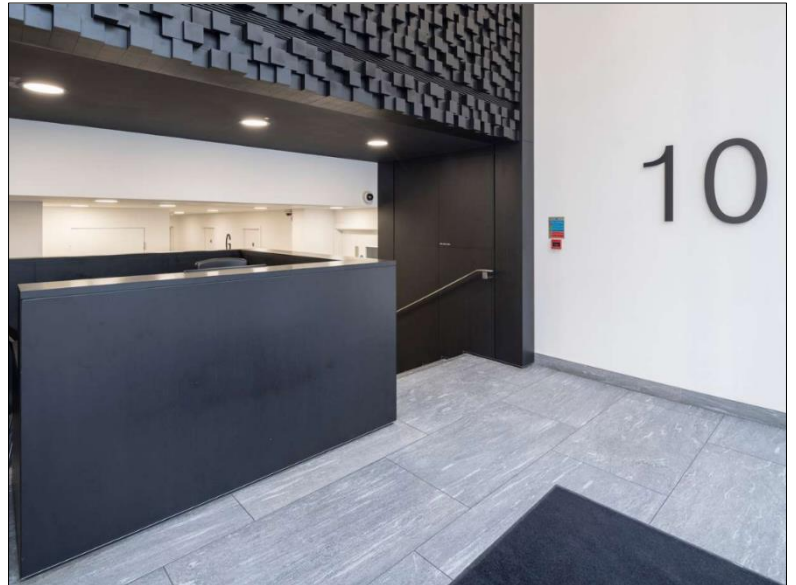


## Brand New Fitted Offices

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

Ground - £57.50 per sq ft.

### Service Charge

Estimated at £13.43 per sq.ft

### Accommodation

7 <sup>th</sup>	2,311 sq ft	U/O
4 <sup>th</sup>	3,407 sq ft	Available
3 <sup>rd</sup>	3,406 sq ft	Available
Part 2 <sup>nd</sup> (East)	1,341 sq ft	(Q1 2025)
Part 2 <sup>nd</sup> (West)	2,038 sq ft	

### Rates Payable (2023/24)

Estimated at £13.71 – £16.54 per sq ft.

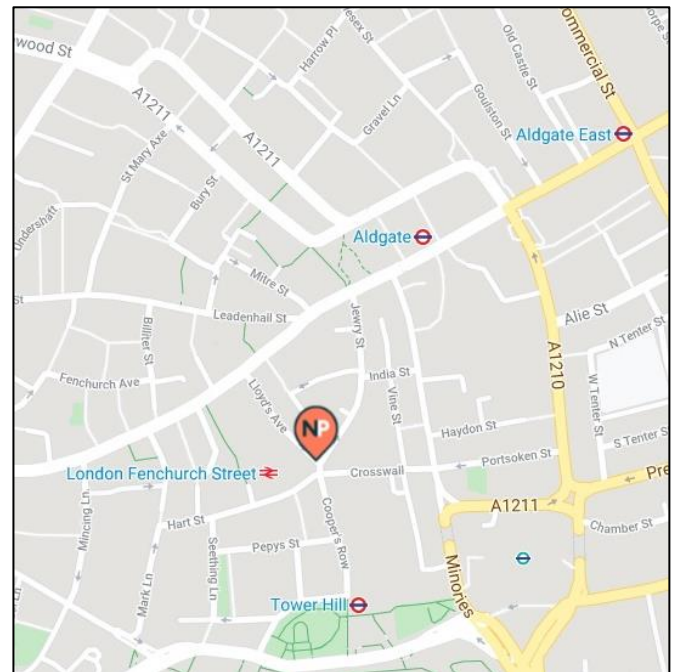
However, all interested parties should make their own enquiries.

### VAT

The building has been elected for VAT.

## Amenities

- 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
- 24 hour access
- Ground floor fitted



## Indicative 5<sup>th</sup> Floor CGI



## Newton Perkins

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