



DIXON HOUSE

1 LLOYD'S AVENUE

6,059 - 13,288 sq ft, refurbished offices in EC3

DIXON
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SMART SPACE

Dixon House is a landmark building, positioned behind an impressive period façade. The 3rd–5th floors have been refurbished and are available on a fully fitted or partially fitted basis.

The building boasts a newly refurbished ground floor reception with commissionaire, perfect for a client-facing business as well as bike storage and shower facilities.

Lastly, Dixon House is a fully electric building with an EPC rating of B and a BREEM 'Very Good' rating.



Main reception



Exterior

HIGHLIGHTS



Refurbished plug and play offices



Impressive ground floor reception with commissionaire



BREEAM 'Very Good'



EPC rating of B



Superb connectivity



VRF air conditioning



Full access raised floor



Great natural light



Period features



25 x Cycle spaces



Showers



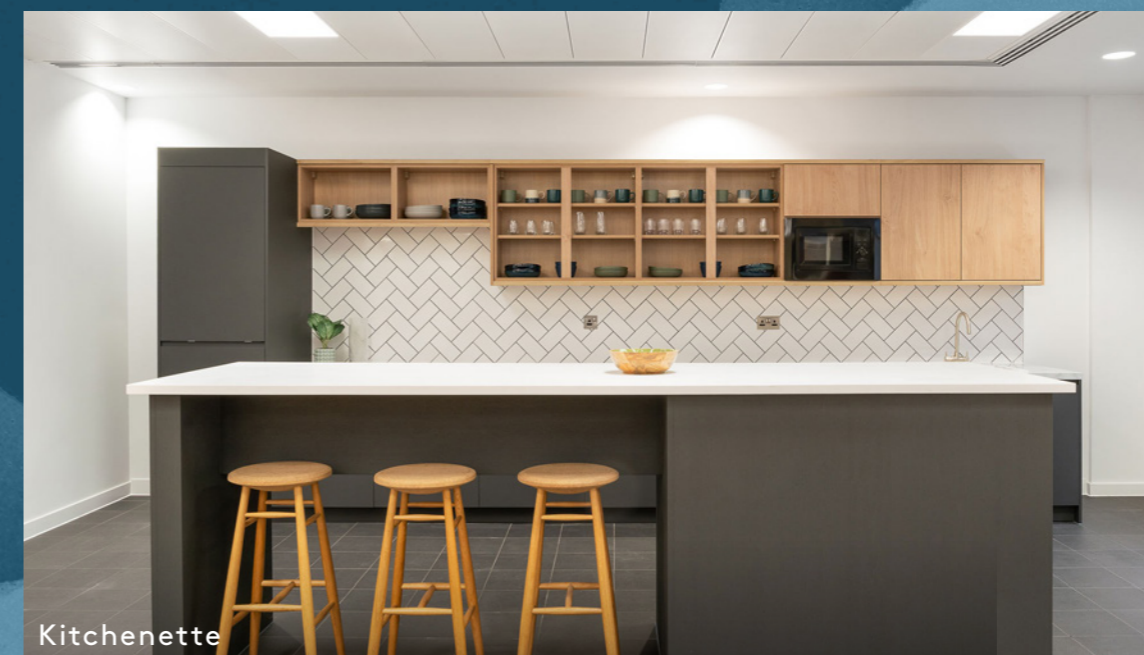
All electric building



Main reception



Welcome lounge and breakout area



Kitchenette



Open plan desking



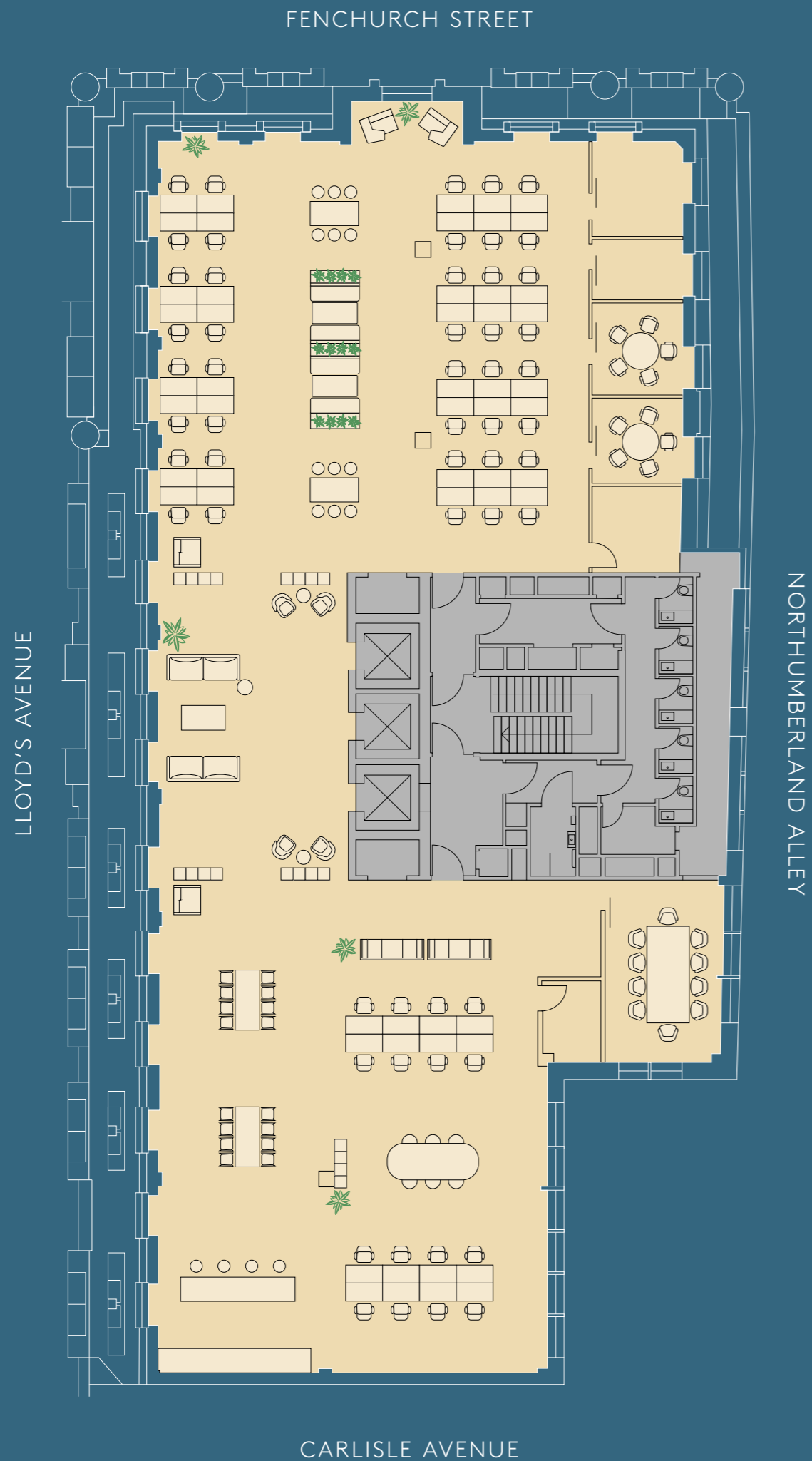
Meeting booths

AVAILABILITY

FLOOR	SQ FT	SQ M
5th	6,059	562.9
4th		LET
3rd	7,229	671.6
Total	13,288	1,234.5



Collaboration areas and meeting booths



5TH FLOOR

Indicative space plan
6,059 sq ft / 562.9 sq m

56 x workstations

2 x breakout areas

3 x meeting rooms

