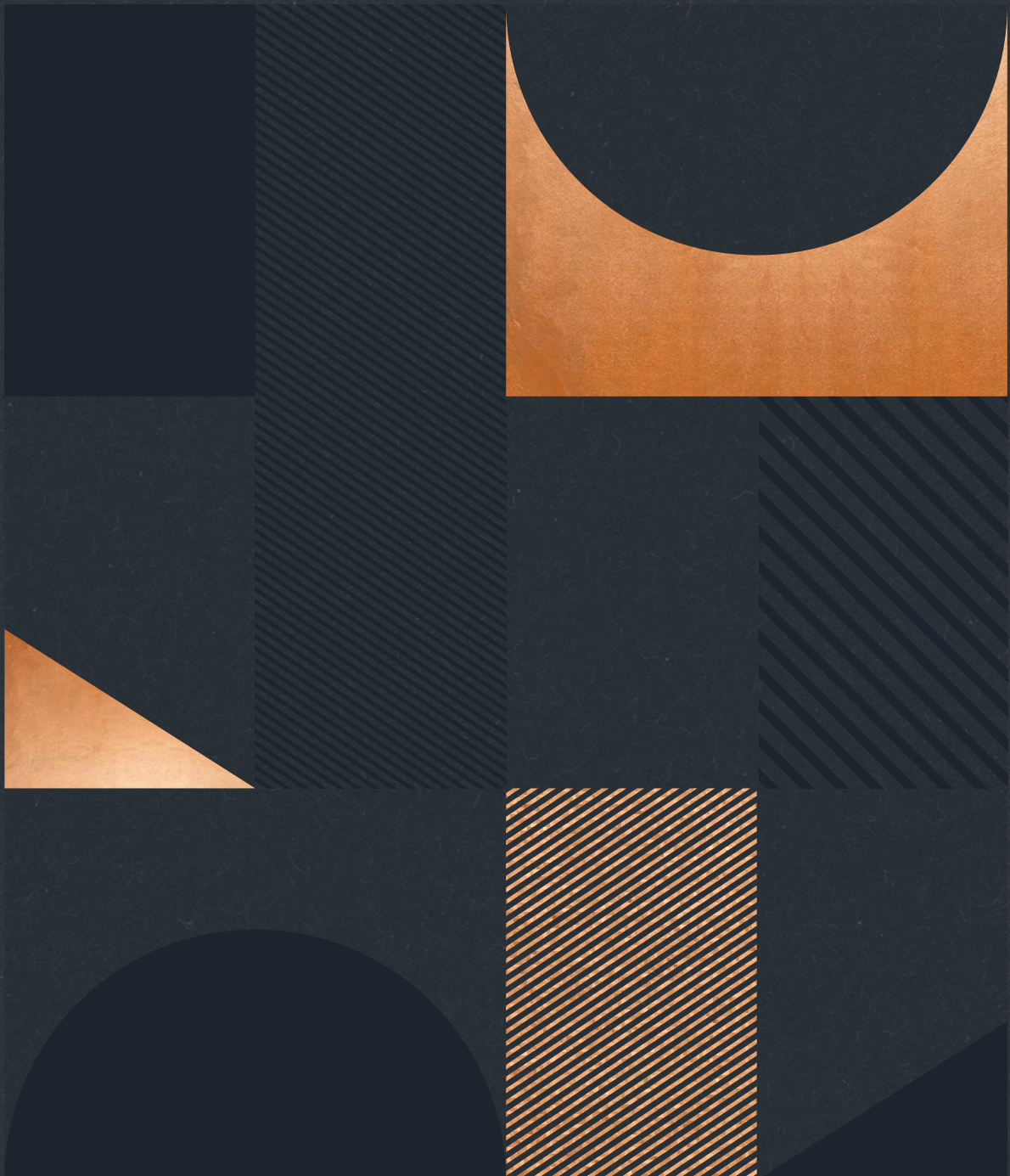


LLOYD'S AVENUE | LONDON EC3

NO. 6

BESPOKE FULLY FITTED
OFFICE UNITS

AVAILABLE TO LET FROM
779 - 7,095 SQ FT



BESPOKE FULLY FITTED OFFICE UNITS ON FLEXIBLE TERMS

Already home to an eclectic mix of tenants from the TMT and traditional sectors, No. 6 Lloyd's Avenue offers modern office units within a striking Grade II Listed building.



