



# MARLOW HOUSE

LLOYD'S AVENUE, EC3

Newly refurbished fully fitted office space  
in the heart of the City.  
Available units from 1,751 sq ft up to 4,149 sq ft  
(total availability 15,185 sq ft)



# TIMELESS MEETS MODERN



The building is located on the eastern side of Lloyd's Avenue, on this vibrant EC3 thoroughfare, sitting within close proximity to the new City Core tower cluster and also Aldgate Square.

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 build 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 together with enhanced end-of-journey facilities.



Reception desk



Exterior detail



Building reception



Entrance



Cycle pod and lockers

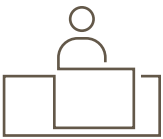


Shower and WC



Bathroom

# HIGHLIGHTS



Contemporary  
manned reception



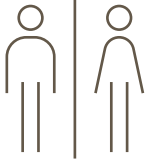
Two new automatic  
passenger lifts



Cycle pod storage and  
shower facilities



VRF fan coil  
air-conditioning



New WC's



Turnkey  
offices available

# WORK READY SPACE



2nd Floor Breakout & Workspace



1st Floor Kitchen

The floors have efficient layouts to include kitchenettes, meeting rooms, and calling booths. Selected units are delivered fully touch down & work ready with plug & play functionality.

For ease of comms access, new Cat 6 flood wired cabling has been installed and linked to comms rooms. Backbone Connect fibre runs throughout the building via the riser.

# AVAILABLE AREAS

Floor	Section	Spec.	Sq ft	Sq m	Availability
5th	North	-	-	-	Let
5th	South	-	-	-	Under Offer
5th	Combined	-	-	-	
3rd	North	CAT B	1,751	162.7	Available
2nd	South	CAT B	3,381	314.1	Available
1st	South	CAT A	3,374	313.4	Available
G	-	CAT A	4,149	385.5	Q1 2027
LG	-	CAT A	2,530	235.0	Q1 2027
<b>Total</b>			<b>15,185</b>	<b>1,410.7</b>	

NB: Ground & Lower Ground floors interconnect via an internal staircase to provide a self contained unit of 6,679 sq ft.

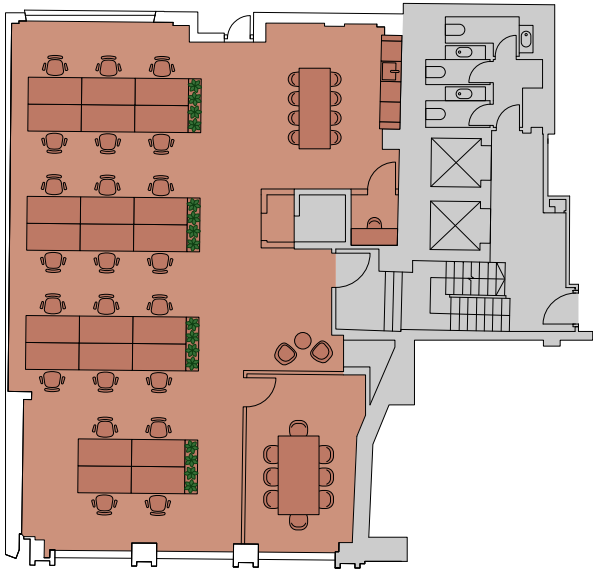


# INDICATIVE LAYOUTS

## NORTH

1,751 sq ft

- 22x Workstations
- 1x 8-person meeting room
- 1x Kitchen
- 1x Private working space
- 2x Breakout areas



