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german**

# Marlow House

London, EC3N 3AA

Leasehold  
Offices

1,321 - 19,693 Sq.ft (122.7 - 1,829 Sq.m)



**To Let** | £52.50 - £75.00 psf pa excl.



\*CGI Photos for indicative purposes only

## Marlow House

1,321 - 19,693 Sq.ft (122.7 - 1,829.5 Sq.m)

### 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 building 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 and enhanced end of journey facilities.

### Location

Situated in the heart of the City of London EC3, Marlow House lies within the historic Lloyd's Avenue Conservation Area and is in close proximity to both Lloyd's of London and new City Core Tower cluster. Fenchurch Street, Liverpool Street, Cannon Street, Bank, Monument, Tower Hill, Aldgate, DLR, underground and mainline stations are all within easy reach. from the property.

### Key information



#### Rent

£52.50 - £75.00  
(per sq ft pa excl.)



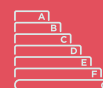
#### Business Rates

£17.45 - £21.37  
(per sq ft pa)



#### Service Charge

£12.37  
(per sq ft pa excl.  
(y/e Sept 2025))



#### EPC rating

B

## Accommodation

Floor	Quoting Rent per sq ft	Sq.ft	Sq.m
Fifth (North) - CAT B	£65.00	1,321	122.7
Fifth (South) - CAT B	£69.50	3,187	296.1
<i>Fifth (Combined)</i>		4,508	418.8
Third (North) - CAT B	£67.50	1,751	162.7
Second (South) - CAT B	£75.00	3,381	314.1
First (South) - CAT A+	£72.50	3,374	313.4
Ground & Lower Ground - CAT A	£57.50	6,679	<b>620.5</b>
<b>Total</b>		<b>19,693</b>	<b>1,829.5</b>

## Amenities



Fibre



2 New Lifts



Turn Key  
Offices  
Available



New End  
of Journey  
Facilities



Raised  
Floors



New  
Reception

## Further information

### Rent

£52.50 - £75.00 per sq ft pa excl.

### Lease Terms

A new flexible leases are available from the Landlord, for a term by arrangement.

### Service Charge

The current on account budget is £12.37 psf pa excl. to September 2025.

### Business Rates

Estimated at £17.45 - £21.37 per sq ft pa for the rating year. All parties are advised to make their own enquiries with the rating authority.

### VAT

The property is elected to VAT which is therefore payable on rent and service charge.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### EPC

The current EPC rating is B.

### Viewings

Viewings strictly by arrangement through sole letting agents Fisher German LLP and Cluttons LLP.



