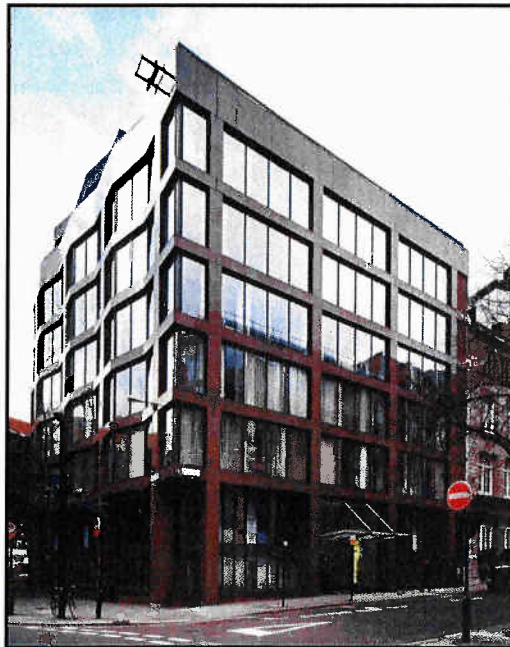


**TO BE REFURBISHED**  
**10 LLOYD'S AVENUE**  
**LONDON**  
**EC3**

**OFFICES TO LET**  
**3,412 sq ft (317 sq m)**



**Location:**

The building is located on the west side of Lloyd's Avenue at the junction with Crutched Friars and Crosswall, and is situated within the insurance district of the City of London.

10 Lloyd's Avenue is in close proximity to Fenchurch Street Station (mainline services), and Tower Hill (DLR, Circle and District lines) and Aldgate (Metropolitan and Circle lines) underground stations.

**Accommodation:** The building was completed in 1975 and comprises approximately 24,000 sq ft in total.

The floors are based around a central core with the 6<sup>th</sup> Floor currently in a legal layout, divided into a number of individual offices. However, there are plans to refurbish the floor to provide modern, open-plan office accommodation.

**Size (sq ft):**

Floor	Size (sq ft)	Size (sq m)
6 <sup>th</sup>	3,412	317

**Amenities:**

- Four-pipe fan coil air conditioning
- Metal tiled suspended ceiling
- Raised floor
- Male and female WCs
- 2 x 6 person passenger lifts
- Full height glazing

**Terms:**

Offers are invited for the assignment of this lease for a term expiring December 2013. The passing rent equates to approximately £30.00 per sq ft.

Alternatively the space is available on a sub-lease until December 2013.

**Rates:**

Current rates payable are estimated at £10.18 per sq ft for the year 2009-2010.

**Service Charge:**

Current service charge for the year ending December 2008 is estimated at £7.75 per sq ft.

**Viewing:**

By appointment through sole agents Colliers Godfrey Vaughan:

**Julie Rees**  
020 7487 1789  
julie.rees@colliersgv.co.uk

**David Robson**  
020 7344 6772  
david.robson@colliersgv.co.uk

Colliers Godfrey Vaughan Ltd gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers Godfrey Vaughan Ltd has any authority to make any representation or warranty whatever in relation to this property.