

RUBIX

**6 LLOYD'S
AVENUE EC3**

Contemporary & bespoke office space available within a striking Grade II listed building

6 Lloyd's Avenue is perfectly located close to a range of shops, bars and restaurants. Various suites are available on flexible terms, providing kitchenettes, cabling and meeting room facilities.



AMENITIES



NEWLY REFURBISHED OFFICE SPACE



BIKE & SHOWER FACILITIES



LED LIGHTING



AIR CONDITIONING



FIBRE INSTALLED



MANNED RECEPTION



1 LIFT



IMPRESSIVE PERIOD FEATURES



24/7 ACCESS

THE CITY



AVAILABILITY

FLOOR	INTERNAL NAME	SQ M	SQ FT	RENT/PSF	S.C/PSF	RATES/PSF	TOTAL/MONTH
5 th	Rear Right	82.78	891	£65.00	£15.06	£11.50	£6,798.33
5 th	Centre right	71.72	772.00	£65.00	£15.06	£11.50	£5,890.36
4 th	Front	152.55	1,642	£65.00	£15.06	£11.50	£12,528.46
3 th	Centre Right	90.86	978	£65.00	£19.76	£11.50	£7,845.19
3 th	Centre Left	72.37	779	£65.00	£19.55	£11.50	£6,235.25
1 th	Rear Left	38.46	414	£60.00	£15.06	£11.50	£2,986.32
1 th	Centre Right	87.24	939	£65.00	£15.06	£11.50	£7,164.57
GF	Rear Left	40.41	435	£57.50	£19.66	£11.50	£3,213.93
GF	Front Left	55.46	597	£60.00	£19.66	£11.50	£4,535.21
GF	Rear Right	102.19	1,100	£57.50	£19.66	£11.50	£8,127.17
LG	Rear	148.09	1,594	£55.00	£13.73	£11.50	£10,657.22
LG	Centre Right	83.89	903	£55.00	£13.73	£11.50	£6,037.31

TERMS: A NEW LEASE DIRECT FROM THE LANDLORD.

LOCATION



TALK TO US

Viewing is strictly by prior appointment with Rubix.

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