3rd Floor

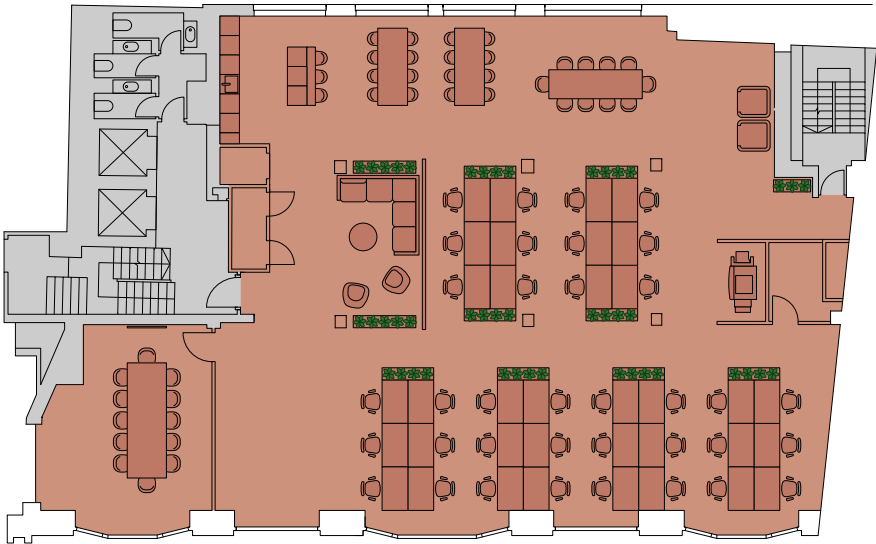
Lloyd's Avenue



## SOUTH

3,374 to 3,381 sq ft

- 36x Workstations
- 1x 12-person meeting room
- 1x Kitchen
- 1x Co-working space
- 2x Breakout areas
- 2x Phonebooths



