

3,208 SQ FT AVAILABLE  
OFFICE TO LET

LONDON EC3

8  
LLOYD'S  
AVE

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## Stunning workspace in the heart of EC3

The available 2nd floor provides 3,208 sq ft of Grade A office accommodation behind a magnificent period facade.

The floor is provided in a Cat A provision with LED lighting, raised floor and carpet. A new Cat B provision can also be offered by the Landlord.

# 2nd Floor – Cat A

## 3,208 Sq Ft / 298.0 Sq M



Option for new plug and play provision



Modern prestige reception area



Comprehensively refurbished



EPC - B



VRF air conditioning



Demised male & female WCs



2 passenger lifts



Bicycle storage

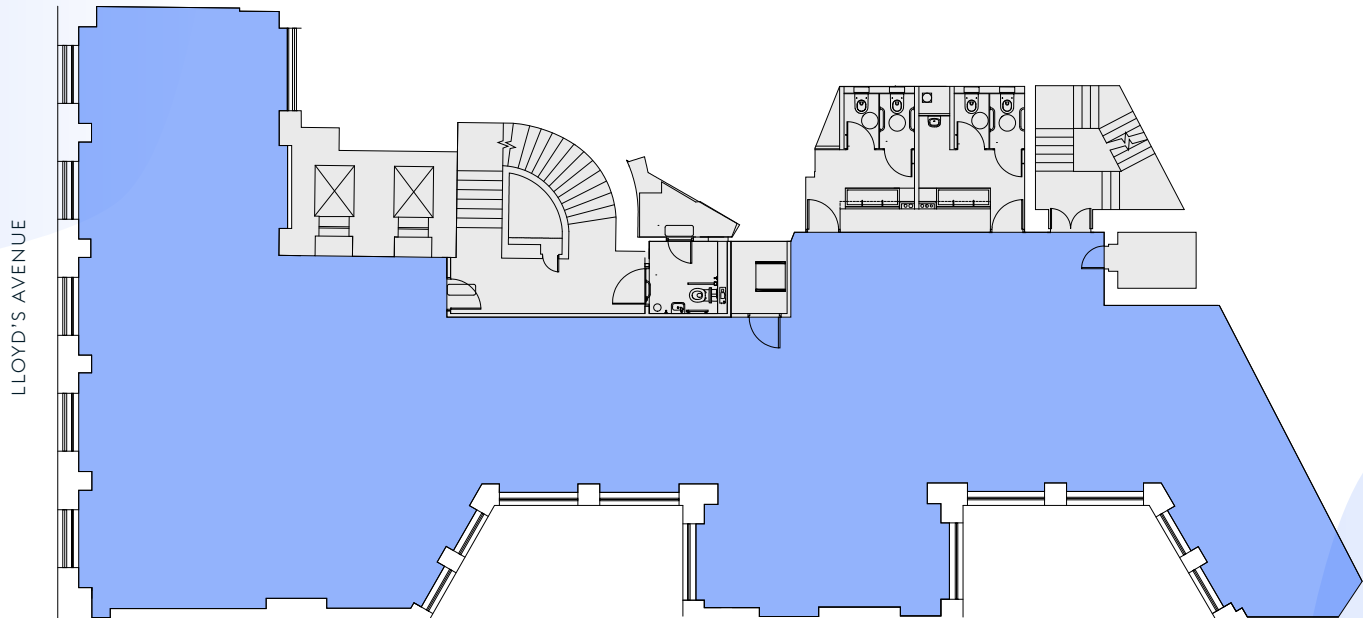


Ceiling mounted LED lighting



Showers & changing facilities

### UNIT OFFERED IN A CATEGORY A CONDITION



NORTH



For indicative purposes only. Not to scale.

