

8

LLOYD'S AVENUE

LONDON EC3



LAST FLOOR REMAINING – 3,208 SQ FT NEWLY REFURBISHED OFFICE TO LET



8 LLOYD'S AVENUE IS A NEWLY REFURBISHED CITY OFFICE BUILDING. THE PERIOD FAÇADE LEADS TO 3,208 SQ FT OF CONTEMPORARY GRADE A OFFICE ACCOMMODATION.

Comprehensively refurbished

New VRF air conditioning

Fully accessible raised floors

Metal tiled suspended ceilings with LED lighting

New demised male & female WCs

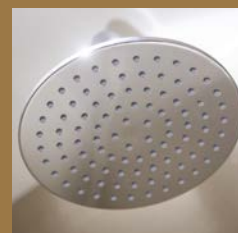
2 new passenger lifts

Modern prestige reception area

Bicycle storage

New male & female showers and changing facilities

Basement storage

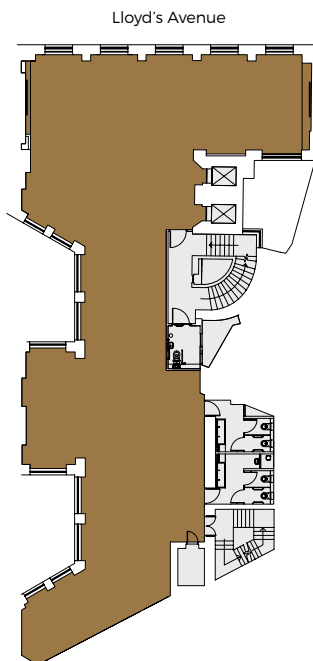




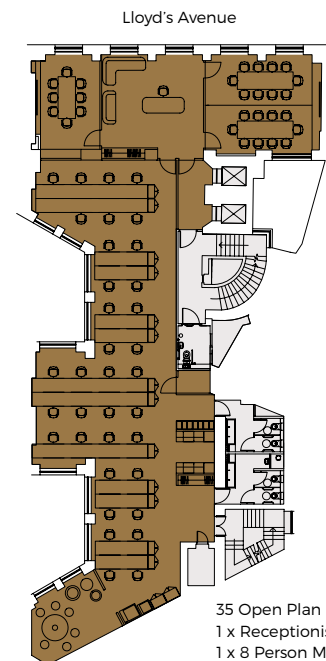
ACCOMMODATION

FLOOR	SQ FT	SQ M
5th	LET	LET
4th	LET	LET
3rd	LET	LET
2nd	3,208	298.0
1st	LET	LET
Ground	LET	LET
TOTAL	3,208	298.0

2ND FLOOR PLAN
3,208 SQ FT (298.0 SQ M)



2ND FLOOR SPACE PLAN
3,208 SQ FT (298.0 SQ M)



35 Open Plan Desks
1 x Receptionist
1 x 8 Person Meeting Room
2 x 10 Person Meeting Rooms
TOTAL OCCUPANCY - 36

LOCATION

8 Lloyd's Avenue is located close to the junction between Lloyd's Avenue and Crutched Friars. The building is a short walk from Monument, Tower Hill and Aldgate underground stations, whilst Fenchurch Street and Liverpool Street mainline stations are also close by. Lloyd's of London and Lloyd's Register of Shipping are within close proximity.



WWW.8LLOYDSA VENUE.LONDON

TERMS

Upon application.

VIEWING

Strictly through joint letting agents:

NEWTON PERKINS

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