Either 1st or 2nd Floor

Lloyd's Avenue





2nd Floor Detail



2nd Floor Workspace

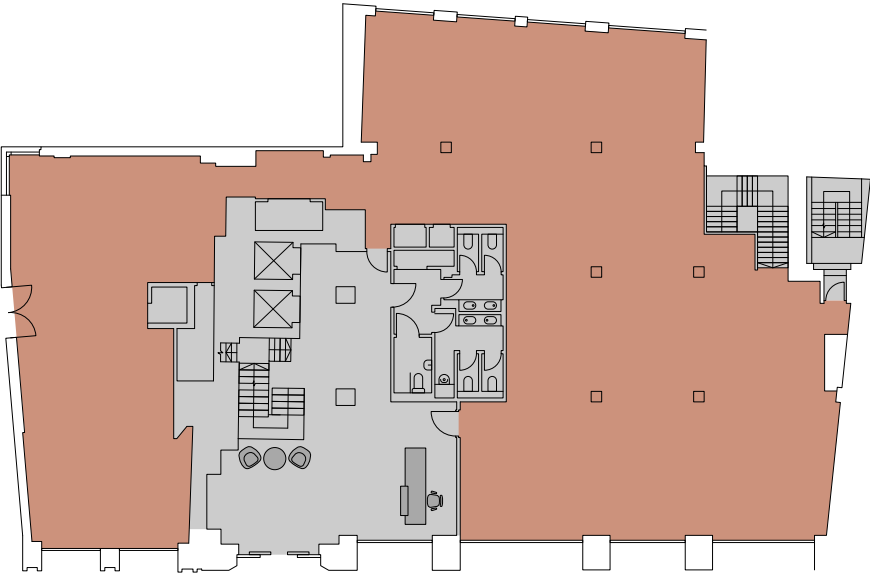


2nd Floor Breakout & Kitchen

# CAT A LAYOUTS

## GROUND FLOOR

4,149 sq ft / 385.5 sq m

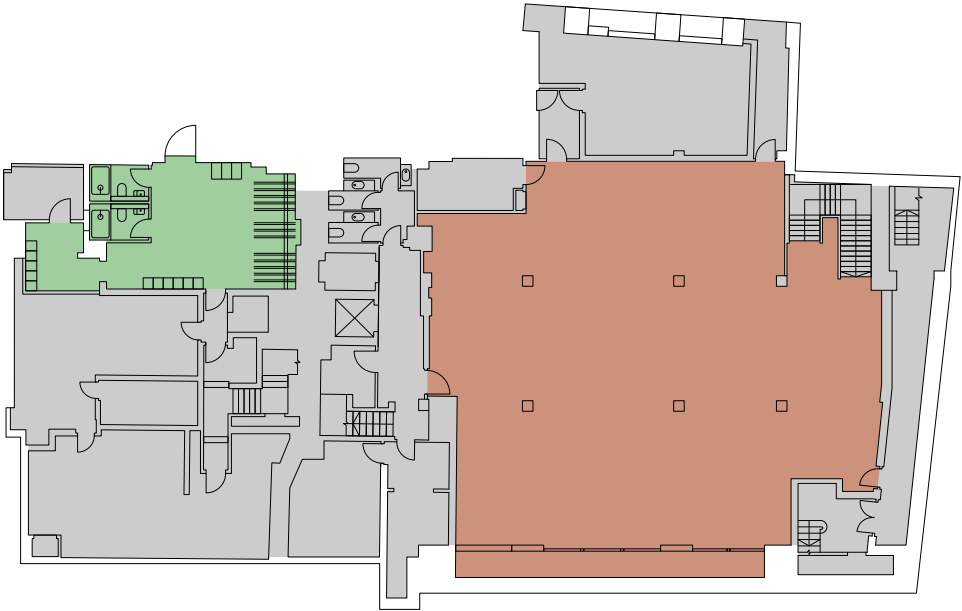


Lloyd's Avenue

## LOWER GROUND

2,530 sq ft / 235 sq m

■ End-of-journey facilities



Lloyd's Avenue



# SPECIFICATION

## Façade

- External façade stonework cleaned and redecorated.
- New Reynaers Masterline double glazed windows front elevation floors 4th to 7th floors and rear elevation 1st to 7th floors.

Refurbishment of existing steel framed windows and bays with ornate spandrel panels.

## Entrance

- New automatic aluminium sliding doors with fixed side panels with bronze effect finish to match windows.
- New Paxton access control and intercom & system.

## Demise Entrance Doors & Lift Lobby Landings

- New internal timber painted fire doors and frames with glazed vision panels and manifestation.
- New ironmongery.
- Landlord operated programable Paxton door entrance system.
- New surface mounted feature wall lights to staircase.
- Solid surface plaque with tenant signage to every office entrance.
- New European heritage porcelain marble effect floor tiles throughout the entrance & lift lobbies.

## WC's

- New IPS wall panels with concealed systems and pipework.
- New Duravit wall mounted WC with Geberit flush plate.
- New panelled vanity units with new soap and paper towel dispenser.
- New Murano counter top and splashback.
- New Duravit Vanity basin with chrome monobloc tap.
- Matching Murano floors throughout.
- Retained doors and resprayed.

## Common Parts Finishes

- New Intralux Elite black entrance matting with bronze finish surround.
- New European heritage porcelain marble effect floor tiles throughout the entrance hall.
- New planting.
- New green marble reception and white solid surface reception desk with brass anodised logo.
- New Patina Brass perforated cladding with herringbone detail.
- New plasterboard ceiling with new Flos surface mount ceiling light fittings.
- New Bocci cluster pendent fitting.
- New tenant directory board white solid surface material with aluminium cut out lettering.
- New furniture Harbor Laidback lounge chair with dark marble ceramic coffee table.
- New glass balustrade to stairs with retained art deco handrail throughout the stair well.
- Stair covering in new EGE beige carpets and aluminium nosings with green insets.
- New free standing feature Flos light.
- Floor level signage cut in Patina brass cladding floor to ceiling panel to match reception.

## Building Services Design

- The building services design has been developed based upon a VRF perimeter comfort cooling and heating system with individual control per floor. Perimeter floor standing units will serve floors 1st to 7th with ceiling mounted fan coil units serving the basement and ground floors. Fresh air will be supplied by centralised plant located at roof and basement level. A centralised boosted hot and cold water system will be provided, served from a basement storage tank, with twin booster pump set and an electric unvented water cylinder.
- All services will be distributed to the office floors via dedicated services risers incorporated in the main core.

## Structural

- Existing foundations retained.
- The building has an existing reinforced concrete frame.
- The existing office floor areas have the capacity to provide 2.5 KN/m2 imposed load and 1.0 KN/m2.