2nd Floor – Option of new  
Landlord Cat B Provision  
3,208 Sq Ft / 298.0 Sq M

NEW LANDLORD CAT B



26 open  
plan desks



Reception



4x meeting rooms



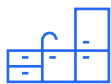
Comms  
room



Collaboration  
area



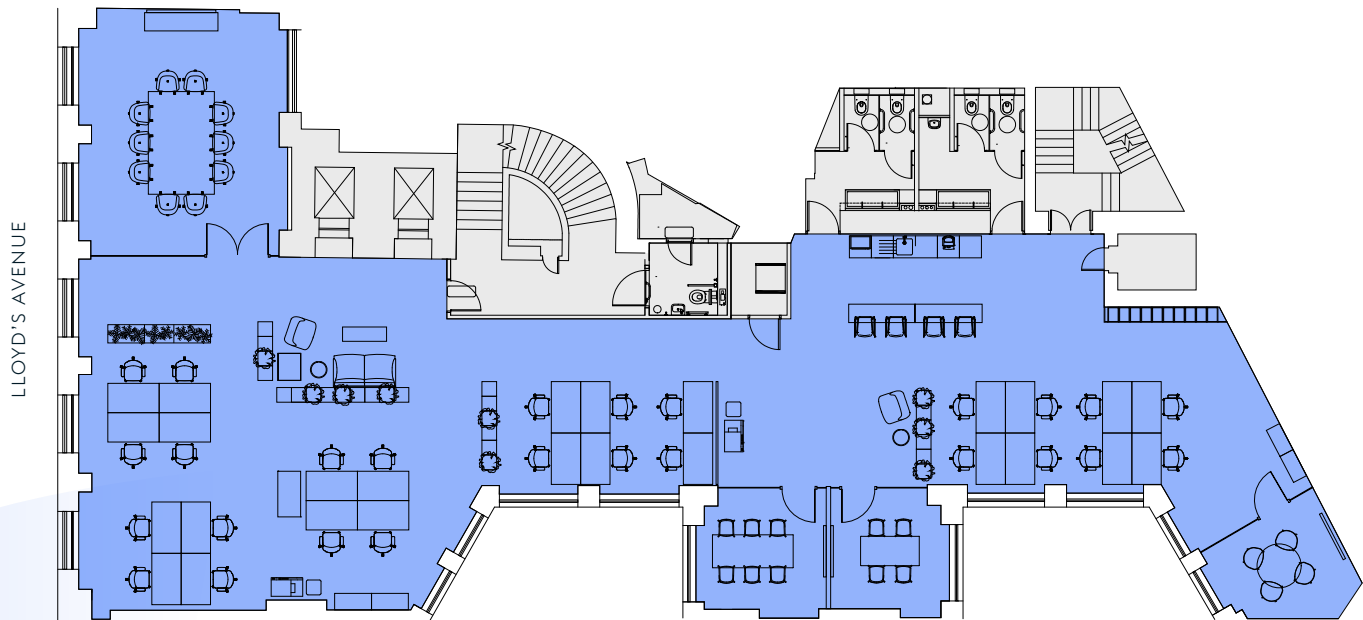
Fibre  
connectivity



Kitchen with  
breakout area



Dedicated  
lockers

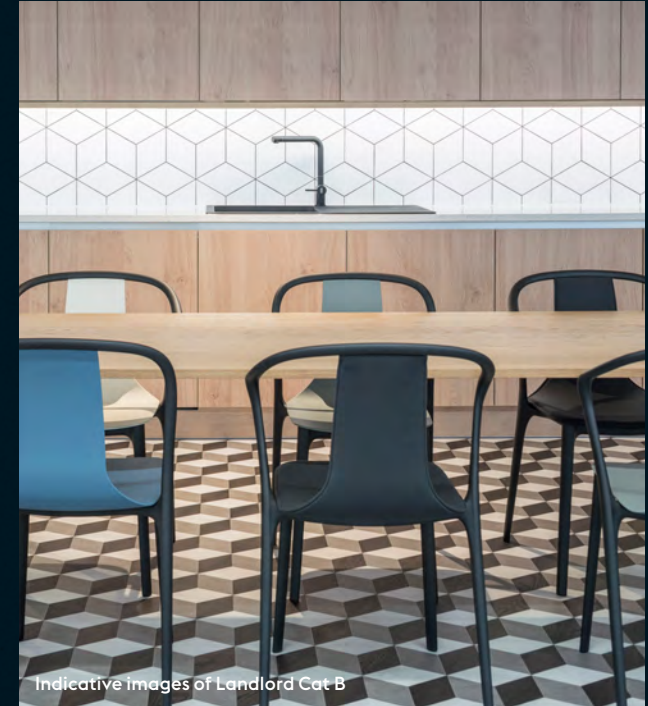


NORTH



For indicative purposes only. Not to scale.

