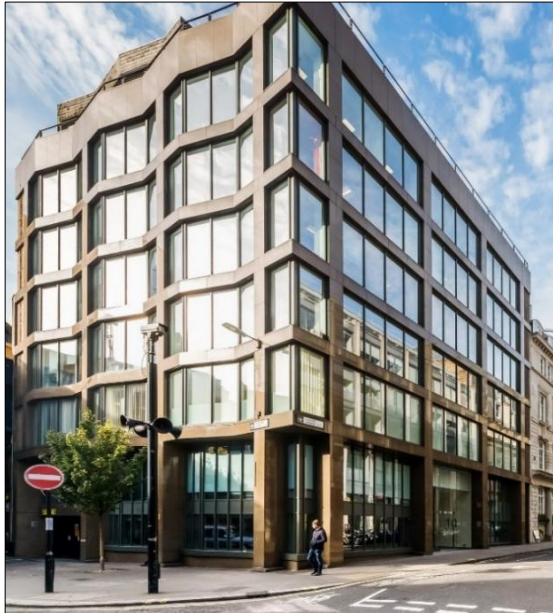


## Brand New Fully Fitted Offices 10 Lloyds Avenue, London, EC3



### 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

3 <sup>rd</sup> Floor	3,406 sq ft	Available
2 <sup>nd</sup> Floor	3,379 sq ft	Available
1 <sup>st</sup> Floor (North)	819 sq ft	Available
1 <sup>st</sup> Floor (South)	1,561 sq ft	Available

### Rates Payable (2024/25)

Estimated at £17.43 per sq. ft.

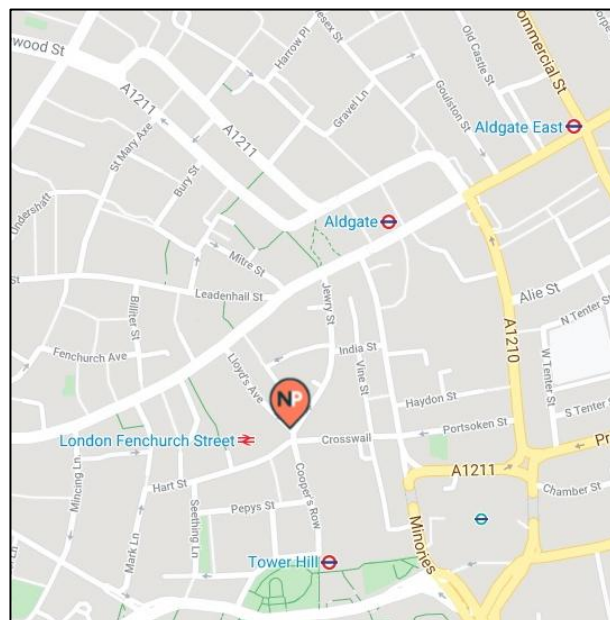
However, all interested parties should make their own enquiries.

### VAT

The building has been elected for VAT.

