

6 LLOYDS AVENUE LONDON EC3

Newly refurbished office units available and fitted with kitchenettes, cabling and meeting room facilities. Located in close proximity to the City and to Aldgate Station.



Summary

Lower Ground – 6th floor
431 – 7,765 Ft² Approx.

Contact us

Viewing is strictly by prior appointment
with Colliers International through:
020 7487 1900



AMENITIES

- Beautiful Grade II Listed building
- Units can be fitted out to include kitchenettes, cabling and meeting room facilities
- Fitted-out unit available on the 6th floor
- New Fagerhult lighting
- Brand new exposed air-conditioning
- High quality wide plank oak flooring
- Perimeter trunking
- Male & female WCs / showers
- Commissionaire
- 24 Hour access
- Secure bike storage
- Passenger lift
- Nearest tubes – Tower Hill, Aldgate & Monument stations

FLOOR AREAS & OUTGOINGS

Floor / Unit	Ft ² Approx.	Rent /Ft ²	Service Charge /Ft ²	Rates /Ft ²	Availability / Status
6 th Centre Right	669	POA	£8.51	£14.00	Available
4 th Front	1,660	POA	£8.51	£14.00	Available (September 2019)
4 th Rear Left	431	POA	£8.51	£14.00	Available
4 th Centre Right	968	POA	£8.51	£14.00	Available
3 rd Rear Left	432	POA	£8.51	£14.00	Available
2 nd Front	1,835	POA	£8.51	£14.00	Available
Ground Centre R	1,000	POA	£8.51	£14.00	Let
LG Centre L	770	POA	£8.51	£14.00	Available
LG Centre R	931	POA	£8.51	£14.00	Let
LG Rear	1,627	POA	£8.51	£14.00	Under Offer

Prospective tenants are advised to confirm any rating liability directly with the Local Authority

TENURE

Leasehold.

LEASE TERM

New full repairing and insuring lease(s) available for a term by arrangement direct from the Freeholder.

VAT

The property is elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs associated with this transaction.



CONTACT US

All appointments to view must be arranged via sole agents, Colliers International through:

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