



Managed Office / Office To Let

6 Lloyd's Avenue

London, EC3N 3AX

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

414 to 5,787 sq ft (38.46 to 537.63 sq m)

**AVISON
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Summary

Available Size	414 to 5,787 sq ft / 38.46 to 537.63 sq m
Rent	£55 - £65 per sq ft
Rates Payable	£15.50 per sq ft
Service Charge	£11.50 per sq ft
Estate Charge	N/A
EPC	B

Description

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.

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, bars & 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.

Accommodation

The accommodation comprises of the following

Name	sq ft	Availability
5th - Rear Right	891	Available
5th - Centre Right	772	Available
4th - Front	1,481	Available
3rd - Centre left	779	Available
1st - Rear Right	414	Available
1st - Rear Left	414	Available
1st - Centre Right	939	Available
Ground - Rear Right	1,100	Available
Ground - Rear Left	435	Available
Ground - Front Left	597	Available
Lower Ground - Rear	1,481	Under Offer
Lower Ground - Centre Right	903	Available
Total	10,206	



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