## Amenities

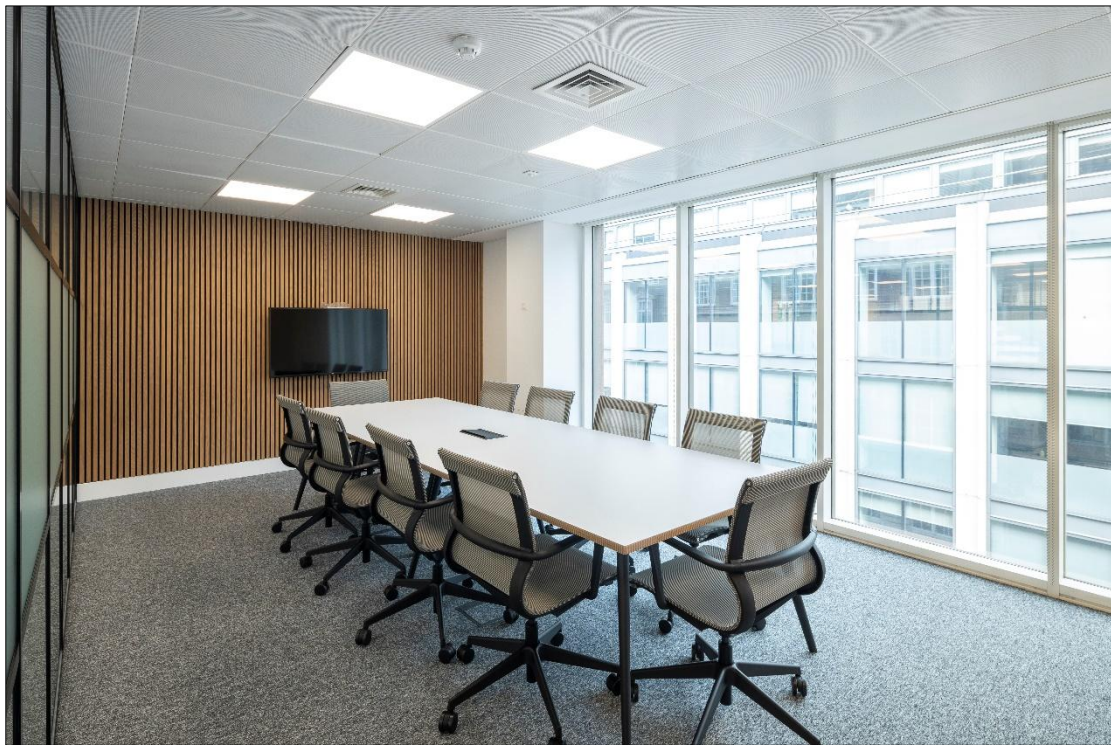
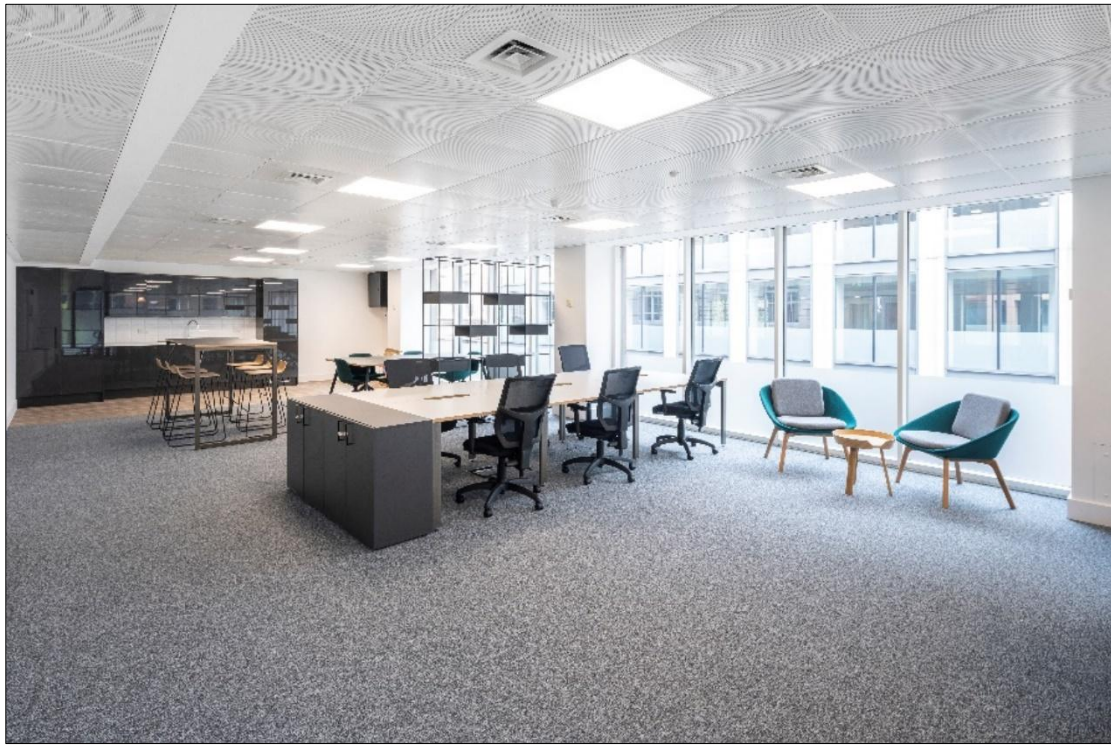
- Landlord 'CAT B' in situ
- 3<sup>rd</sup> & 4<sup>th</sup> floors have been newly refurbished and fully fitted
- Fully accessible raised floors
- 2 Automatic Passenger Lifts
- Commissionaire
- Recently decorated reception and common parts
- Refurbished Showers and Bicycle Racks
- Car parking
- 24-hour access



Indicative 4<sup>th</sup> Floor CGI







## Newton Perkins

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