



## 6 LLOYDS AVENUE

### OVERVIEW

6 Lloyds Avenue is a striking grade II listed building housing a variety of different sized modern office units.

Each unit can be fully fitted with kitchenettes, cabling and meeting room facilities with input from the tenant.

Already home to an eclectic mix of tenants from the TMT and traditional sectors, the building would suit all businesses.

The offices have been refurbished to a high standard with good quality finishes including beautiful wood flooring throughout.

### AMENITIES

Wood Flooring

Commissionaire

Air Conditioning

Bike Storage

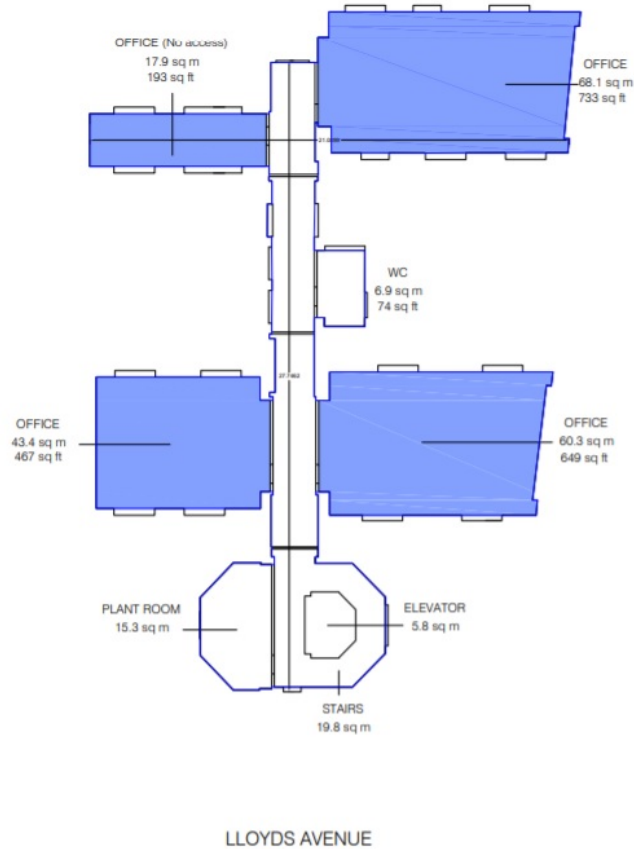
Shower Facilities

24 Hour Access

Fully Fitted

Passenger Lift





## TERMS

Flexible by arrangement

## SUMMARY

Available Size	350 sq ft to 4,376 sq ft
Price	£580 per desk per month
Business Rates	Included in desk rate
VAT	Elected

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

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## LOCATION

6 Lloyds Avenue is located off Fenchurch Street in the City of London. Fenchurch Street, Aldgate and Tower Hill stations are all within a 5 minute walk as well as Monument station which is slightly further afield.

The building is perfectly positioned within a hub of great local amenities. The Tower of London, St Katharine Docks and Leadenhall Market offer occupiers a fantastic range of shops, bars and restaurants. A street food market is also hosted 4 days a week at Fenchurch Street station.

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