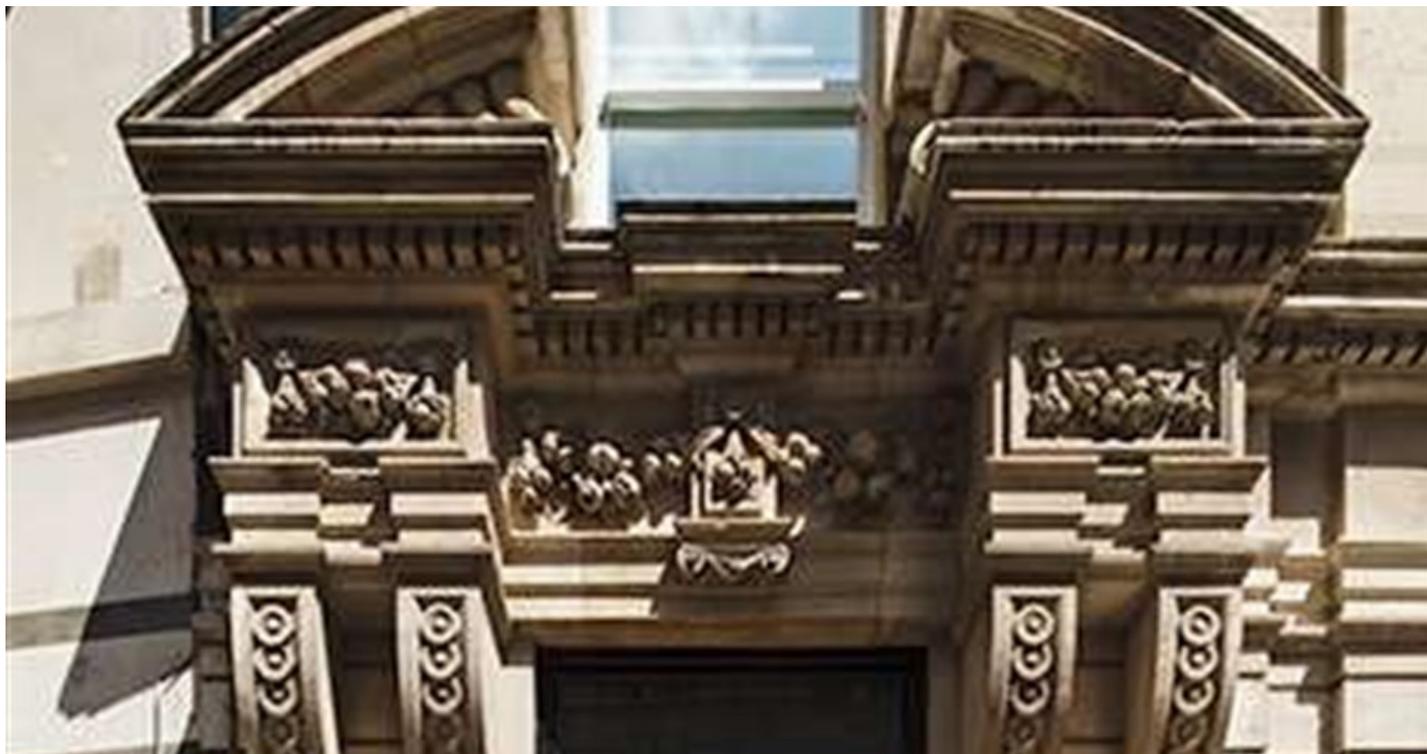


# 3 LLOYD'S AVENUE

LONDON, EC3N 3DS



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

This building has a combination of sleek, sharp private offices, lounge spaces, meeting rooms and event spaces. A good floor to ceiling height as well plenty of natural light means this space is the perfect working environment. In addition to this, this space benefits from a breath of fresh air with a great roof terrace for all to use during the day and evening. With onsite staff and a manned reception, as well as WiFi and plenty of event spaces there is something for everyone here.

## LOCATION

Being just a short walk from Fenchurch Street and the famed Leadenhall Market, this space is close to a range of amazing market stalls, cafes, bars and restaurants. In addition to this the space sits right in the heart of the City's development projects and benefits from great views of the famed London City skyline. Located a short 5 minute walk away from Bank and Aldgate tube stations, it is served by tremendous travel links with Fenchurch and Liverpool Street station being within a short walking distance.

## SPECIFICATION/AMENITIES

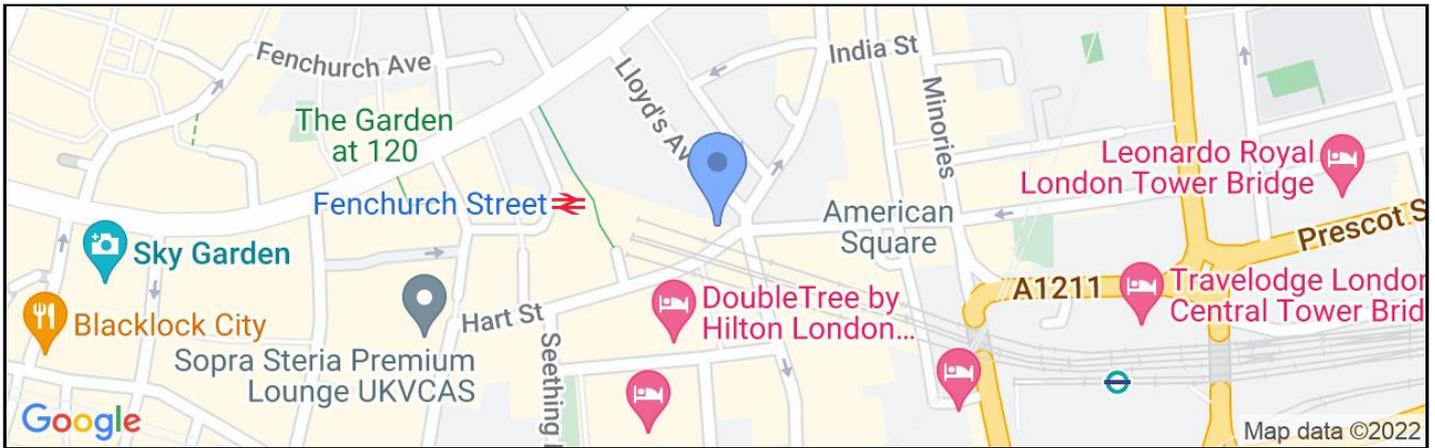
- Roof garden/terrace
- Bike storage
- Showers
- Kitchen/Dining area
- Focus Booths
- Reception
- WiFi

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto:jamie.major@gryphonpropertypartners.com)

### Subject to Contract

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