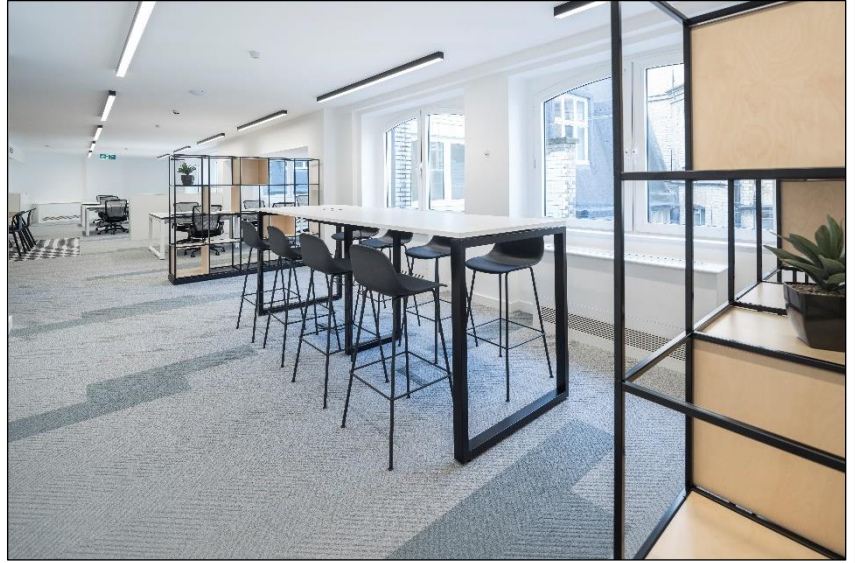


Fully Fitted & Furnished Offices 8 Lloyds Avenue, EC3



Transport Links

- 0.13 miles from Tower Hill
- 0.19 miles from Aldgate
- 0.36 miles from Monument
- 0.46 miles from Liverpool Street

Lease

A new lease is available for a term by arrangement, direct from the Landlord.

Rent

4th Floor – £57.50 per sq. ft (CAT B)

Accommodation

4 th Floor	3,040 sq ft	282m ²	CAT B
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Rates Payable (2024/25)

Estimated at £24.25 per sq ft.

However, all interested parties should make their own enquiries.

Service Charge

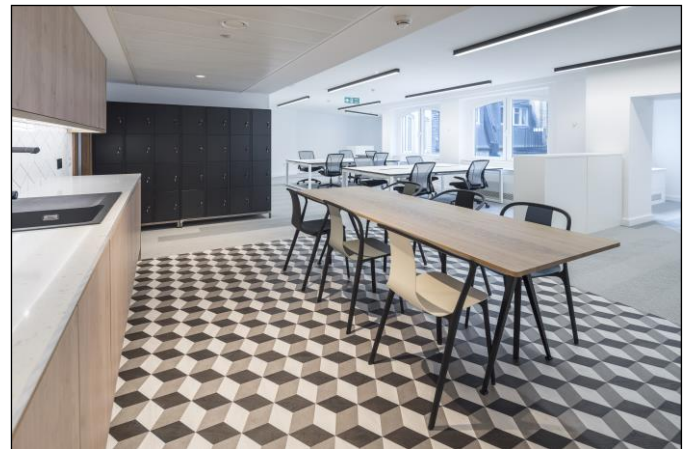
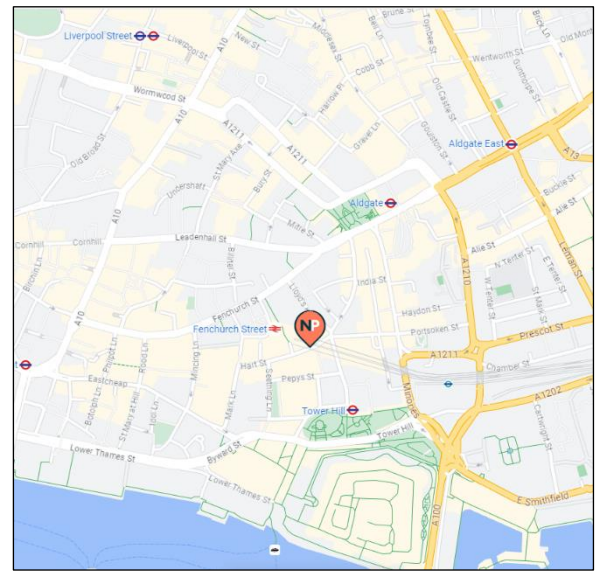
Estimated at £12.22 per sq. ft.

VAT

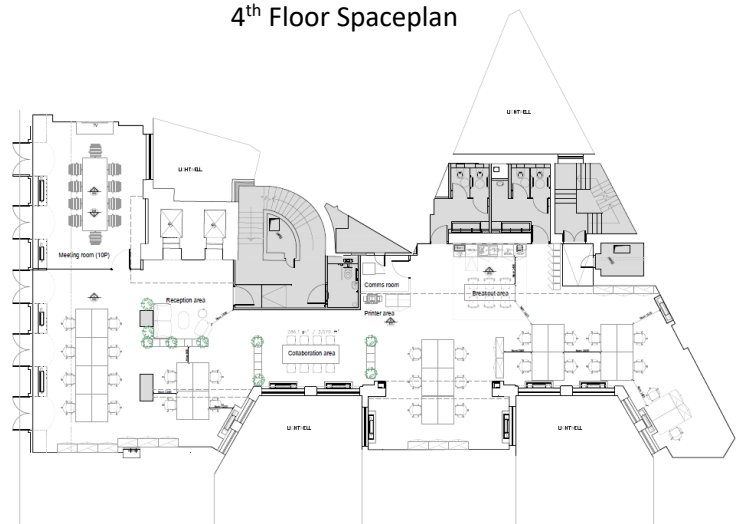
The building has been elected for VAT

Amenities

- Landlord 'CAT B' in situ
- VRF air conditioning
- Fully accessible raised floor
- Ceiling mounted LED lighting
- Demised male & female WC's (including disabled)
- Prestigious manned reception
- 2 x automatic passenger lifts
- Bicycle storage, shower facilities, lockers and drying room
- EPC – Rating B36



4th Floor Spaceplan



Newton Perkins

Nick Russell-Smith – 07918 588 107
E-mail: nrs@newtonperkins.com

Harry Woods – 07884 602 870
E-mail: hw@newtonperkins.com

Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

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