2 x meeting booths

4 x collaborative work areas

2 x executive offices

Storeroom

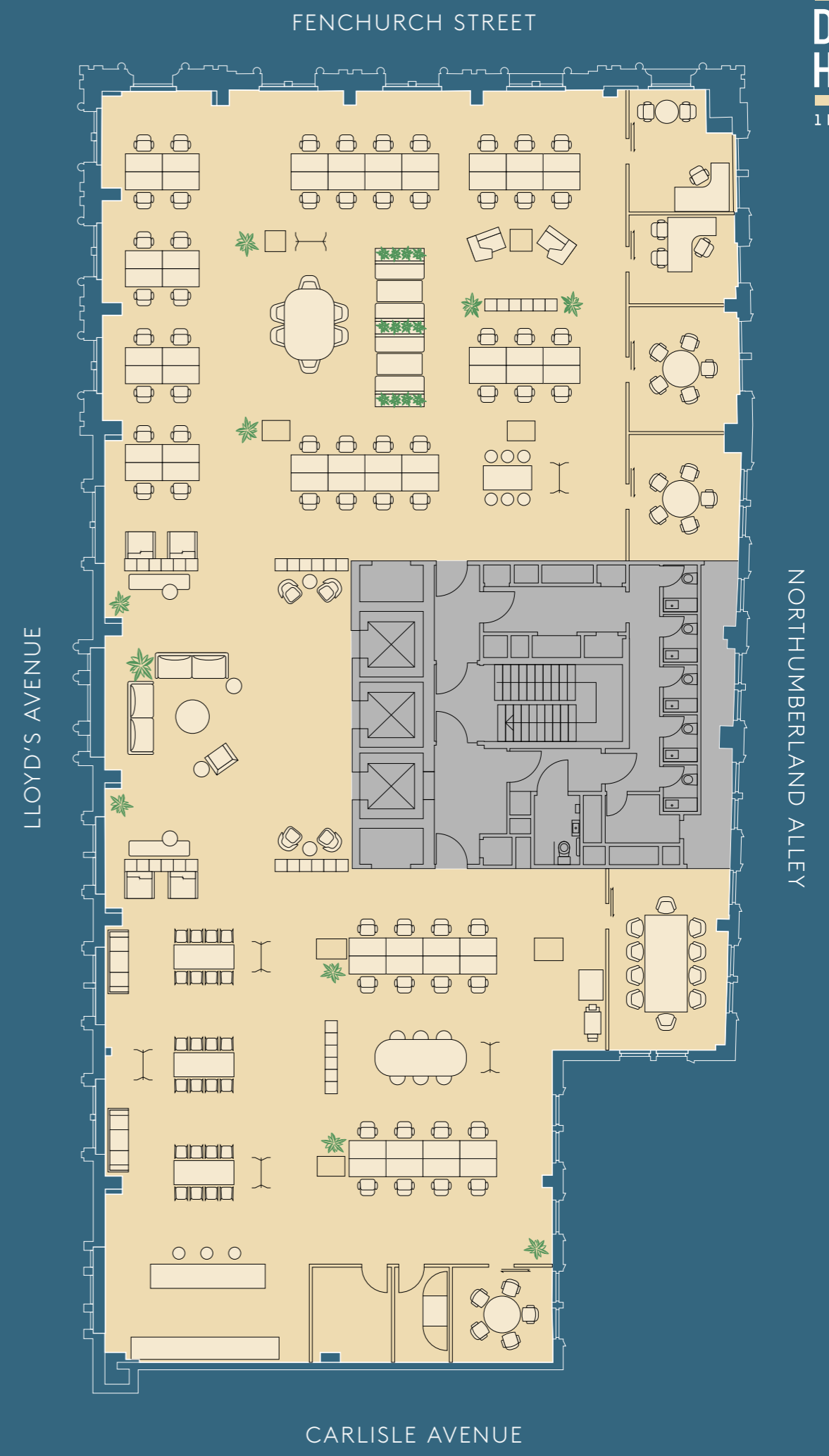
Fully fitted kitchenette

2 x private working booths

3RD FLOOR

Indicative space plan
7,229 sq ft / 671.6 sq m

- 60 x workstations
- 4 x breakout areas
- 4 x meeting rooms
- 2 x meeting booths
- 4 x collaborative work areas
- 2 x executive offices
- Storeroom
- Fully fitted kitchenette
- 4 x private working booths





14 Hills Restaurant



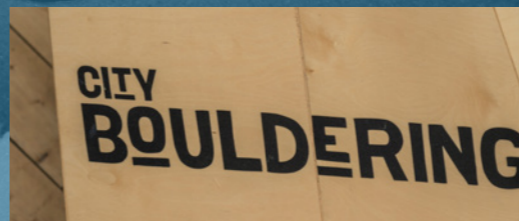
Leadenhall Market

CITY CENTRAL

Dixon House is located the heart of the City of London's bustling EC3 district, offering a plethora of bars, restaurants and cafés close by. These include The Sky Garden, HAZ, Sushi Samba and all the shops and restaurants on offer in Leadenhall Market. The area has excellent transport links including Fenchurch Street, Monument, Tower Hill, Aldgate and Aldgate East stations all within a short walk.



Aldgate Square



Four Seasons Hotel at Ten Trinity Square

MOORGATE
15 min walk

LIVERPOOL ST
11 min walk

ALDGATE EAST
7 min walk

ALDGATE
4 min walk

BANK
10 min walk

FENCHURCH ST
2 min walk

MONUMENT
8 min walk

TOWER HILL
4 min walk

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1 LLOYD'S AVENUE



QUEEN VICTORIA ST
CANNON ST
LONDON BRIDGE
KING WILLIAM ST
PRINCES ST
MOORGATE

Clays
Ole & Steen
Hawksmoor Guildhall
Goodman City
The Ned