AMENITIES



New exposed air-conditioning



High quality oak flooring



New Fagerhult lighting



Fully enabled cabling on request



Meeting rooms



Passenger lift



24 hour access & commissionaire



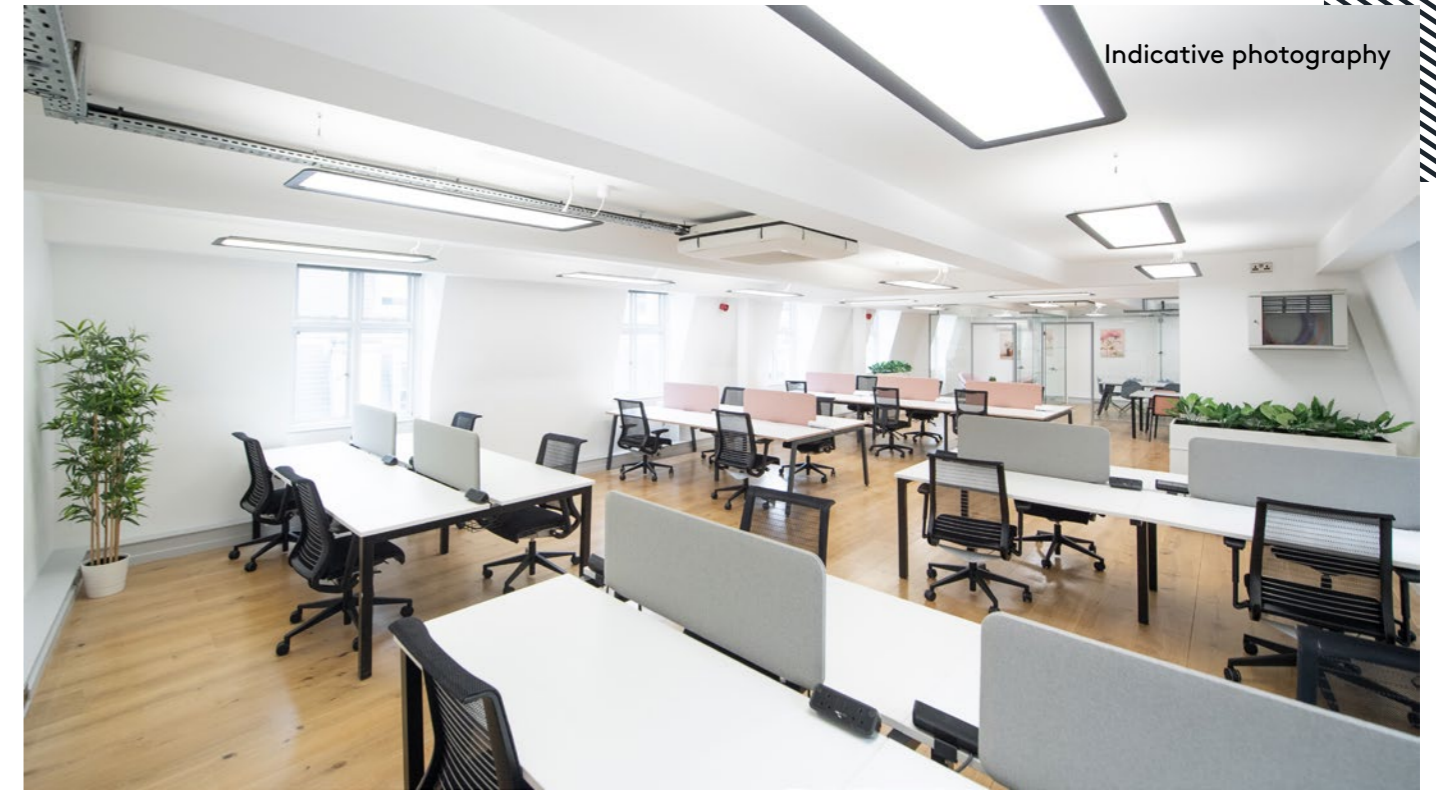
Shower facilities and secure bike storage



