

3,040-6,248 SQ FT
AVAILABLE OFFICE
FLOORS TO LET

LONDON EC3

8
LLOYD'S
AVE





Stunning workspace in the heart of EC3

The 2nd and 4th floors are available to lease and provide both Cat A and Cat B solutions. The 2nd floor has been finished to a Cat A condition which benefits from LED lighting, raised floor and demised WCs.

The available 4th floor provides 3,040 sq ft of Grade A office accommodation with provision of brand new fit out including furniture, cabling, meeting room and kitchen.

2nd Floor – Cat A

3,208 Sq Ft / 298.0 Sq M

- 

Option for new Cat B



Modern prestige reception area
- 

Comprehensively refurbished



EPC - B
- 

VRF air conditioning



Demised male & female WCs
- 

2 passenger lifts



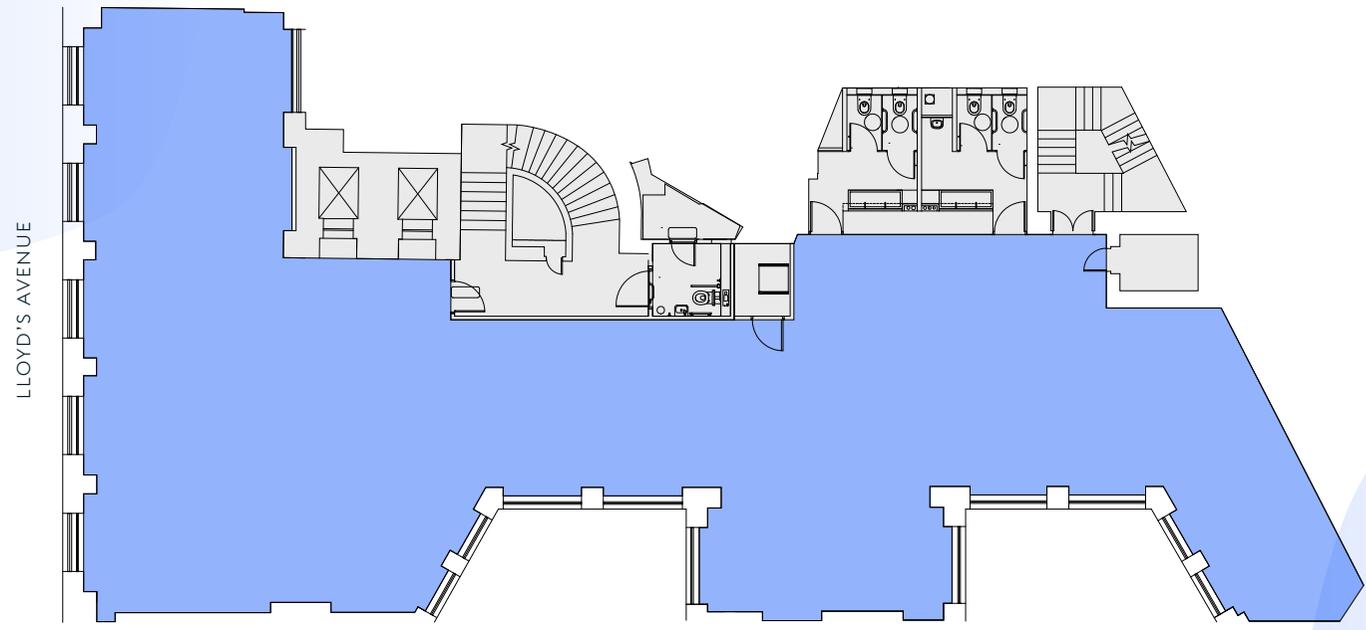
Bicycle storage
- 

Ceiling mounted LED lighting



Showers & changing facilities

FLOOR OFFERED IN A CATEGORY A CONDITION



NORTH

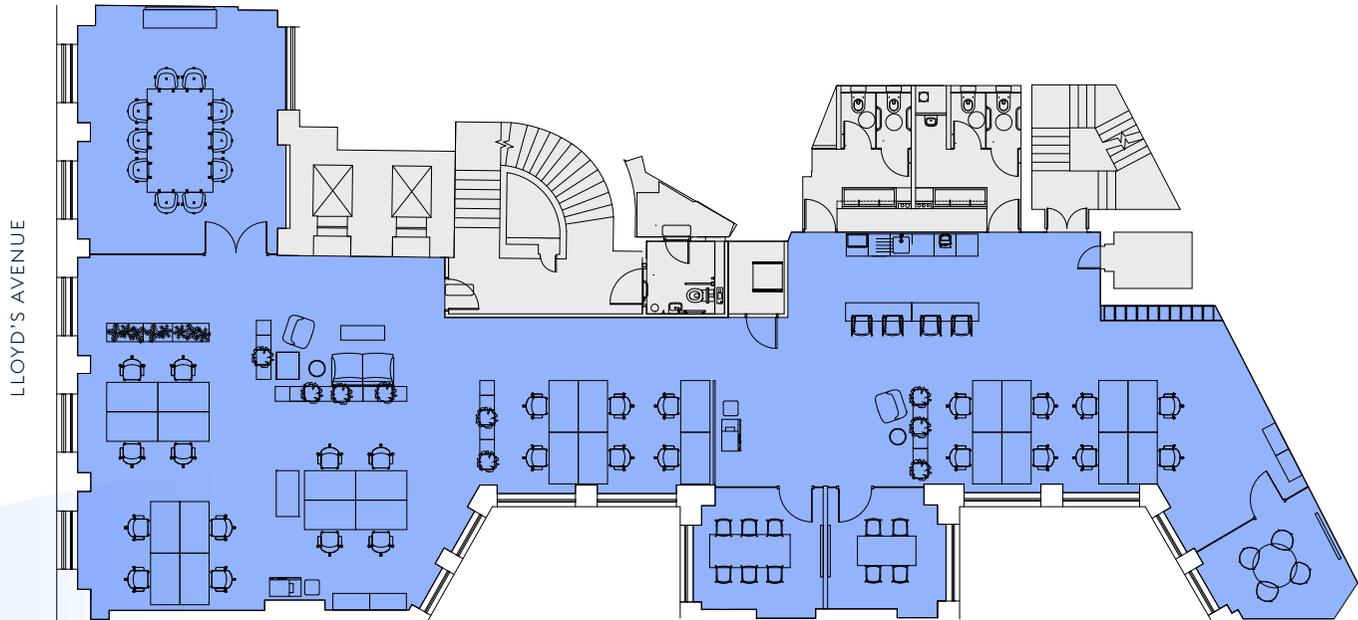


For indicative purposes only. Not to scale.

2nd Floor – Option of new Landlord Cat B Provision

3,208 Sq Ft / 298.0 Sq M

NEW LANDLORD CAT B



LLOYD'S AVENUE

NORTH



For indicative purposes only. Not to scale.



