

TO LET - OFFICE

# 5 LLOYD'S AVENUE

5 Lloyd's Avenue, EC3N 3AE



## Key Highlights

- 1,815 to 11,373 sq ft
- New LED lighting
- Floor to ceiling glazing
- Passenger lifts
- Newly refurbished
- Raised access floor
- High quality reception
- End of trip

SAVILLS City  
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## Description

5 Lloyds Avenue provides refurbished accommodation benefitting from full floor to ceiling glazing allowing excellent levels of natural light to the demise.

The 2nd floor provides newly refurbished CAT A accommodation, whilst the 5th floor benefits from existing tenant fit out in situ which can be adapted. The highly efficient floorplates are suitable for a variety of occupiers.

## Location

5 Lloyd's Avenue is perfectly placed within a hub of great local amenities. The Tower of London, St Katharine Docks and Leadenhall Market offer occupiers a fantastic range of shops, bars and restaurants. A street food market is also hosted 4 days a week at Fenchurch Street station, with an array of different cuisines.

## Accommodation

The accommodation comprises the following areas:

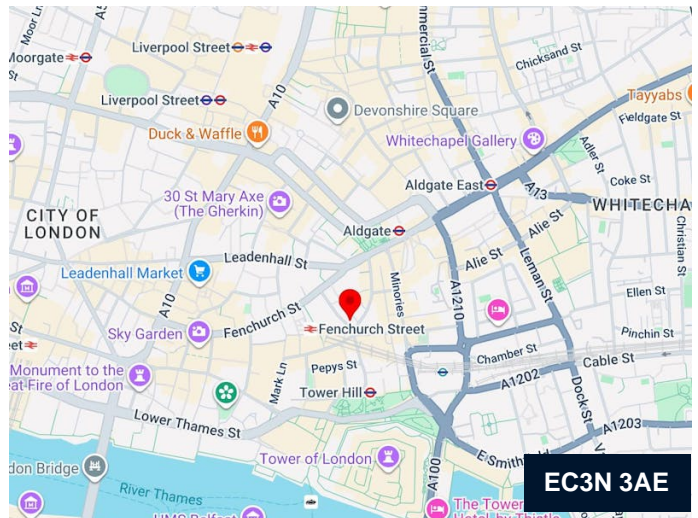
Name	sq ft	sq m	Availability
5th	3,819	354.80	Available
2nd	3,810	353.96	Available
1st	1,929	179.21	Available
Ground	1,815	168.62	Available
<b>Total</b>	<b>11,373</b>	<b>1,056.59</b>	

## Terms

New lease direct5 from the Landlord

Quoting Rent: £45.00 per sq ft  
Service Charge: £16.00 per sq ft  
Rates: £20.69 per sq ft

For viewings or enquiries please contact Artie Taylor (07866 203 403) or our joint agents at HK London.



## Contact

### Artie Taylor

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