## End of Journey Facilities

- Refurbished cycle store with new showers and heated Z drying lockers.
- 13 new cycle bays.
- 9 folding bike lockers.
- New Turvec bike repair pump.
- Teak slattered bench.
- Duravit towel hooks.
- New Neo Tiber slatted wipeable cladding board to locker room.
- Two new shower rooms:
  - Grestec floor and porcelain marble effect tiles
  - Duravit shower trays
  - Cross water single sliding shower door
  - Aqualisa electric shower Chrome finish
  - Duravit wall mounted WC and Durvite hand basin with chrome Monobloc tap

## Base Build CAT A Office Specification

- New: Plasterboard MF ceilings.
- Floor: Galvanised steel encapsulated raised access floor system. Tile size: 600 x 600mm.
- Walls: Vinyl matt white emulsion finish.
- Painted timber skirtings to lift lobby and cores.
- Ceiling and Bulkheads.
- Metal perforated clip in ceiling tiles to office areas.
- New strip LED suspended lighting (not suspended 5th floor).
- New roller blinds grey finish front and back windows.
- Small Power distribution throughout.
- New bespoke floor mounted casings.

## Design Criteria

- **Winter:**
  - Outside Temperature -4°C 100% Saturation
  - Internal offices 22°C ± 2°C
  - Reception Area/Lift lobbies 23°C ± 2°C
- **Summer:**
  - Outside Temperature 30°C db / 20°C wb
  - Internal offices 22°C ± 2°C
  - Reception Area/Lift lobbies 23°C ± 2°C
- **Occupancy density**
  - Offices at 1 person per 10 m2
- **Ventilation rates**
  - Offices: 12 litres/sec per person (based on assumed occupancy rate above)
  - Toilet extract: 8 air changes per hour

## New Lifts

- Two new 8 person electric Wittur passenger lifts:
  - New lift motor plant
  - Mirrored half height / panel surrounds and recessed LED backed lighting
  - Floor finishes and panels replicate reception

## Landlords finished CAT B (where delivered)

- New Howdens kitchenettes fir green cabinets:
  - Silestone Iconic works tops and splash back
  - Bosch integrated fridge freezer and dishwasher
  - Zip Tap hot and cold water
  - Bosch building microwave
  - Localised electric water heater serving T point
- Reform Ege Transition leaf light grey carpet tiles (in part).
- LVT Flooring (in part).
- Data CAT 6 and Backbone fibre connection.
- New Crittall effect acoustic single glazed partitions laminated glass.

# CITY COOL

Numerous local first class restaurants and amenities are in close proximity.



Aldgate Square



The Wolseley



Leadenhall Market



Garden at 120



The Four Seasons



## Restaurants

- 1 Barbie green
- 2 Eataly
- 3 The Ivy City Garden
- 4 Duck & Waffle
- 5 Enoteca da Luca
- 6 Clays
- 7 Hawksmoor
- 8 Goodman
- 9 Temper
- 10 M Threadneedle St
- 11 Le Relais de Venise l'Entrecôte
- 12 Coya
- 13 Lasagneria Italiana
- 14 Haz
- 15 Fazenda
- 16 Bob Bob Ricard
- 17 Caravaggio
- 18 Coq d'Argent
- 19 Vinoteca
- 20 Brigadier
- 21 Caravan
- 22 1 Lombard St
- 23 Hispania
- 24 Gaucho
- 25 José Pizarro
- 26 Blacklock
- 27 Camino
- 28 La Dame de Pic

## Bars

- 1 Fox Fine Wines
- 2 Swingers Crazy Golf
- 3 Tower 42
- 4 Forge
- 5 Fortnum's Bar
- 6 The Folly
- 7 Craft Beer Co
- 8 Moniker
- 9 Oyster Shed
- 10 Brewdog

