



3 Lloyds Avenue, London EC3N 3DS

**TO LET**

Beautiful offices in The City

100 - 4,000 Sq Ft  
(9 - 372 Sq M)



## DESCRIPTION

This beautifully designed workspace offers a variety of office options to accommodate businesses of all shapes and sizes. It's a building with a sharp, clean design, with a great roof terrace and is within a 2 minute walk of Fenchurch Street Station. Plus the market stalls, cafes and bars on Leadenhall Market are around the corner.

- ✓ Flexible terms and fully inclusive costs
- ✓ Move-in quickly and operate instantly
- ✓ Roof terrace
- ✓ Bike storage and shower facilities
- ✓ Variety of office options to suit you
- ✓ No agents fees!

## LOCATION

Located in the heart of the City, Fenchurch Street Station is located within a 2 minute walk. Tower Hill tube station is a 3 minute walk and Aldgate is a 6 minute walk.

## ACCOMMODATION

| Net Internal Areas | sq ft | sq m |
|--------------------|-------|------|
| Total              | 4,000 | 372  |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

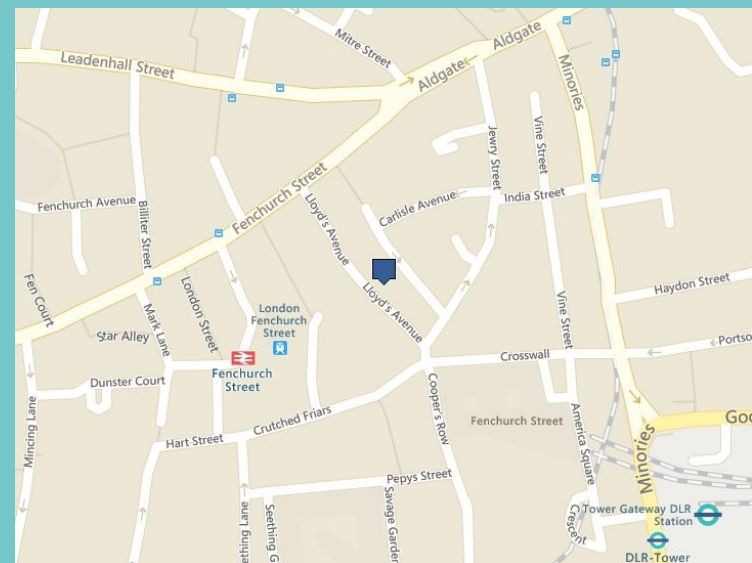
Flexible office licence contracts do not require solicitors.

## BUSINESS RATES

Flexible office licence contracts do not require solicitors.

## TERMS

Available via a fully inclusive flexible license contract



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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