

Brand New Fully Fitted Offices

10 Lloyds Avenue, London, EC3



Transport Links

- 0.12 miles from Tower Hill
- 0.19 miles from Aldgate
- 0.37 miles from Monument
- 0.47 miles from Liverpool Street

Lease

New leases are available for a term by arrangement direct from the Landlord.

Rent

£57.50 per sq ft.

Service Charge

Estimated at £15.94 per sq. ft.

Accommodation

4 th Floor	3,407 sq ft	U/O
3 rd Floor	3,406 sq ft	Available
Part 2 nd (East)	1,341 sq ft	(Q1 2025)
Part 2 nd (West)	2,038 sq ft	(Q1 2025)

Rates Payable (2024/25)

Estimated at £17.43 per sq. ft.

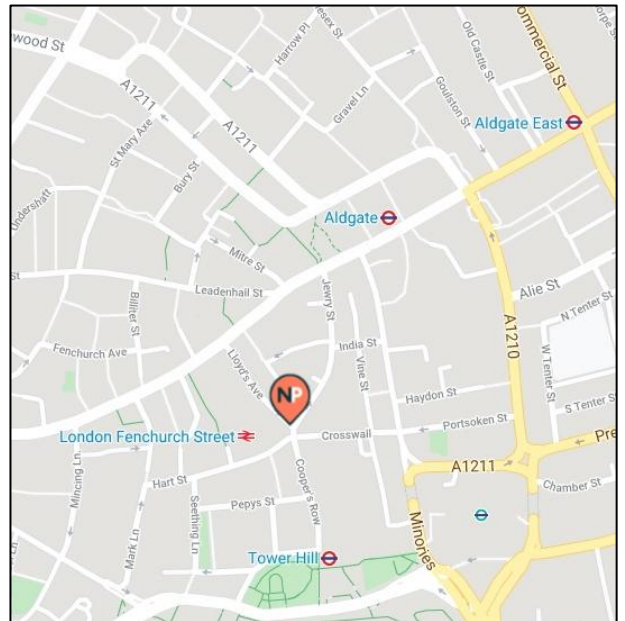
However, all interested parties should make their own enquiries.

VAT

The building has been elected for VAT.

