

**fisher  
german**

# Marlow House

London, EC3N 3AA

Leasehold  
Offices

1,751 - 18,372 Sq.ft (162.7 - 1,706.8 Sq.m)



**To Let** | £65.00 - £75.00 psf pa excl.



## Marlow House

1,751 - 18,372 Sq.ft (162.7 - 1,706.8 Sq.m)

### 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

£65.00 - £75.00  
(per sq ft pa excl).



#### Business Rates

£19.29-£22.07  
(per sq ft pa).



#### Service Charge

£12.02  
(per sq ft pa excl.  
y/e Sept 2026).



#### EPC rating

B

## Accommodation

The approximate Net Internal Areas comprise:

| Floor                         | Quoting Rent per sq ft | Sq.ft         | Sq.m           |
|-------------------------------|------------------------|---------------|----------------|
| Fifth (South) - CAT B         | £69.50                 | 3,187         | 296.1          |
| Third (North) - CAT B         | £67.50                 | 1,751         | 162.7          |
| Second (South) - CAT B        | £75.00                 | 3,381         | 314.1          |
| First (South) - CAT A+        | £72.50                 | 3,374         | 313.4          |
| Ground & Lower Ground - CAT A |                        | 6,679         | 620.5          |
| <b>Total</b>                  |                        | <b>18,372</b> | <b>1,706.8</b> |



## Amenities



Fibre



2 New Lifts



Turn Key  
Offices  
Available



New End  
of Journey  
Facilities



Raised  
Floors



New  
Reception

## Further information

### Rent

£65.00 - £75.00 per sq ft pa excl.

### Lease Terms

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

### Service Charge

The current on account budget is £12.02 psf pa excl. to September 2026.

### 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.

### 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.

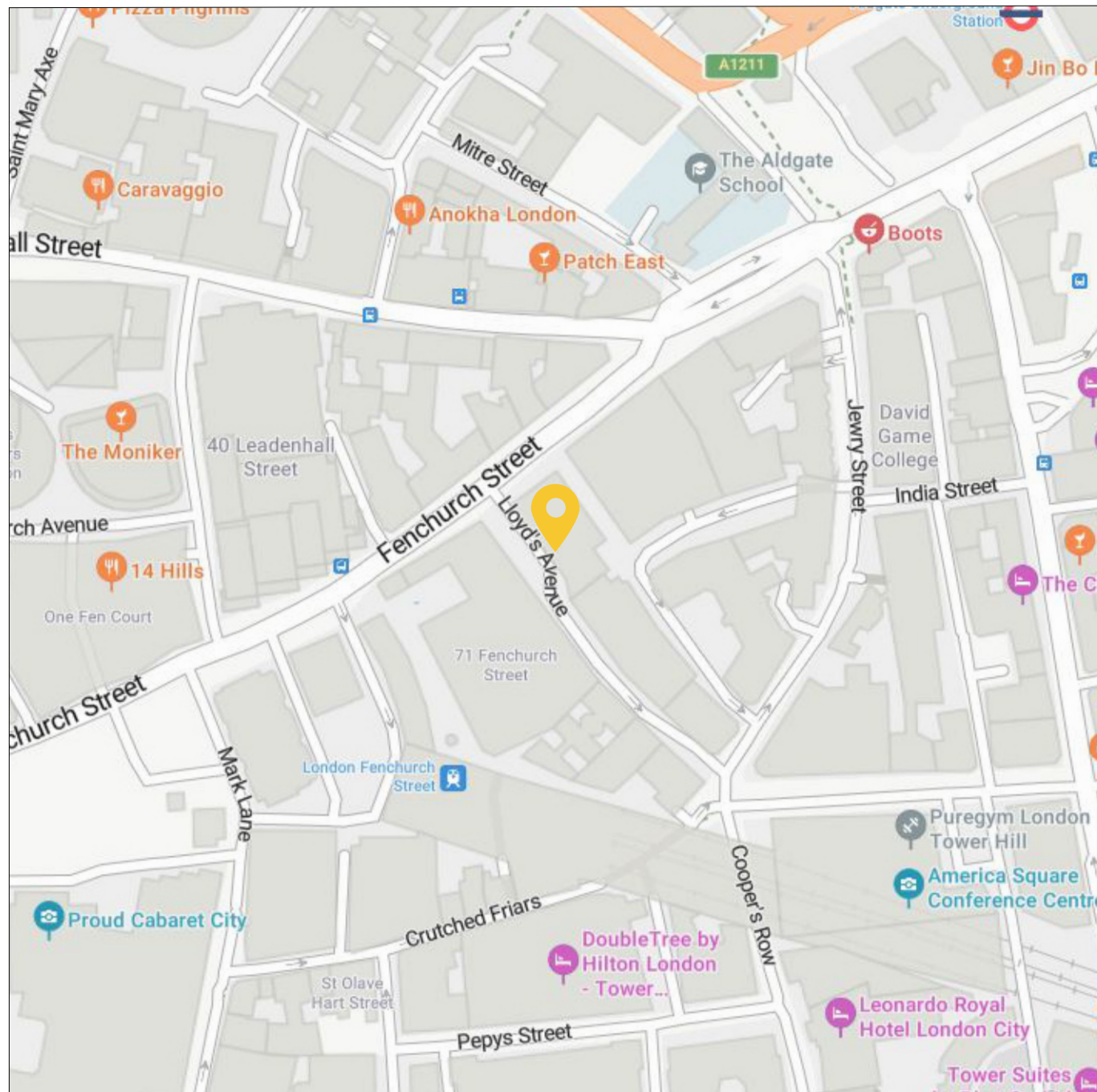
### Viewings

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

## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated October 2025. Photographs dated October 2025.



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