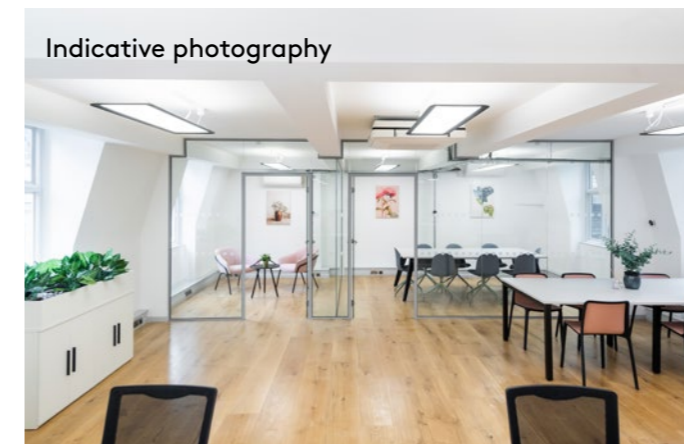
Turn-key offices

ACCOMMODATION

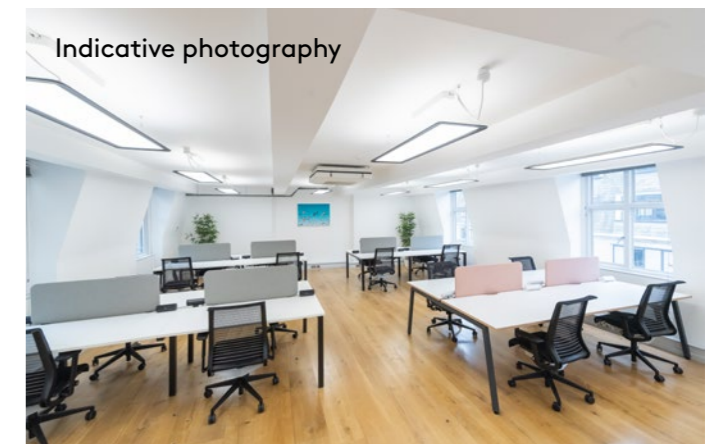
Floor	Internal Name	sq m	sq ft
5th	Rear	115.3	1,241
5th	Front	130.3	1,403
3rd	Centre right	90.9	978
3rd	Centre left	72.4	779
GF	Rear right	102.2	1,100
LG	Rear	148.1	1,594
Total		659.2	7,095



Indicative photography



Indicative photography



Indicative photography

INDICATIVE FLOOR FIT-OUT

Workstations	20
Hotdesks	6
4 person meeting room	1
8 person meeting room	1
Breakout areas	1
Occupancy total	26



Plan not scale, for indicative purposes only.

LOCATION & CONNECTIVITY

No. 6 Lloyd's Avenue is perfectly positioned 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.



FENCHURCH STREET

01

mins walk



ALDGATE

04

mins walk



TOWER HILL

03

mins walk



MONUMENT

07

mins walk



Walking distances from the building. Source TfL.

Viewings

Strictly through joint sole letting agents.

Eimhear McCosker
07891 810 251
eimhear.mccosker@avisonyoung.com

Alice Elder
07962 342 826
alice.elder@avisonyoung.com

AVISON
YOUNG

Terms

Upon application.

Harry Radcliffe
07796 217 354
harry@rubix.london

Jack Harwood
07591 829 278
jack@rubix.london

RUBIX

6LLOYDSAvenue.LONDON

Misrepresentations Act 1967 - Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2024

Designed & Produced by Cre8te - 020 3468 5760 - cre8te.london