Brigadiers
The Banker
The Oyster Shed

Finsbury Circus Gardens
Tortilla
Natural Kitchen
Coya City
Le Relais de Venise l'Entrecôte
The Grind
Gymbox
The Folly
The Monument
The Banker
The Oyster Shed

The Ivy City Garden
Burger & Lobster
Threadneedles
Leadenhall Market
14 Hills
The Garden at 120
Curators Coffee Studio
Blacklock City
Brewdog
St Dunstan in the East Church Garden

Duck & Waffle
Swingers
The Alchemist
Aldgate Square
Three Tuns Aldgate
Natural Kitchen
Novotel
Tower Suite
Tower Hill Piazza
Coppa Club

Marugame Udon
London Steakhouse
Kenza
My Old Place
Barcelona Tapas
So
The Alchemist
Aldgate Square
Three Tuns Aldgate
Natural Kitchen
Novotel
Tower Suite
Tower Hill Piazza
Coppa Club

Ottolenghi
La Tagliata
Street Food Market
So
Barcelona Tapas
Cococure
Slug & Lettuce
The Minories
Artful Dodger
Ping Pong
Côte St
Katharine Docks

Bubala
Som Saa
Unity Diner
City Bouldering
Duke of Somerset
Cococure
Slug & Lettuce
The Minories
Artful Dodger
Ping Pong
Côte St
Katharine Docks

The Culpeper
Grounded London
Bari Bari
Emilia's Crafted Pasta
Bar+Block Steakhouse
Halal
Princess of Prussia
Bento Bab
Burgers LDN
Simmons Bar
Bravas Tapas

Commercial St
Alie St
Leman St
Mansell St
Prescot St
Cable St
E Smithfield

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1 LLOYD'S AVENUE

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Design and production: www.stuartchapmandesign.co.uk 020 3983 1665