## Cafes

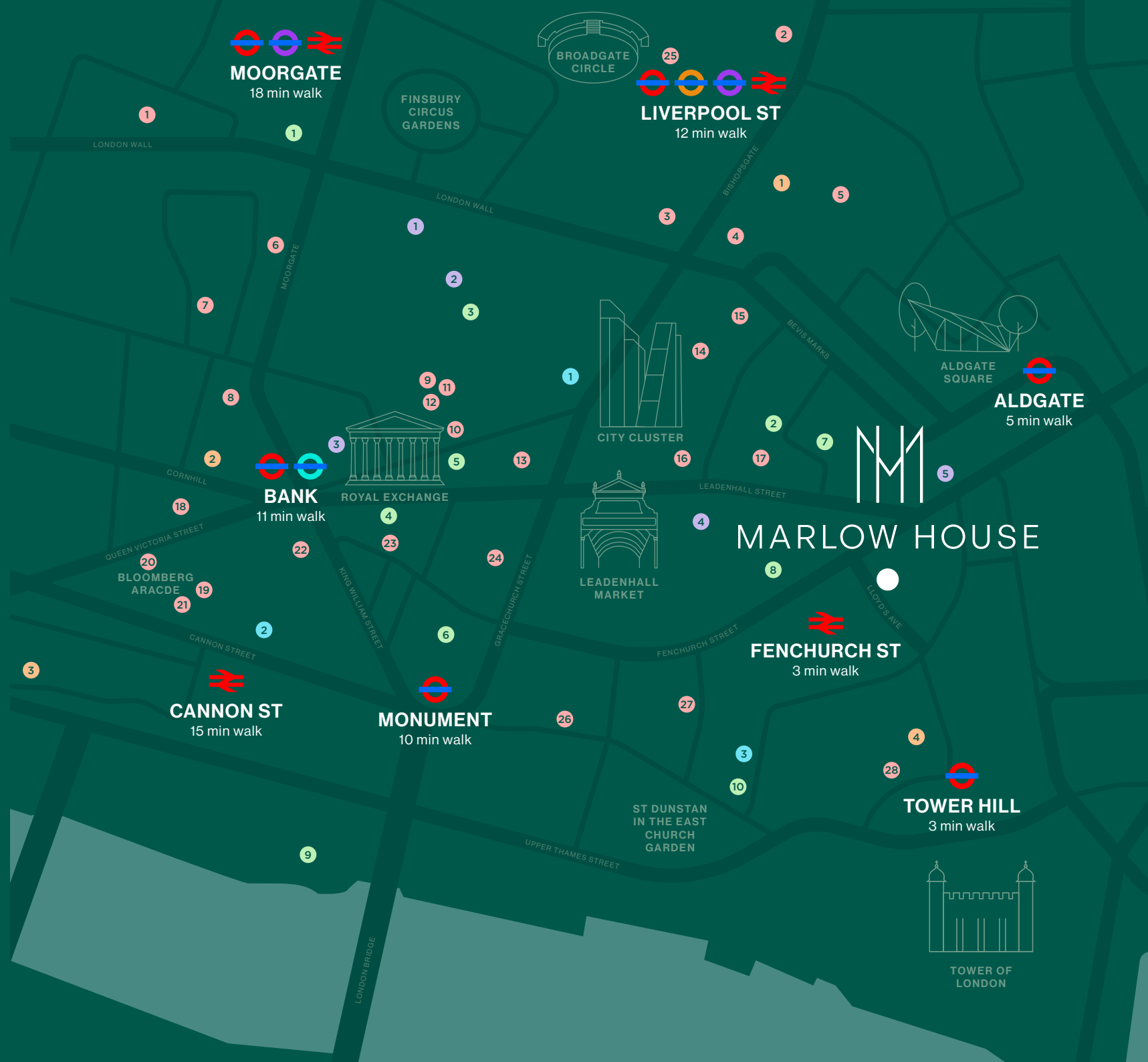
- 1 Ole & Steen
- 2 Soho Coffee Co
- 3 Grind
- 4 Red Lion Coffee
- 5 Ozone Coffee

## Hotels

- 1 Pan Pacific
- 2 The Ned
- 3 Vintry & Mercer
- 4 Four Seasons

## Leisure

- 1 Fitness First
- 2 Virgin Active
- 3 Third Space



# LEASING POLICY

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## **Lease Terms**

A new flexible lease is available direct from the Landlord, for a term by arrangement.

Available floor by floor with the Ground & Lower Ground floor to be let together.

## **Rent, Service Charge and Business Rates**

On application.

## **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**

Joint Agents Fisher German LLP and Cluttons LLP

# PROFESSIONAL TEAM

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## **Contractor**

Artemis Interior Services Limited

## **Cost Consultant and Project Management**

Fisher German LLP

## **Structural Consultant**

Constructure Ltd

## **Architect**

Gravity Design Associates Ltd

## **Building Services**

Proair Consultants TBC



# MARLOW HOUSE

LLOYD'S AVENUE, EC3

**fisher  
german**

**CLUTTONS**

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Marketing: [Stuart Chapman Design](#)