

10

London EC3

LLOYD'S

AVE

819 - 9,165 Sq Ft Offices To Let

The Building

SMART



10 Lloyd's Avenue is situated in a prime City location amongst famous landmarks.

The building comprises 819 - 9,165 sq ft of newly refurbished workspace, providing fully fitted solutions. The reception has recently been upgraded to provide an impressive welcome, and the end of journey facilities have been fully refurbished.

STYLE

The Space

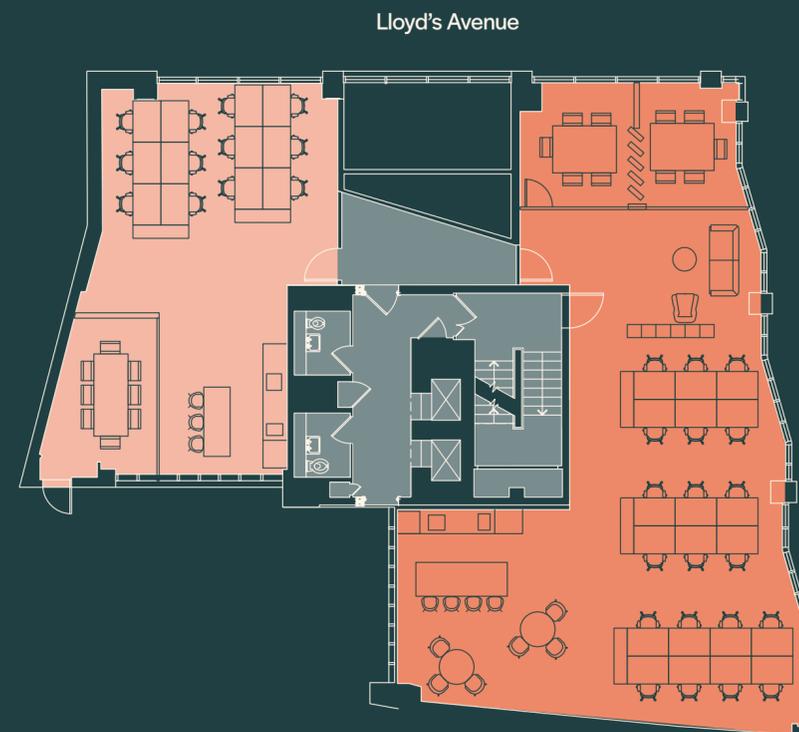
WORKSPACE

Accommodation

Floor	Sq Ft	Sq M	Condition	Available
3rd	3,406	316.4	Fully fitted	Now
2nd	3,379	313.9	Fully Fitted	Summer 2025
1st (North)	819	76.1	Fully Fitted	Summer 2025
1st (South)	1,561	145.0	Fully Fitted	Summer 2025
Total	9,165	851.4		

1st Floor

- North - 819 Sq Ft (76.1 Sq M)
- South - 1,561 Sq Ft (145.0 Sq M)

