

Fully Fitted 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

4th Floor – £57.50 per sq ft (CAT B)

2nd Floor – £53.50 per sq ft (CAT A)

Accommodation

4 th Floor	3,040 sq ft	282m ²	CAT B
2 nd Floor	3,208 sq ft	298m ²	Available Now
TOTAL:	6,248 sq ft	580m²	

Rates Payable (2023/24)

Estimated at £24.25 per sq ft.

However, all interested parties should make their own enquiries.

Service Charge (2023/24)

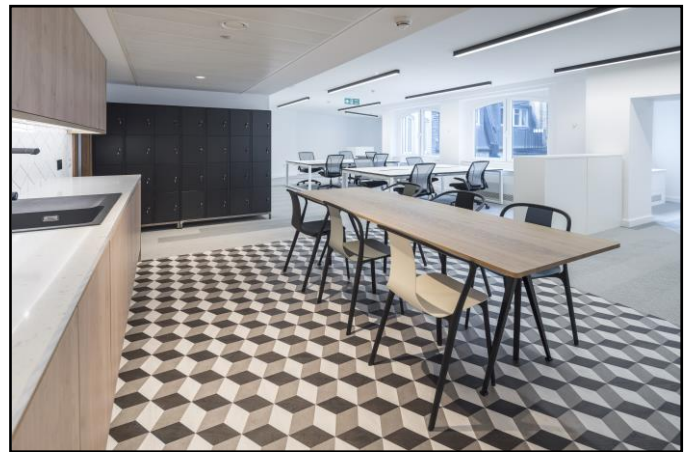
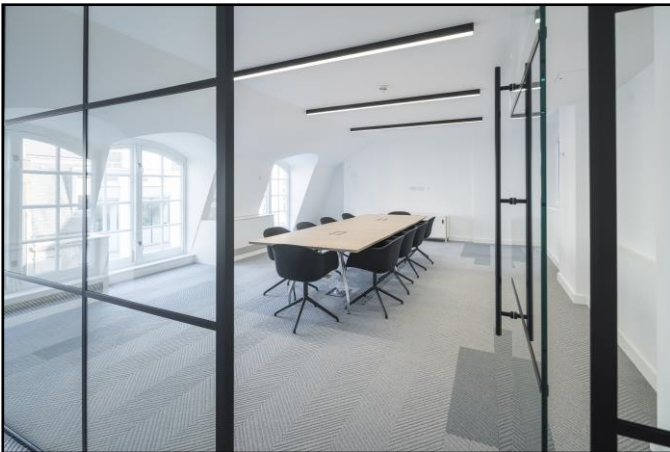
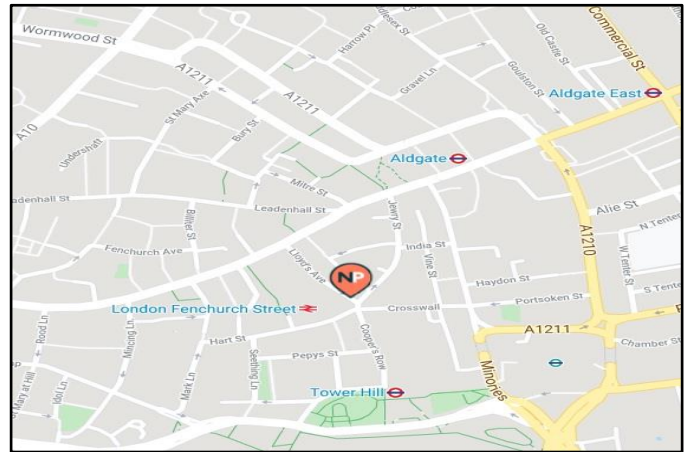
Estimated at £11.97 per sq ft.

VAT

The building has been elected for VAT

Amenities

- Entire building was comprehensively refurbished in 2016.
- VRF air conditioning
- Fully accessible raised floor
- Metal tile suspended ceiling with 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



Newton Perkins

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