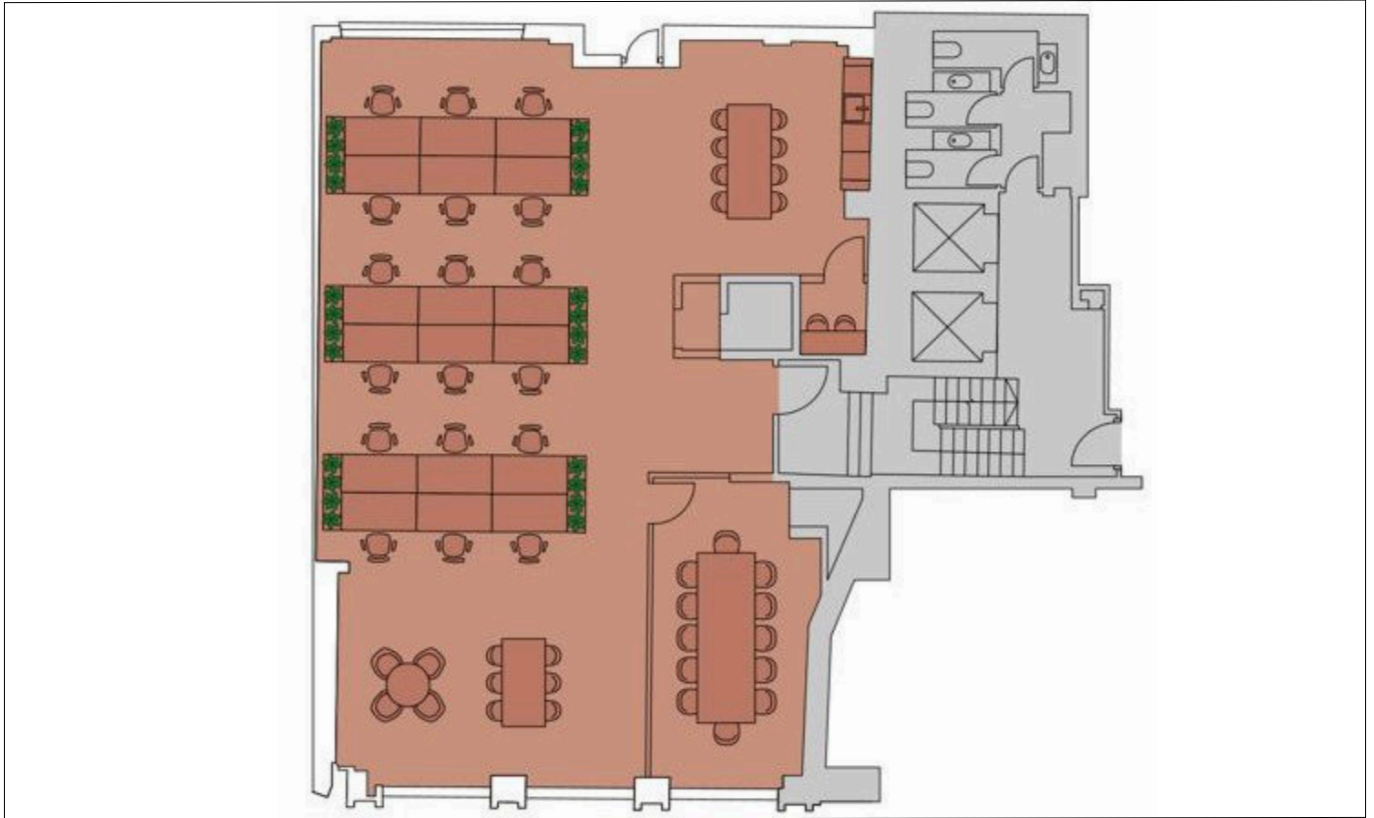
CGI Photos for indicative purposes only



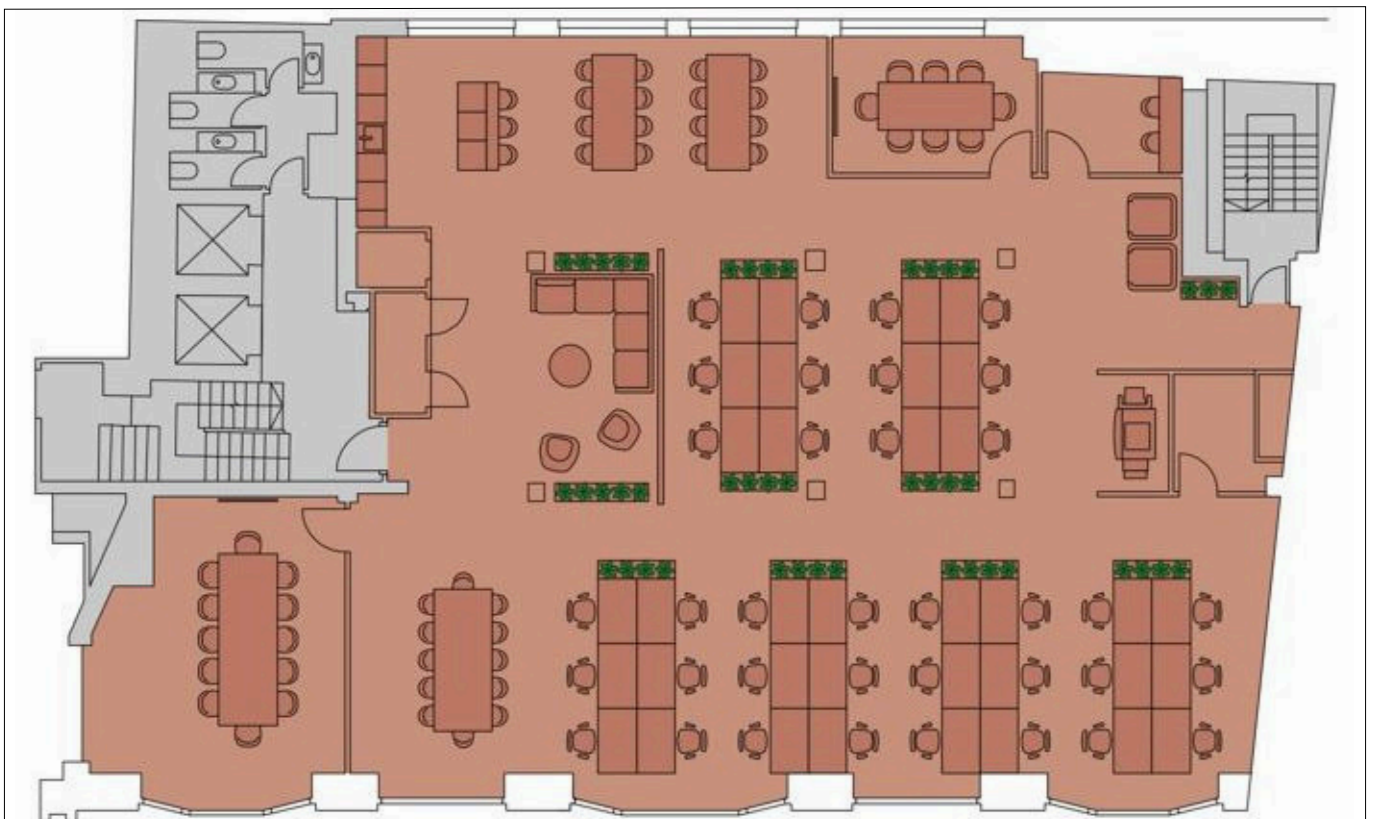
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## Floor Plans - Third Floor North & Second Floor South (Indicative Layouts)