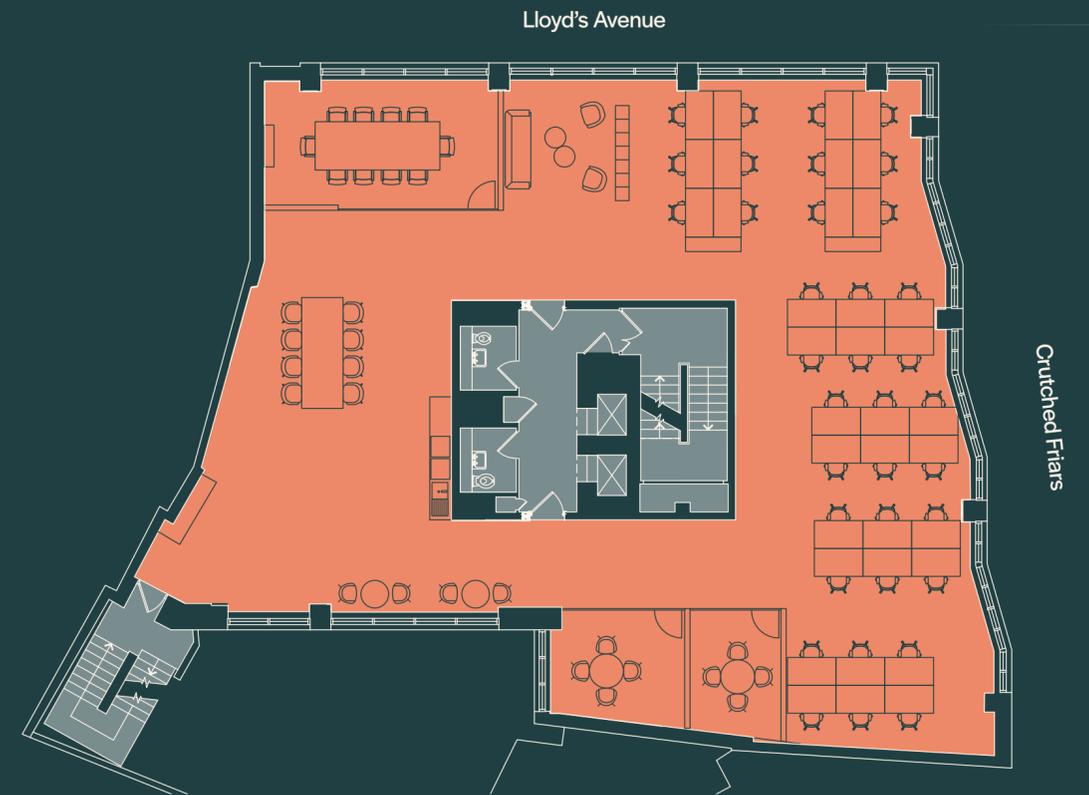


North	
Open plan desks	12
8 person meeting room	01
Kitchen	01

South	
Open plan desks	20
10 person meeting room	01
Breakout areas	02
Kitchen	01

2nd / 3rd Floor

3,406 Sq Ft (316.4 Sq M)



Open plan desks	36	Reception area	01
Flexible working	16	Breakout areas	02
4 person meeting rooms	02	Hot desking	01
10 person meeting room	01	Kitchen	01

FITTED

Plans not to scale. For indicative purposes only.



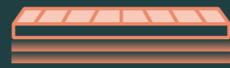


Specification

DYNAMIC



Fully fitted work space



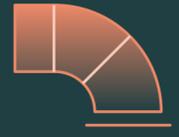
Fully accessible raised floors



Two automatic passenger lifts



Commissionaire



Brand new VRF air conditioning system



Recently redecorated reception and common parts



Refurbished showers



24 hour access



Bike racks



Excellent natural light



DESIGN

The available floors have been newly refurbished & delivered in a fully fitted condition.

The third floor features an open plan layout, with workstations, meeting rooms, breakout areas and a kitchen.

Location

LOCAL



Leadenhall Market



Wagtail



14 Hills



The Sterling



Aldgate Square

10 Lloyd's Avenue is positioned amongst the wide array of amenities on offer in the City.

The local area features a rich amenity mix, with renowned restaurants, bars and coffee shops on the doorstep. Transport links are excellent, with Fenchurch Street, Bank and Liverpool Street stations all just a short walk away.

Local Amenities

1. Leadenhall Market
2. MBER
3. Bob Bob City
4. The Sterling
5. Wagtail
6. Ominio
7. Vagabond
8. Swingers
9. London Cocktail Club
10. Eastcheap Records
11. The Folly
12. Black Sheep
13. Joe & The Juice
14. Curators Coffee Studio
15. LinkedIn
16. Grind
17. 14 Hills
18. Blank Street Coffee
19. Bodean's
20. The Moniker
21. PureGym
22. Third Space City
23. 1Rebel
24. Fitness First

Connections

01  
FENCHURCH ST

02  
TOWER HILL

10  
BANK

10  
LIVERPOOL ST

LIFE

Get in touch

FURTHER

Viewings

Strictly through joint sole letting agents:



Alex Tugwell

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Terms

Upon application.



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Misrepresentations Act 1967 – Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. May 2025.

Designed & Produced by Cre8te – 020 3468 5760 – cre8te.london

INFORMATION