



Office To Let

## Dixon House

1 Lloyds Avenue, London, EC3M 5DJ

Fully fitted, refurbished offices with excellent natural daylight in a prominent city location.

2,484 sq ft (230.77 sq m)

**AVISON  
YOUNG**

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## Summary

Available Size	2,484 sq ft / 230.77 sq m
Rent	Rent on application
Rates Payable	£21.50 per sq ft
Service Charge	£16.54 per sq ft
EPC	B

## Description

Dixon House offers modern, refurbished accommodation behind an impressive period façade. The 3rd & 5th floors are available on a fully fitted basis, benefitting from excellent levels of natural daylight. The building reception has been newly refurbished and commissionaire. The building has been upgraded to fully electric with an EPC B rating.

## Location

Located in the bustling EC3 district of London, Dixon House is in close proximity to a number of bars, restaurants and cafe's as well as the popular leisure destination of Leadenhall Market. The area has excellent transport links including Fenchurch Street, Monument, Tower Hill and Aldgate stations all within a short walk of the building.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	7,229	671.60	Under Offer
5th	6,059	562.90	Under Offer
Ground - With own entrance	2,484	230.77	Available
<b>Total</b>	<b>15,772</b>	<b>1,465.27</b>	



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