26 open plan desks



Reception



4x meeting rooms



Comms room



Collaboration area



Fibre connectivity



Kitchen with breakout area



Dedicated lockers

4th Floor – Cat B in situ

3,040 Sq Ft / 282.4 Sq M



28 open plan desks



Reception



10 person meeting room



Comms room



Collaboration area



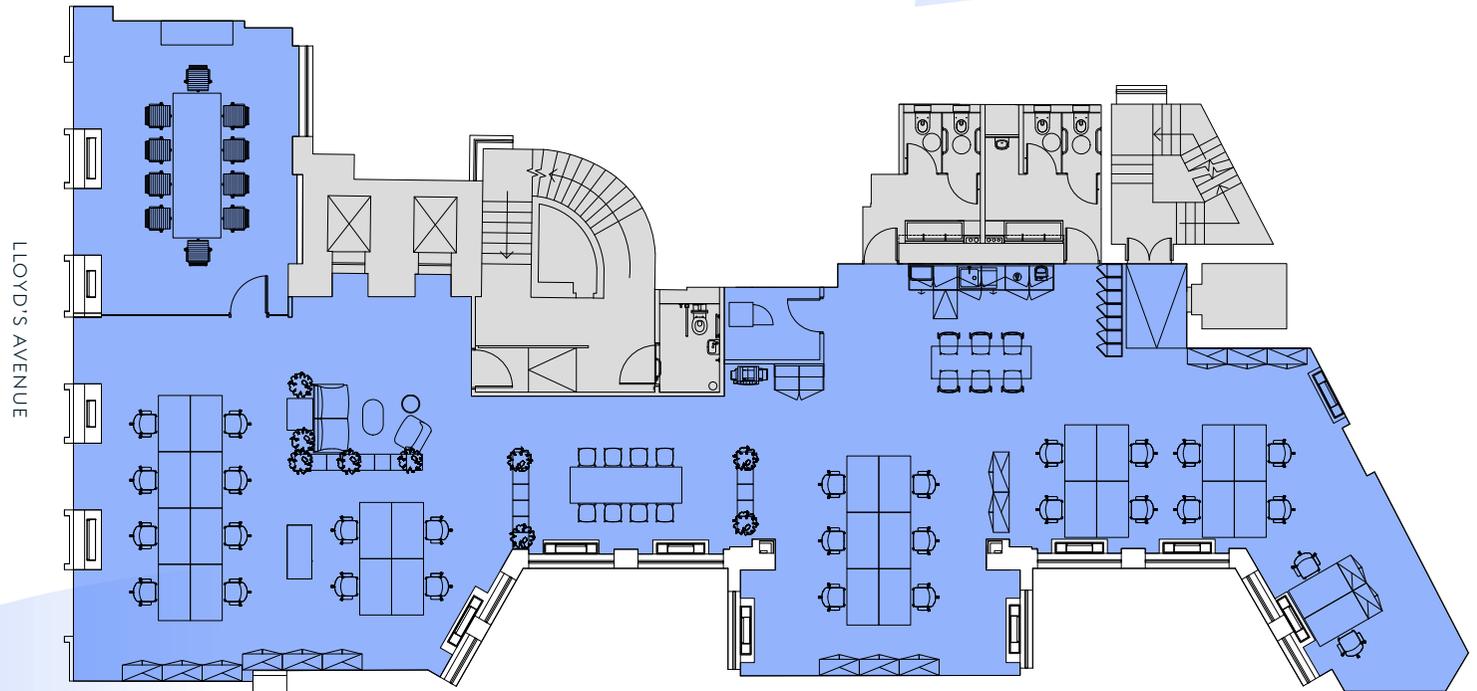
Disabled WCs



Kitchen with breakout area



Dedicated lockers