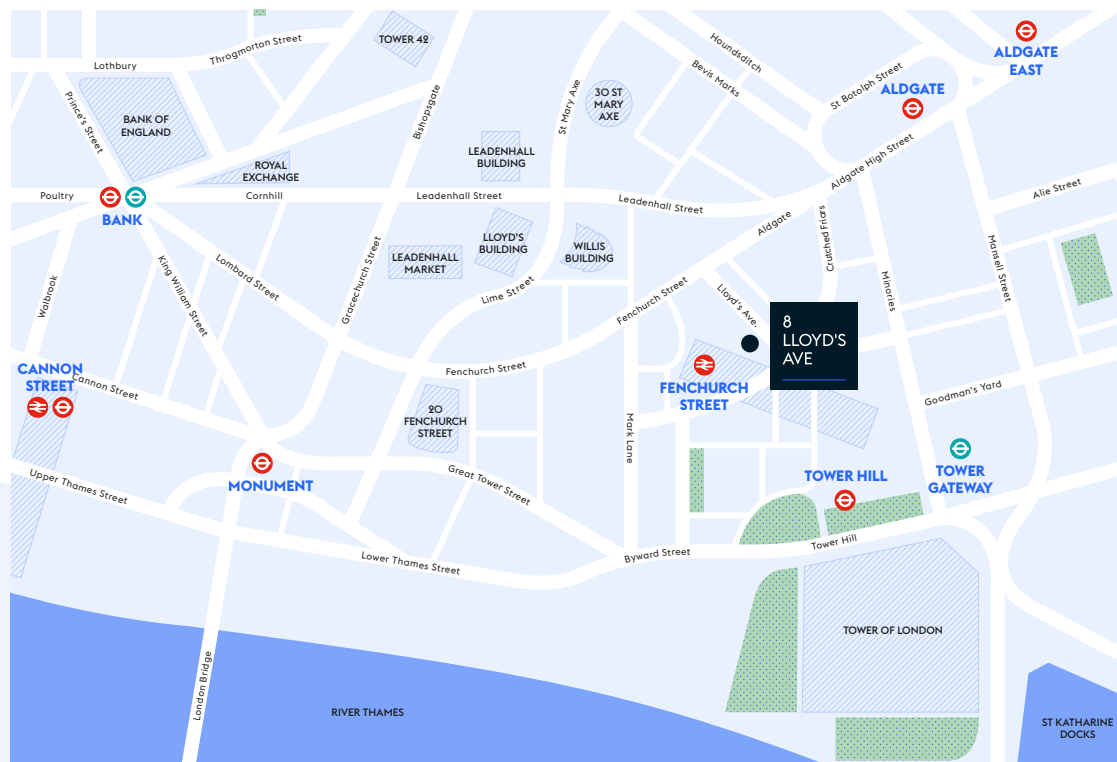




## Option of new Landlord Cat B Provision







FENCHURCH STREET

01 MINS WALK



TOWER HILL

03 MINS WALK



ALDGATE

04 MINS WALK



MONUMENT

07 MINS WALK



BANK

10 MINS WALK



# In the heart of London's insurance district

8 Lloyd's Avenue is located close to the junction between Lloyd's Avenue and Crutched Friars. Lloyd's of London and Lloyd's Register of Shipping are within close proximity.



## LOCAL OCCUPIERS

CHUBB®



KIRKLAND &amp; ELLIS

bms.

## TERMS

Upon application.

## CONTACT

Strictly through sole letting agents:



### Nick Russell-Smith

T 020 7456 0700

M 07918 588 107

E nrs@newtonperkins.com

### Harry Woods

T 020 7456 0729

M 07884 602 870

E hw@newtonperkins.com

### Alice Wiley

T 020 7456 0728

M 07546 695 724

E aw@newtonperkins.com

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