

To Let

1,760 – 11,886 Sq ft

Marlow House, 1a Lloyds Avenue, London, EC3N 3AA



Refurbished Office Suites

Location:

Situated in the heart of the City's insurance district, Marlow House lies within the historic Lloyds Avenue Conservation Area and is in close proximity to both 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.

Description:

Marlow House is an attractive building with an art deco elevation providing high quality modern office accommodation. The available offices have been refurbished and are in open plan with new carpets. The floors are efficient in layout with good natural light.

Accommodation:

Floor Areas:	Sq ft	Sq m
5th Floor (South)	3,187	296.8
3 rd Floor (Whole)	5,176	480.7
3 rd Floor (South)	3,425	318.2
3 rd Floor (North)	1,751	162.7
2nd Floor (North)	1,760	163.5
1st Floor (North)	1,763	163.8

The floor areas have been measured in accordance with the RICS Code of Measuring Practice Sixth Edition.

Amenities:

- VRF Fan Coil Air Conditioning
- LG7 compliant Lighting
- 2 x Automatic Passenger Lifts
- Cycle Pod Storage and Shower Facilities in the basement
- Contemporary Manned Reception

Terms:

New leases available direct from the freeholder.

Rent and Business Rates:

Floor:	Rent £ per Sq ft	Rates Sq ft (2018/2019)
5th Floor (South)	£52.50	£20.64
3 rd Floor	£52.50	£20.11
2nd Floor (North)	£52.50	£16.75
1st Floor (North)	£52.50	£19.23

Interested parties should make their own enquiries of the local charging authority with regards to business rates.

Service Charge:

£11.35 per sq. ft. (Year ending 28.09.2018)

Legal Costs:

Each party to be responsible for their own costs incurred in the transaction.

EPC:

Rating B – a copy is available upon request.

VAT:

The building is opted to Tax.

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