Dixon House, 1 Lloyd’s Avenue, London EC3N 3DS

Grade A Office Space in Landmark Building

Dixon House is a landmark building being comprehensively redeveloped to provide 38,400 sq ft of prime Grade A office space positioned behind an ornate historic façade. Delivering modern and efficient office accommodation, the building will benefit from three new floors and a high quality specification throughout.

**Highlights**
- VRF air conditioning
- LED lighting
- 2.6-2.7m Floor to ceiling heights
- 100-150mm Raised floors
- Occupational density of 1:10 (can enhance to 1:8)
- Re-modelled reception with a 4m floor to ceiling height
- 3 x 10 Person passenger lifts, 4 x Showers and 26 x Lockers
- BREEAM ‘Very Good’

**Property Details**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Size (sq ft)</th>
<th>Rent (psf)</th>
<th>Rates (psf)</th>
<th>S/C (psf)</th>
<th>Total (psa)</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground (N)</td>
<td>2,390</td>
<td>£50.00</td>
<td>£17.00</td>
<td>£9.08</td>
<td>£181,831</td>
<td>Available</td>
</tr>
<tr>
<td>Lower Ground</td>
<td>3,056</td>
<td>£50.00</td>
<td>£17.00</td>
<td>£9.08</td>
<td>£232,500</td>
<td>Available</td>
</tr>
</tbody>
</table>

**Contact Us**

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