



**City Office Agency  
5 Aldermanbury Square  
London  
EC2V 7BP**

**Tel: 020 7338 4000**

**Fax: 020 7588 4542**

**17,381 sq ft  
TO LET**

**8 Lloyd's Avenue  
London  
EC3N 3EL**



**Location:**

8 Lloyd's Avenue is a Grade A office situated on the south side of Lloyd's Avenue, close to the junction with Crutched Friars and within easy reach of Fenchurch Street. London Fenchurch and Tower Gateway Railway Stations' are a short walk from the building and provide access to the London overground (DLR). Monument and Tower Hill underground stations, (Circle and District lines), are also within close proximity.

**Accommodation:**

<u>Floor</u>	<u>Sq Ft</u>	<u>Sq M</u>
2 <sup>nd</sup> Floor	3,208	298
3 <sup>rd</sup> Floor	3,319	308
5 <sup>th</sup> Floor	2,140	199
<b>Total</b>	<b>8,667</b>	<b>805</b>

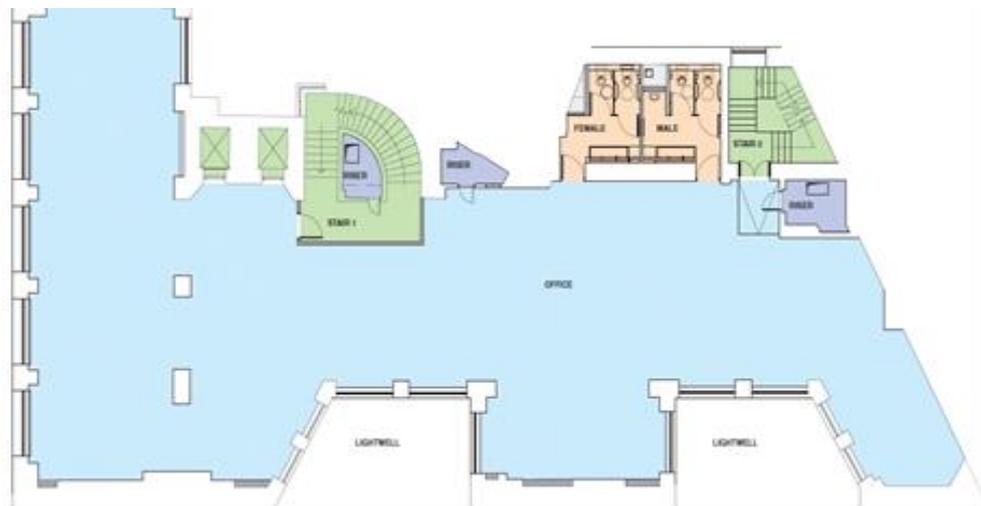
The entire building has been stripped back and comprehensively refurbished whilst retaining the distinguished Portland stone façade that fronts Lloyd's avenue. The refurbished product has created 6 floors of Grade A office space, complimented by a generous allocation of cycle, changing and shower facilities in the Basement.

**Amenities /  
Features**

- Brand new, contemporary designed reception
- All new mechanical and electrical
- New metal tiled suspended ceiling on floors 1-3
- DDA WC
- Cycle racks
- Shower and changing facilities
- 2 x 6 Passenger Lifts
- Plaster ceiling on floors 4 & 5

**Lease:** A new lease direct from the landlord.  
**Rent:** Guiding Mid £50.00s  
**Business Rates:** £14.00 per sq ft est  
**Service Charge:** £7.68 per sq ft est  
**Possession:** December 2015.  
**EPC Rating:** TBC

Typical Office Floor Plan (1st – 3rd Inclusive)



**Viewing:** Please contact Tom Marsden or David Wilson to schedule a viewing of the property.

**BNP PARIBAS REAL ESTATE**

Tom Marsden – 020 7338 4440

David Wilson – 020 7338 4028

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**Subject to Contract**

**January 2016**