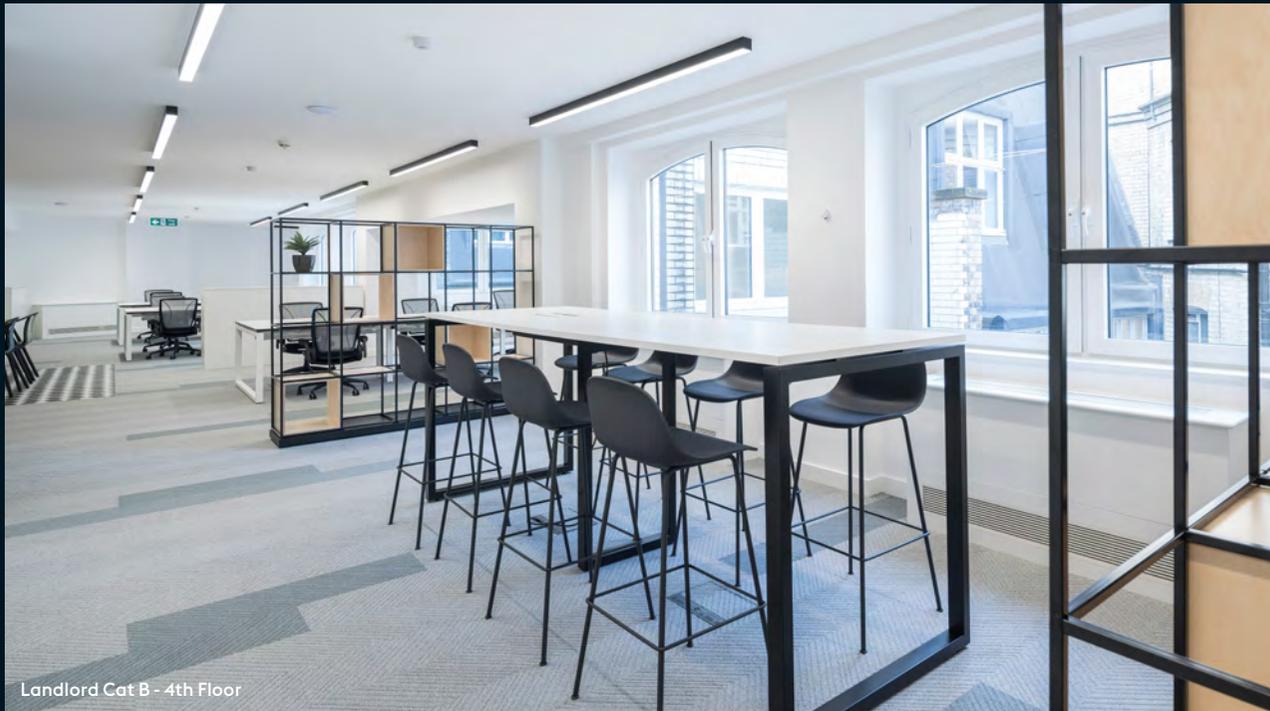


LLOYD'S AVENUE

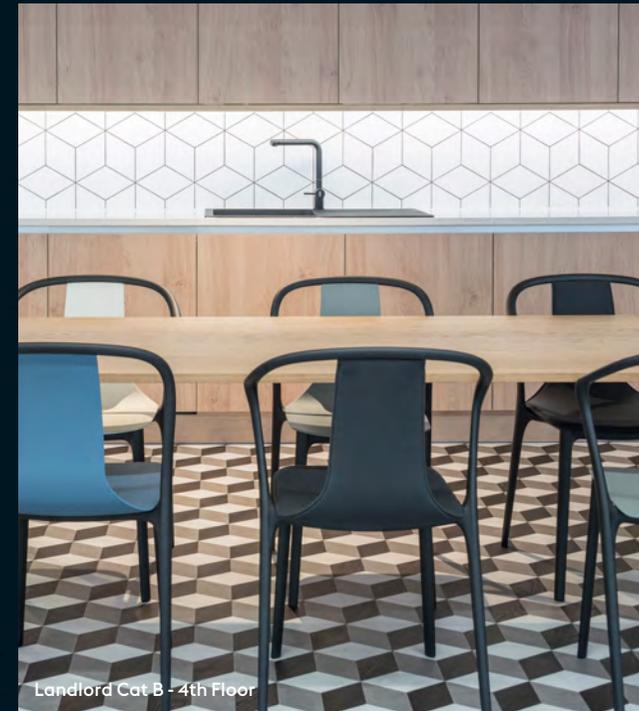
NORTH



For indicative purposes only. Not to scale.



Landlord Cat B - 4th Floor

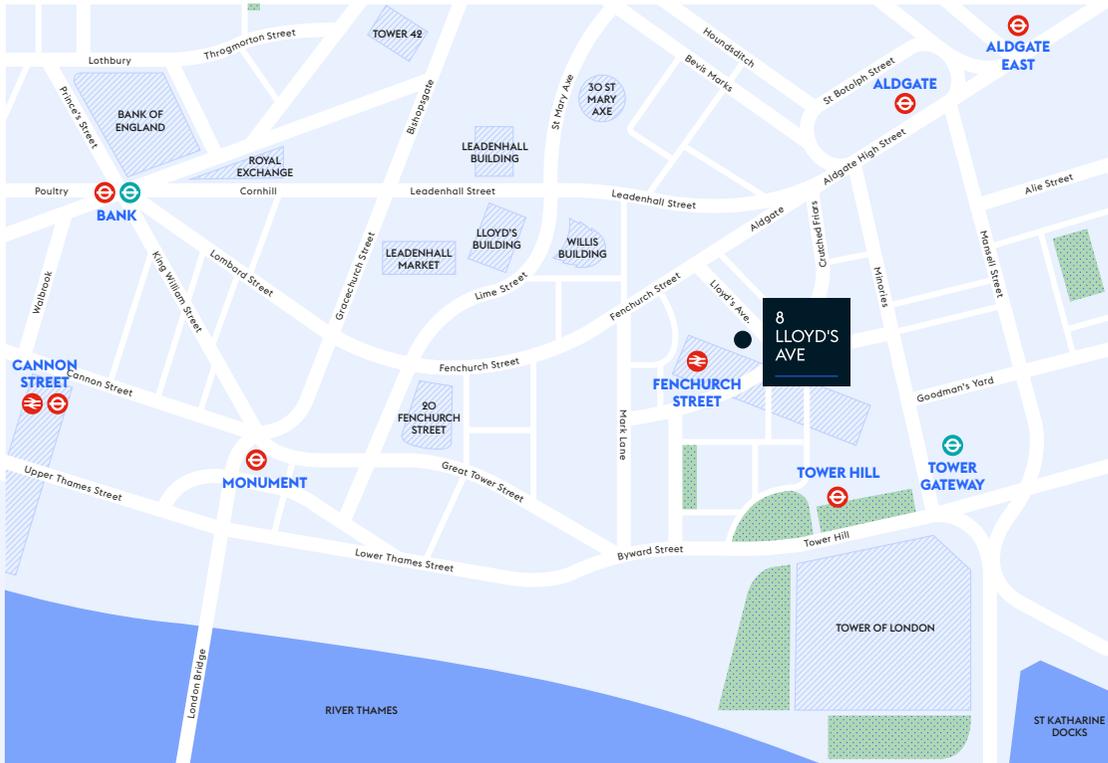


Landlord Cat B - 4th Floor



Landlord Cat B - 4th Floor

Option of new Landlord Cat B Provision



FENCHURCH STREET

01 MINS WALK 


TOWER HILL

03 MINS WALK 
 ● ● ●

ALDGATE

04 MINS WALK 
 ● ● ●

MONUMENT

07 MINS WALK 
 ● ● ●

BANK

10 MINS WALK 
 ● ● ● ● ● ● ● ●



In the heart of London's insurance district

8 Lloyd's Avenue is located close to the junction between Lloyd's Avenue and Crutched Friars. Lloyd's of London and Lloyd's Register of Shipping are within close proximity.



LOCAL OCCUPIERS

CHUBB®



KIRKLAND & ELLIS

bms.

TERMS

Upon application.

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