



CLUTTONS

Marlow House, London, EC3N 3AL

To Let | 1,321 to 19,693 sq ft

1,321 - 6,679 sq ft premium Landlord CAT B units available in newly refurbished building, within the Lloyd's Avenue Conservation Area.

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Summary

- Rent: £52.50 - £75 per sq ft
- Business rates: £20.62 per sq ft
- Service charge: £11.63 per sq ft For the current service charge year ending Sept 2026
- EPC: B (45)
- Lease: New Lease

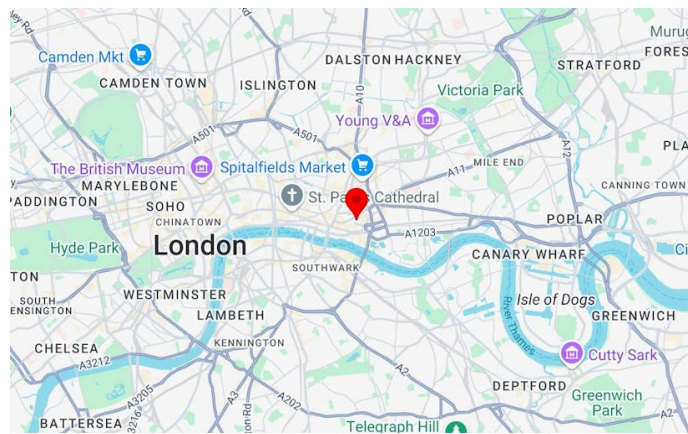
Contact & Viewings



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Description

Marlow House is an attractive art deco building providing a striking façade within the Lloyd's Avenue Conservation Area, and features a redesigned manned reception. The floors benefit from excellent natural light and the available offices have been refurbished to enhance the base build and services including new plaster ceilings, strip and hung LED lighting, new windows with fitted blinds, and new floor finishes. The common parts include newly fitted WCs throughout and two new passenger lifts together with enhanced end-of-journey facilities.

The floors have efficient layouts to include kitchenettes, meeting rooms, and calling booths. Selected units are delivered fully touch down & work ready with plug & play functionality. For ease of comms access, new Cat 6 flood wired cabling has been installed and linked to comms rooms. Backbone Connect fibre runs throughout the building via the riser.

Location

The building is located on the eastern side of Lloyd's Avenue, on this vibrant EC3 thoroughfare, sitting within close proximity to the new City Core tower cluster and also Aldgate Square.

Accommodation



Viewings

Strictly via joint sole agents either Cluttons or Fisher German.

Terms

A new flexible lease is available direct from the Landlord, for a term by arrangement.

