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Marlow House

Leasehold
Offices

London, EC3N 3AA

3,374 - 10,053 Sq.ft (313 - 934 Sq.m)



To Let | £72.50 psf pa excl.



Marlow House

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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 the 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
£72.50 (per sq ft pa excl).

Business Rates
£19.29-£22.07 (per sq ft pa).

Service Charge
£13.82 (per sq ft pa excl. y/e Sept 2027).

EPC rating
B

Accommodation

The approximate Net Internal Areas comprise:

Floor	Quoting Rent per sq ft	Sq.ft	Sq.m	Total Est. Cost PCM (excl VAT)	Total Est. Cost PA (excl VAT)
First (South) - CAT A+	£72.50	3,374	313.4	£30,020	£360,242
Ground & Lower Ground - CAT A	TBC	6,679	620.5		
Total		10,053	934		

Amenities

- Fibre
- 2 New Lifts
- Turn Key Offices Available
- New End of Journey Facilities
- Raised Floors
- New Reception

Further information

Lease Terms

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

Guide Rent

£72.50 per sq ft pa excl.

Business Rates

Estimated at £19.29-£22.07 per sq ft pa for the rating year. All parties are advised to make their own enquiries with the rating authority.

Service Charge

The current on account budget is £13.82 psf pa excl. to September 2027.

VAT

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

Total Estimated Cost PCM (excl VAT)

1st Floor South - £30,020
Ground Floor - TBC
Lower Ground - TBC

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.







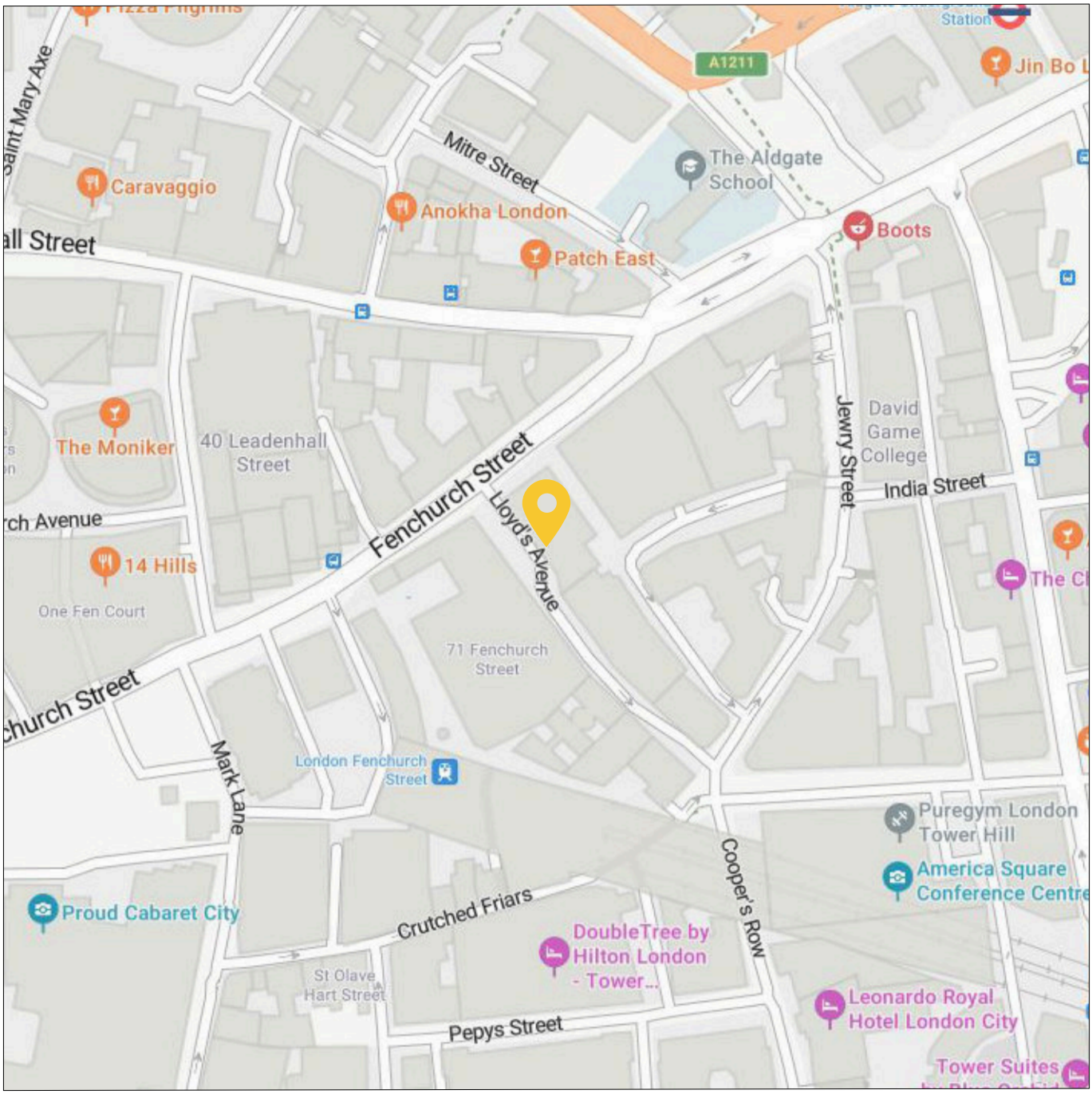








Location Map



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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)

Nearest airport

London City Airport: 7 miles

Locations

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

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CLUTTONS

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Particulars dated October 2026. Photographs dated October 2026.