

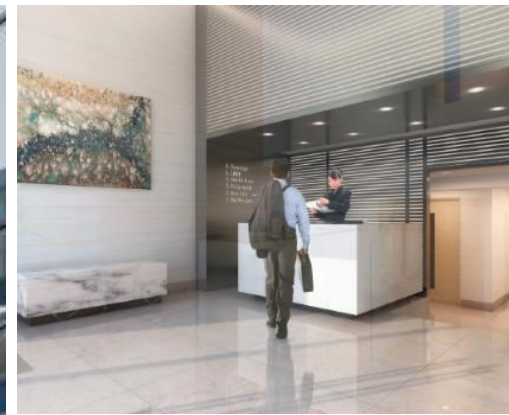


Matthew Blair Solutions

020 7960 0261

MBS Property

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## 10 Lloyds Avenue, London, EC3N 3AJ

### Location

10 Lloyds Avenue occupies a highly prominent corner position with frontage to Avenue and Crutched Friars, which has recently undergone a comprehensive refurbishment.

The available accommodation is situated on the Lower Ground Floor close to reception which is currently fitted out to include open planning office space with one meeting room and small kitchenette area.

### Description

Situated on corner of Lloyds Avenue the property benefits from a quiet location whilst remaining within close proximity to Fenchurch Street station and Lloyd's of London, a focal point of global insurance.

The building is extremely well connected with Fenchurch Street Station and Tower Hill/Tower Gateway located just a few minutes' walk away, giving access to the mainline rail services, DLR, District and Circle Lines.

### Key Features

- Fitted out office space
- Remodelled and refurbished reception
- Air-conditioning
- Suspended ceiling
- Male and females WC's
- Bike, shower and changing facilities
- EPC Rating: D (98)

**Rent PA:** £52,400.00 (£65.50 PSF)

**Area:** 800 sqft (74 sqm)

**Service Charge:** £11,200.00 (£14.00 PSF)

**Rates Payable:** £11.85

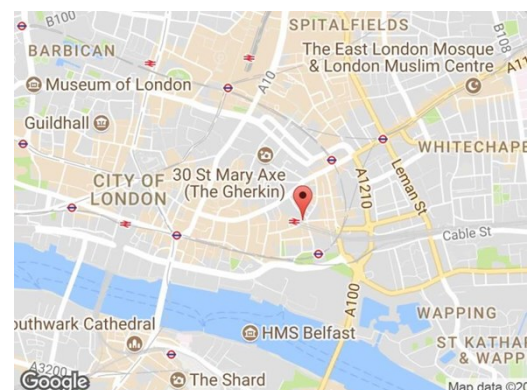
### Contact



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Matthew Blair Solutions is trading as MBS Recruitment and MBS Property since Oct'2017.