

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

£55.00 per sq. ft.

Accommodation

5 th Floor	2,142 sq ft	199 m ²	Fitted
4 th Floor	3,040 sq ft	282m ²	CAT B
Ground Floor	2,447 sq ft	227m ²	Fitted

Rates Payable (2024/25)

Estimated at £24.25 per sq ft.

However, all interested parties should make their own enquiries.

Service Charge

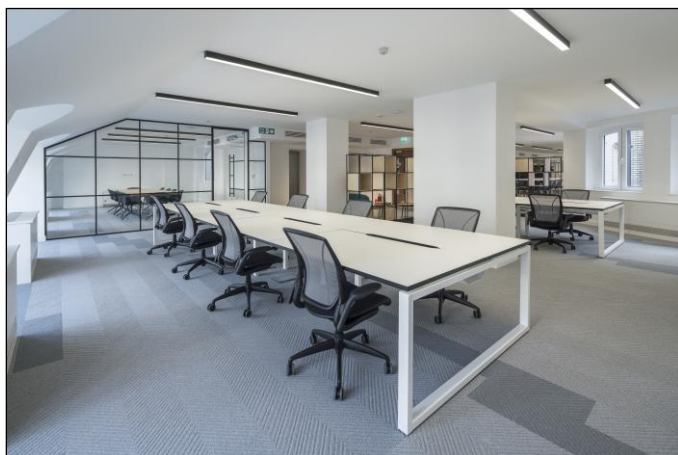
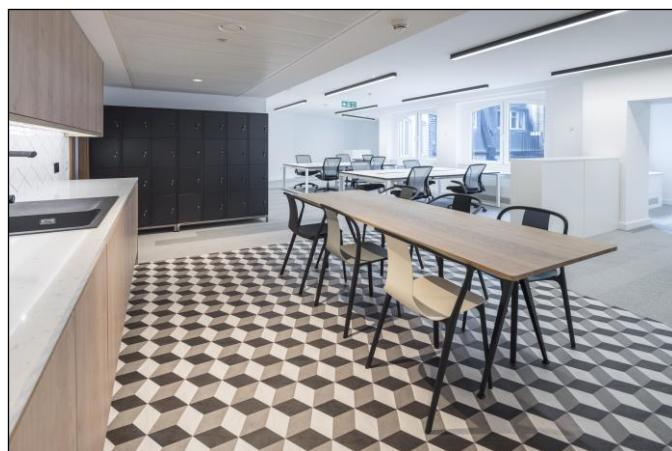
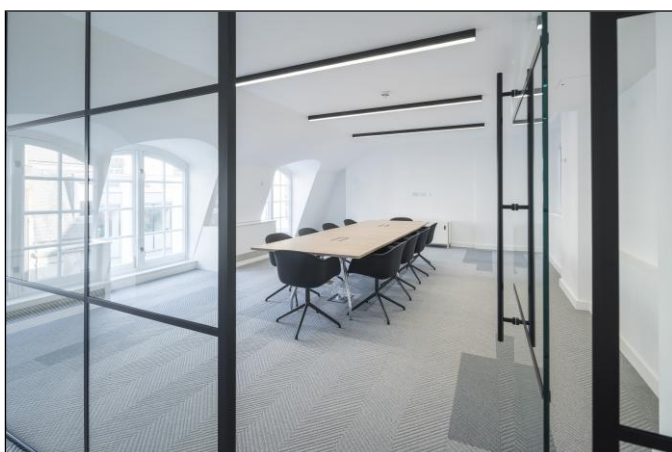
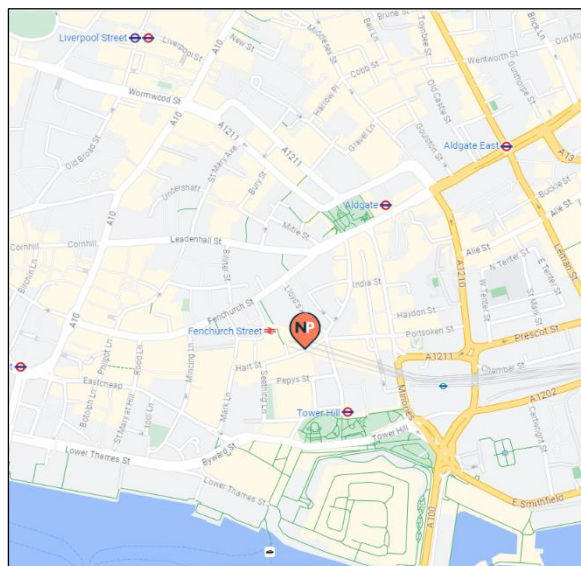
Estimated at £12.22 per sq. ft.

VAT

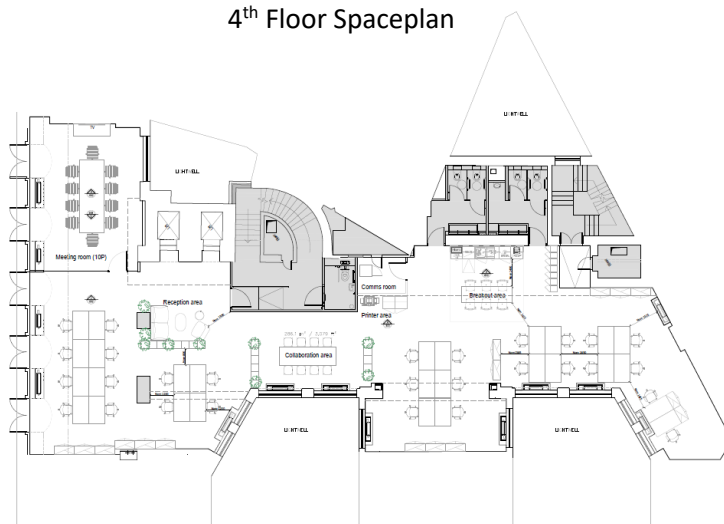
The building has been elected for VAT

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

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