

10

LLOYD'S AVENUE LONDON EC3



1,341-4,742 SQ FT NEWLY REFURBISHED OFFICES TO LET



DESCRIPTION

10 Lloyd's Avenue is a high-quality office building in the City of London. The available part 2nd and 5th floors have recently been refurbished to provide a kitchen, storage and cabling. The reception and lift lobby have also undergone refurbishment.

AMENITIES

- Excellent transport links
- 150mm raised floors
- Floor to ceiling glazing
- Car parking
- Air conditioning
- Cycle racks
- Column free floorplate
- Showers
- 24 hour access and security
- Commissionaire

LOCATION

The building occupies a prominent corner site on Lloyd's Avenue and Crutched Friars. Fenchurch Street station is less than a minutes' walk with Tower Hill, Tower Gateway, Aldgate and Monument all in close proximity. Tower of London, St Katharine Docks and Leadenhall Market offer occupiers a range of amenity and a street food market is hosted 4 days a week at Fenchurch Street station.

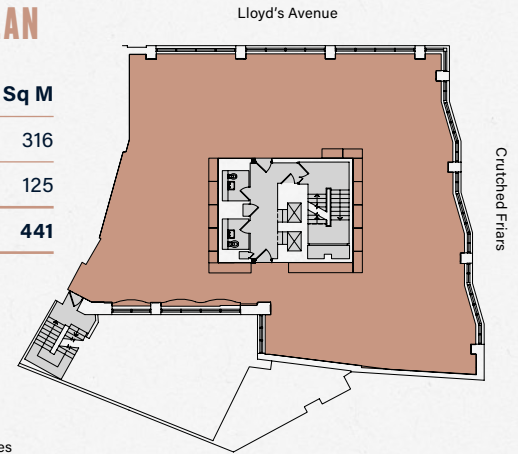
WALK TIMES

Walk times sourced from TfL.

Fenchurch Street		> 1 min walk
Tower Gateway		2 min walk
Aldgate		5 min walk
Bank		10 min walk
Liverpool Street		10 min walk

5TH FLOOR PLAN

Floor	Sq Ft	Sq M
5th	3,401	316
Part 2nd	1,341	125
Total	4,742	441



N
For indicative purposes only. Not to scale.



VIEWING

Strictly through joint sole letting agents:

TERMS

Upon request.

Jade Dedman
020 7330 8617
jade.dedman@savills.com



Jack Wells
020 7456 0729
jw@newtonperkins.com

NEWTON PERKINS