

Brand New Fit Out with Furniture and Cabling

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

£57.50 per sq.ft

VAT

The building has been elected for VAT

Accommodation

4 th Floor	3,040 sq ft	281m ²	Available Now
1 st Floor	3,208 sq ft	298m ²	LET
Total:	3,040 sq ft	281m²	

Rates Payable (2021/22)

4th - £22.49 per sq ft

However, all interested parties should make their own enquiries.

Service Charge

Estimated at £10.45 per sq.ft

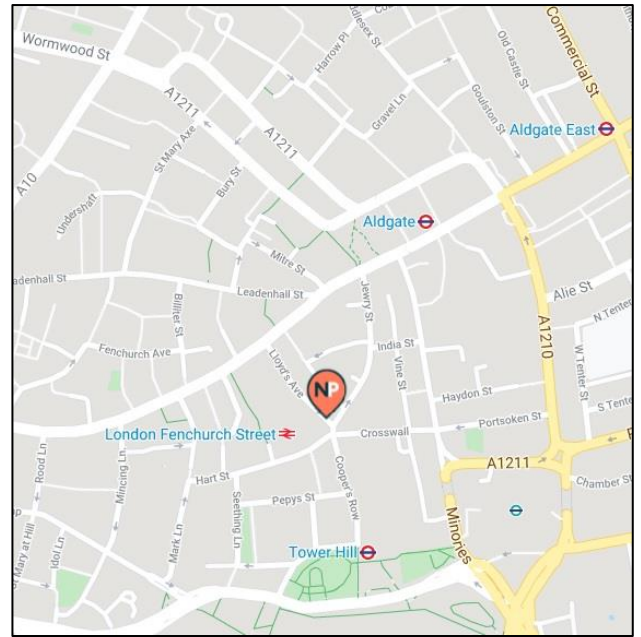
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Amenities

- High quality CAT A+ fit out by the Landlord including furniture comprising; a boardroom, open plan kitchen/breakout area, server room and is fully cabled with fibre. 28 x 1400mm desks.
- Entire building was recently comprehensively refurbished in 2015.
- VRF air conditioning
- Fully accessible raised floor
- Metal tile suspended ceiling with ceiling mounted LED lighting
- Demised male & female WC's
- Prestigious manned reception
- 2 x automatic passenger lifts
- Bicycle storage, shower facilities, lockers and drying room
- EPC – Rating B36



Newton Perkins

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