

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	SQM	SQFT	RENT/PSF	S.C/PSF	RATES/PSF	TOTAL/MONTH
5TH	REAR RIGHT	82.78	891	£49.50	£14.52	£15.50	£5,904.36
5TH	CENTRE RIGHT	71.72	772	£49.50	£14.52	£15.50	£5,115.79
4TH	FRONT	152.55	1,642	£49.50	£14.52	£20.72	£11,595.26
3RD	CENTRE RIGHT	90.86	978	£49.50	£14.52	£21.08	£6,935.65
GF	REAR RIGHT	102.19	1,100	£49.50	£14.52	£20.97	£7,790.75
GF	FRONT LEFT	55.46	597	£49.50	£14.52	£21.26	£4,242.68

TERMS: A NEW LEASE DIRECT FROM THE LANDLORD.

# LOCATION



# TALK TO US

Viewing is strictly by prior appointment with Rubix.

**Jack Harwood**

E: [Jack@rubix.london](mailto:Jack@rubix.london)  
M: +44(0)7591829278

**Harry Radcliffe**

E: [harry@rubix.london](mailto:harry@rubix.london)  
M: +44(0)7796 217 354

**Oliver Hawking**

E: [oliver@rubix.london](mailto:oliver@rubix.london)  
M: +44(0)7714 145 970

Disclaimer - Rubix Real Estate Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Rubix Real Estate Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.