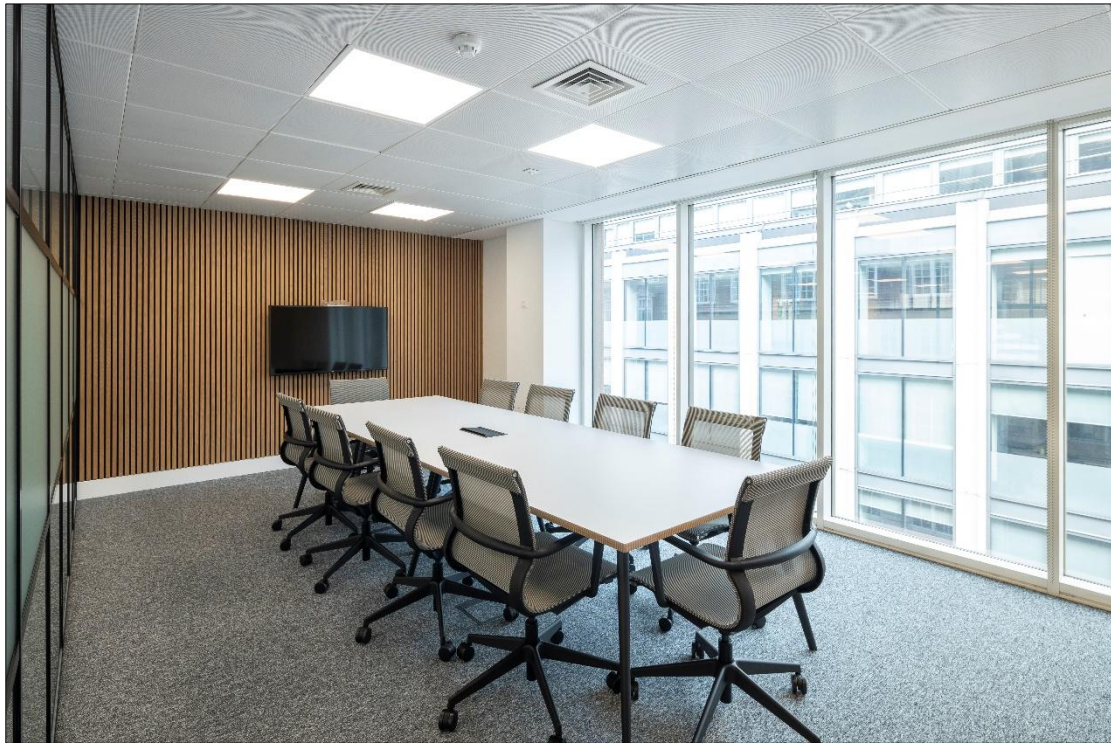
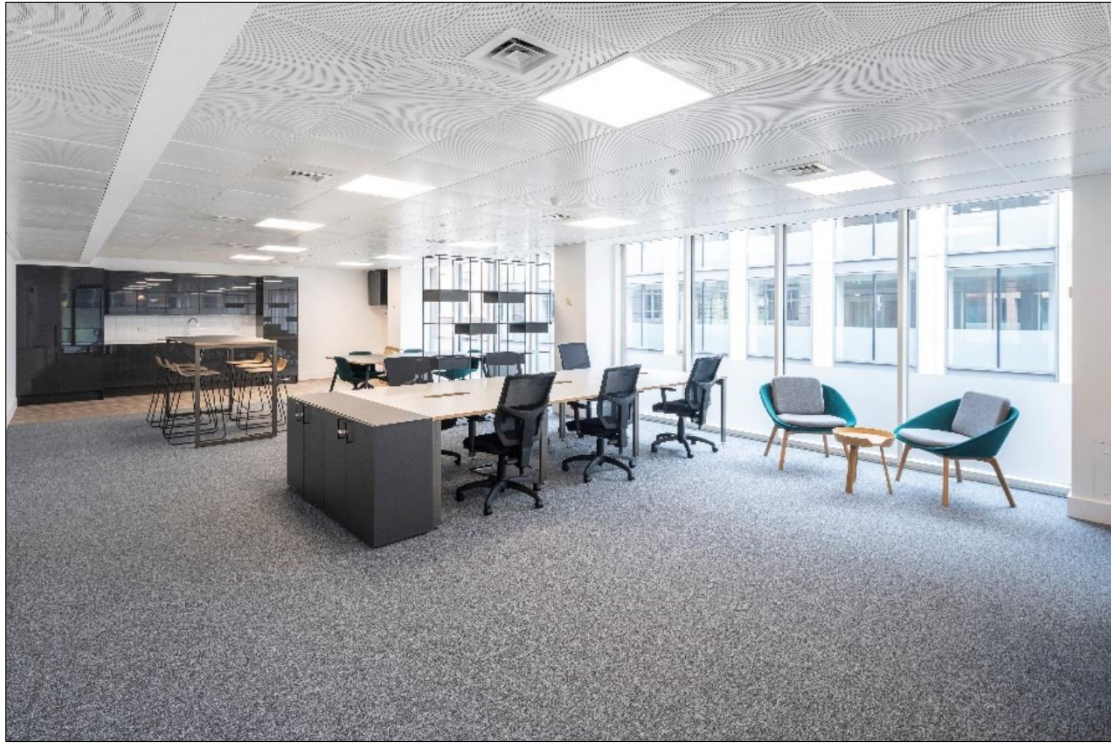
Amenities

- 3rd & 4th floors have been newly refurbished and fully fitted
- Fully accessible raised floors
- 2 Automatic Passenger Lifts
- Commissionaire
- Recently decorated reception and common parts
- Refurbished Showers and Bicycle Racks
- Car parking
- 24-hour access



Indicative 4th Floor CGI





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