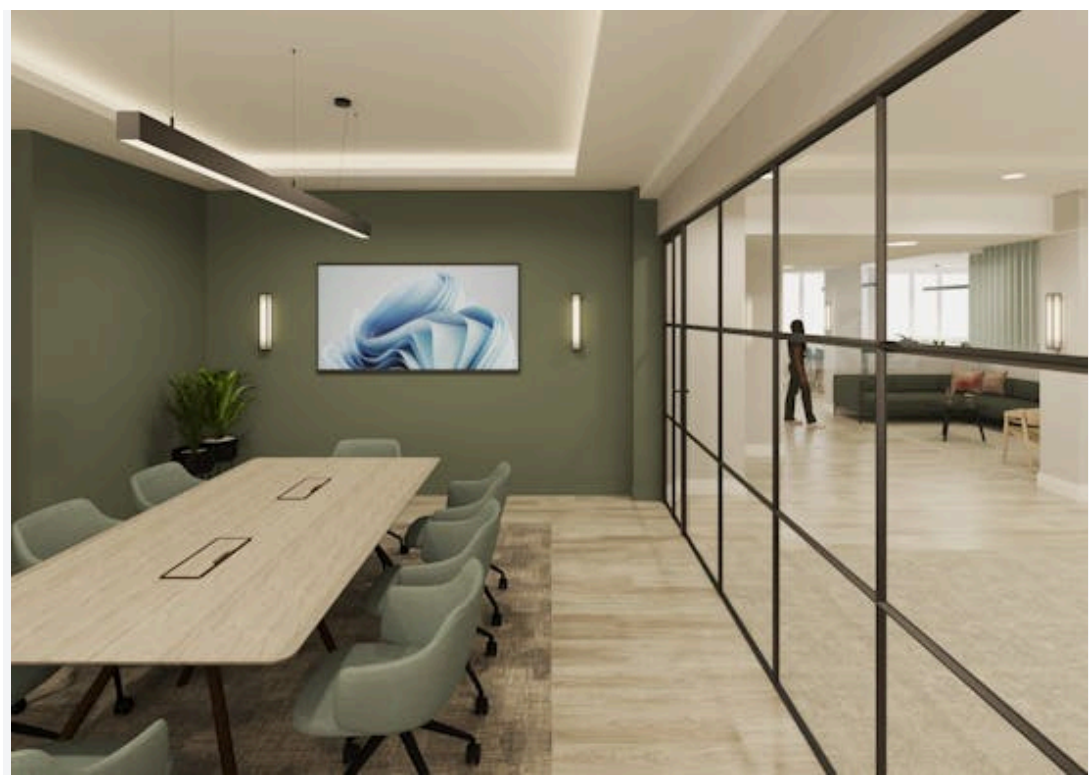
Available floor by floor with the Ground & Lower Ground floor to be let together.

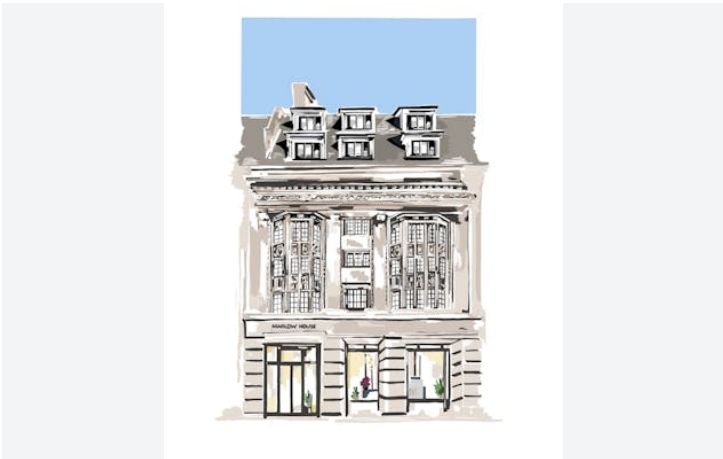
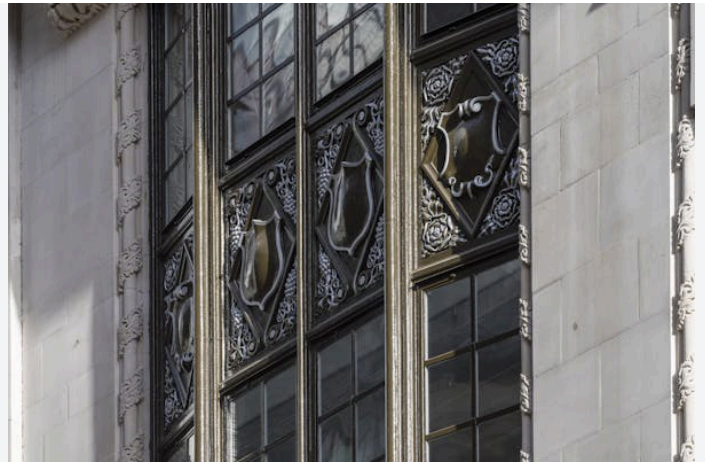
Legal Costs

Each Party to pay their own legal costs incurred in the transaction.

VAT

The building is elected for VAT therefore payable on rent, service charge and insurance.





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