



### 3 LLOYD'S AVENUE

#### OVERVIEW

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The clean lines and calming colours of Lloyds Avenue create one of the very best design-led work spaces in the heart of the City.

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The fifth floor at 3 Lloyds Avenue features a roof terrace with glazed timber pavilion, offering stunning views of the Gherkin and the City beyond.

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Throughout the building there are phone booths, focus booths, meeting rooms, a lounge area and roof terrace.

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A range of different sized offices are available on flexible terms which allow tenants to expand at any point.

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#### AMENITIES

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Meeting Rooms

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Lounge

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Phone Booths

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Bike Storage

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Showers

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Breakout Space

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Terrace

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**TERMS**

Flexible by arrangement

**SUMMARY**

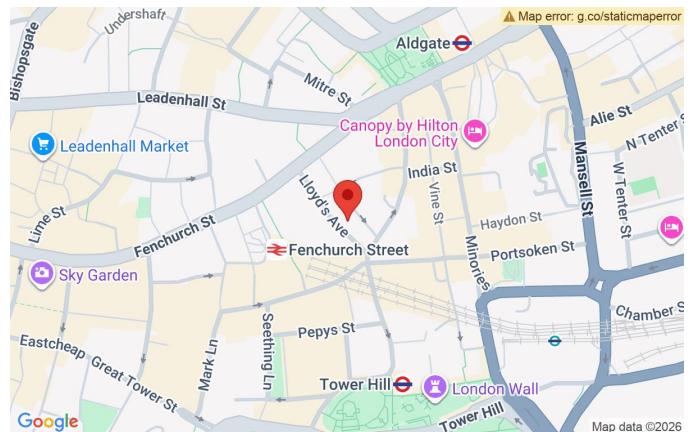
Available Size	50 sq ft to 11,000 sq ft
Price	£575 per desk per month
Business Rates	Included in desk rate
VAT	Elected

**VIEWING & FURTHER INFORMATION**

Viewing strictly by prior appointment with the sole agent:

**CATHERINE ALEXANDER**

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**LOCATION**

Located a few minutes walk from Tower Hill station (Circle and District lines) and only a couple more to Tower Gateway (DLR), 3 Lloyds Avenue is in an enviable location for transport links.

There are lots of bars, restaurants, cafes and lunch spots in the local area, from high up in the Sky Garden on Fenchurch Street to river side at St Katherine dock.

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