



6 Lloyd's Avenue offers a range of fully refurbished and fitted offices suites available on both conventional and managed terms.

- Fully fitted units including meeting rooms, kitchenettes and furniture
- Communal meeting rooms and breakout space available
- Air-conditioning
- Secure bike storage and shower facilities
- Manned reception
- Grade II listed building
- Opportunity to be provided on a

managed basis

# 6 Lloyd's Avenue

London, EC3N 3AX

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	597 to 5,787 sq ft / 55.46 to 537.63 sq m
<b>Rent</b>	£55 - £65 per sq ft
<b>Rates Payable</b>	£15.50 per sq ft
<b>Service Charge</b>	£11.50 per sq ft
<b>Estate Charge</b>	N/A
<b>EPC</b>	B

## Property Highlights

6 Lloyd's Avenue is a grade II listed building with a great blend of modern fixtures and fittings and period features. The units range in size from 350 - 1,594 sq ft and are available on flexible terms with both managed or conventional terms and a variety of fit outs available.

## Accommodation

The accommodation comprises of the following

Name	sq ft	Availability
5th - RR	891	Available
3rd - Centre left	779	Available
1st - Centre Right	939	Available
Ground - Rear Right	1,100	Available
Ground - Front Left	597	Available
Lower Ground - Rear	1,481	Available
1st - Rear Left	414	Available
<b>Total</b>	<b>6,201</b>	

## Amenities & Specifications

- \_ Build Status: Refurbished
- \_ Furnishing: Fully furnished
- \_ 24 hour access: Yes
- \_ Building Reception: Yes
- \_ Passenger Lifts: Yes
- \_ Number of Passenger lifts: 1
- \_ Excellent natural light: Yes
- \_ Lighting: Yes
- \_ Lighting Type: LED
- \_ Cabling: Yes
- \_ Trunking: Perimeter trunking
- \_ Accessible WCs: Yes
- \_ Showers: Yes
- \_ Cycle Lockers: Yes

## Location

6 Lloyd's Avenue benefits from close proximity to a number of transport links and local amenities. Fenchurch Street (Rail) and Tower Hill (Circle, District) stations are within a short walk of the building, with numerous shops, bares & restaurants and cafes in the surrounding area. The area is home to The Tower of London, St. Katherine Docks and Leadenhall Market, a popular leisure destination.



### Eimhear McCosker

07891810251

[Eimhear.McCosker@avisonyoung.com](mailto:Eimhear.McCosker@avisonyoung.com)



### Hannah Baxter

07442 375 903

[hannah.baxter@avisonyoung.com](mailto:hannah.baxter@avisonyoung.com)