



OFFICE AVAILABLE TO LET, £52.50 psf (Quoting), 1,751 to 5,176 sq ft

Marlow House

1A Lloyds Avenue, London, UK EC3N 3AA

Newly refurbished office space within an art deco building in the heart of the insurance district

Marlow House is an attractive art deco building that provides high quality modern office accommodation.

Contemporary Manned Reception

2 x Automatic Passenger Lifts

Cycle Pod Storage and Shower Facilities in the basement

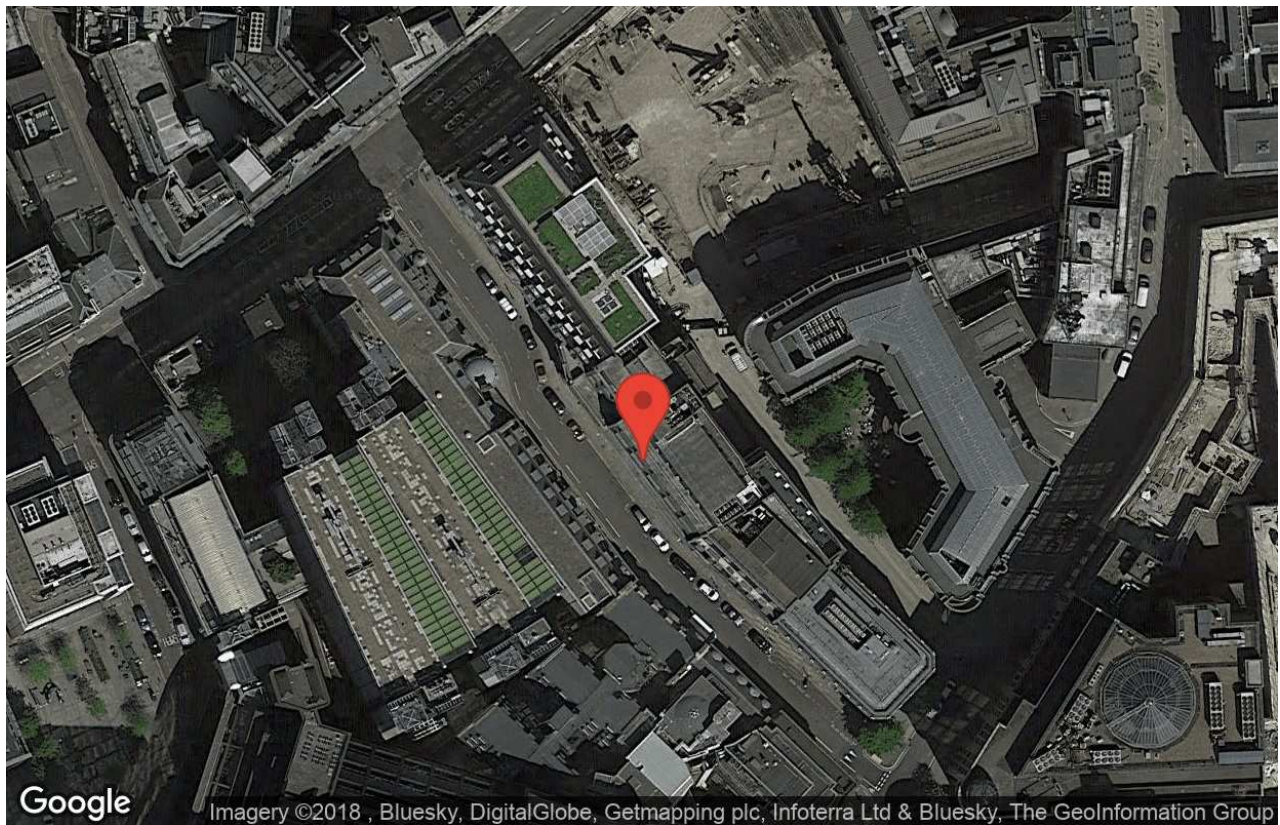
VRF Fan Coil Air Conditioning

LED Lighting

Raised Access Metal Tiled Floors



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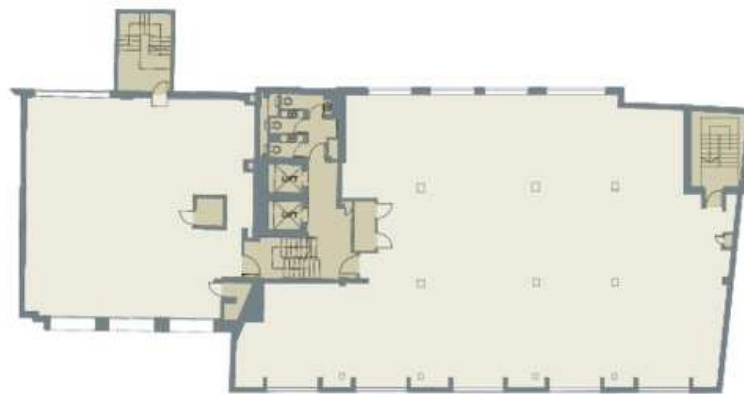
Data provided by Google

Units & availability

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
5th Floor (south)	5	3,187 NIA	£52.50	£11.35	£20.64	£269,269.63	Available
3rd Floor (south)	3	3,425 NIA	£52.50	£11.35	£20.11	£287,563.00	Available
3rd Floor (north)		1,751 NIA				£147,013.96	
2nd Floor (north)	2	1,760 NIA	£52.50	£11.35	£16.75	£141,856.00	Available
1st Floor (north)	1	1,763	£52.50	£11.35	£19.23	£146,470.04	Available

* All sizes NIA

Fifth floor



LLOYD'S AVENUE

Essentials

Rent	£52.50 psf (Quoting)
Sizes	1,751 to 5,176 sq ft
VAT charges	The building is VAT elected
Lease details	New flexible leases available direct from the freeholder
EPC category	B

Marketed by: Matthews & Goodman (London (City))

For more information please visit:

<http://example.org/m/30495-marlow-house-1a-lloyds-avenue>

Location overview

In the heart of the City's insurance district, Marlow House lies within the historic Lloyds Avenue Conservation Area and in close proximity to Lloyd's of London and the London Underwriting Centre Fenchurch Street, Liverpool Street and Cannon Street mainline and Bank, Monument, Tower Hill and Aldgate underground stations, and the DLR are all within easy reach.

Transport

The building is well connected to both National Rail and the underground network

National rail

Fenchurch Street, Liverpool Street and Cannon Street are in close proximity

Tube

Bank, Monument, Tower Hill and Aldgate underground stations, and the DLR are within easy reach

VAT

The building is VAT elected

Lease summary

New flexible leases available direct from the freeholder

EPC

Please visit <http://example.org/m/30495-marlow-house-1a-lloyds-avenue> for the EPC certificate.



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