



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

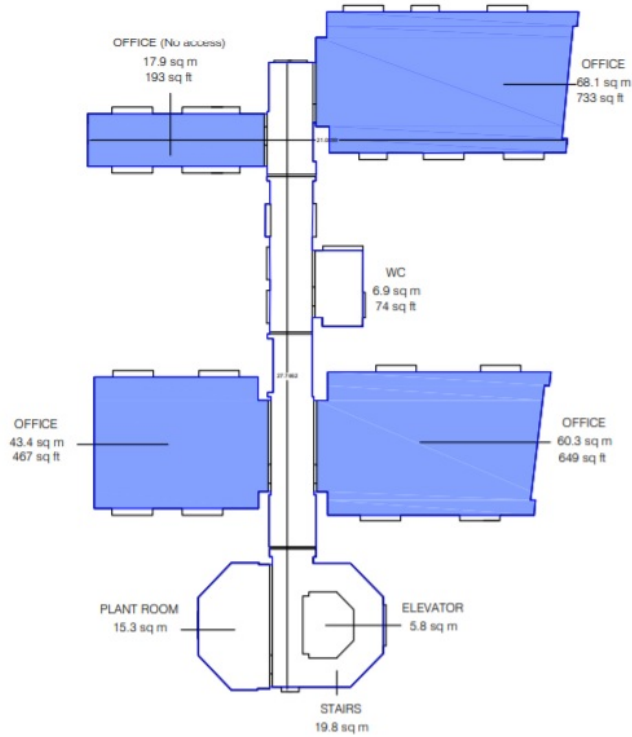
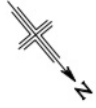
Shower Facilities

24 Hour Access

Fully Fitted

Passenger Lift





LLOYDS AVENUE

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 |

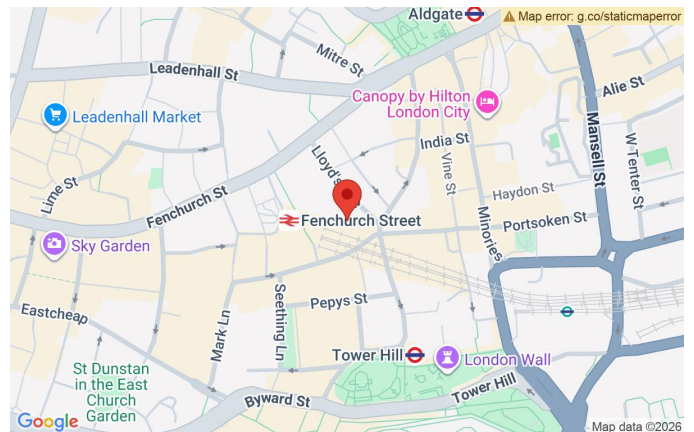
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

CATHERINE ALEXANDER

catherine@bureauoffice.co.uk

+44 (0)7811 111600



LOCATION

6 Lloyds Avenue is located off Fenchurch Street in the City of London. Fenchurch Street, Aldgate and Tower Hill stations as 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.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.