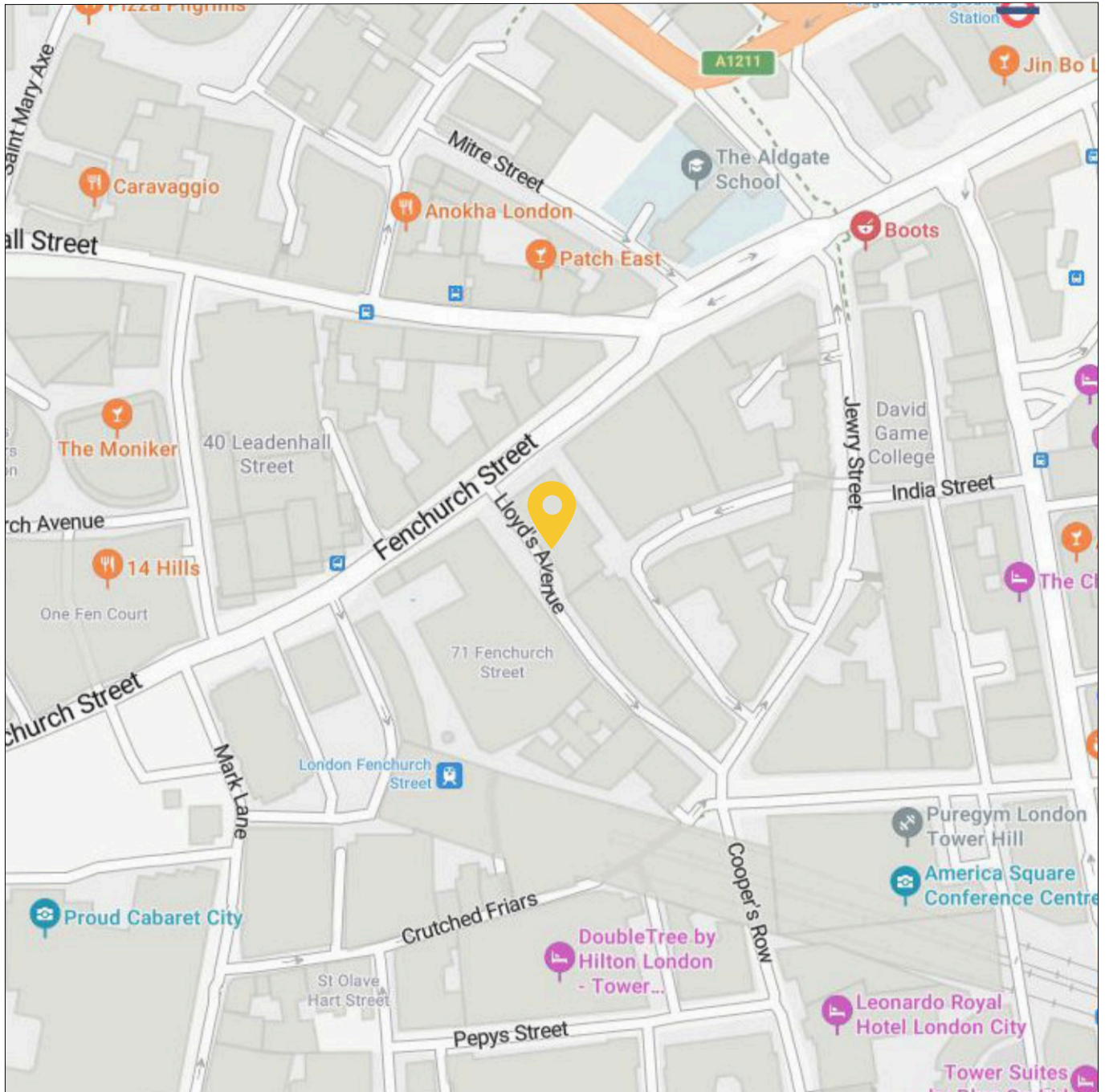


Third Floor North



Second Floor South

## Location Map



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### Nearest station

- Fenchurch Street Station: 0.1 miles (3 min walk)
- Aldgate Underground Station: 0.3 miles (7 min walk)
- Bank Underground Station: 0.5 miles (10 min walk)
- Liverpool Street Station: 0.7 miles (10 min walk)

### Locations

- Lloyd's of London: 0.2 miles
- Tower of London: 0.5 miles
- St Paul's Cathedral: 1.0 miles

### Nearest airport

- London City Airport: 7 miles

## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Ben Stanley**

020 7747 3141

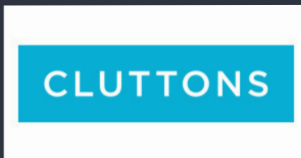
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Particulars dated September 2025. Photographs dated April 2025.

