

TO LET - OFFICE

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# 10 LLOYD'S AVENUE

St. Olaves House, 10 Lloyd's Avenue, EC3N 3AJ



## Key Highlights

- 819 to 9,165 sq ft
- Raised Access Floor
- Air Conditioning
- 24 Hour Access
- Columns Free Floor Plates
- Cycle Racks and Shower Facilities
- Excellent Transport Links
- 2 Passenger Lifts

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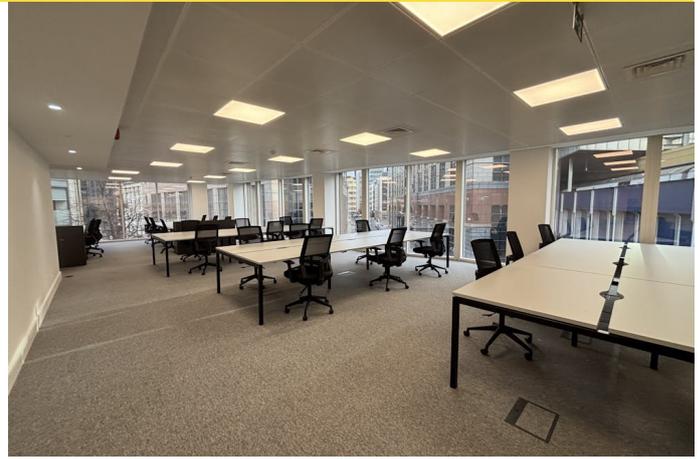
## Description

3rd floor has been recently refurbished and is fully fitted.

## Location

10 Lloyds Avenue occupies a prominent corner site on Lloyds Avenue and Crutched Friars. Located within close proximity to the property is St Katharine Dock's and Leadenhall Market, together providing a range of high quality amenities.

Transport connections are excellent with the building being a short walk from Tower Hill, Tower Gateway, Aldgate and Monument underground stations. 10 Lloyds Avenue is also less than a minutes' walk from Fenchurch Street Station.



## Accommodation

The accommodation comprises the following areas:

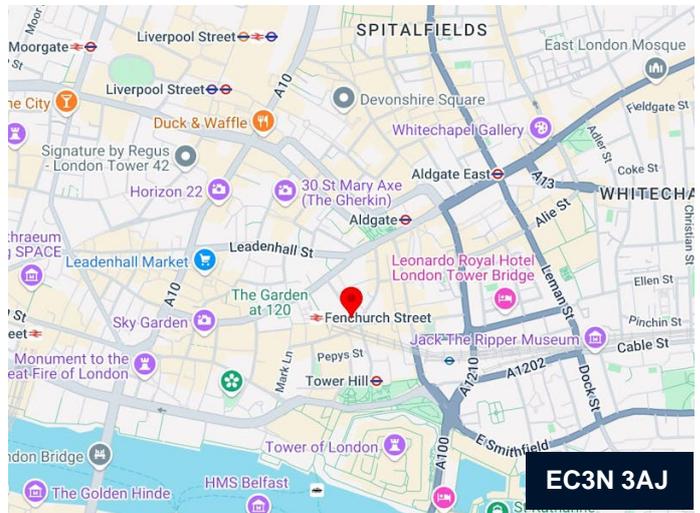
Name	sq ft	sq m	Availability
3rd	3,406	316.43	Under Offer
2nd	3,379	313.92	Available
1st - North	819	76.09	Available
1st - South	1,561	145.02	Under Offer
<b>Total</b>	<b>9,165</b>	<b>851.46</b>	

## Terms

Rent: £57.50 per sq ft

Rates: £17.43 per sq ft

Service Charge: £15.94 per sq ft



## Contact

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