



OFFICE TO LET

13 AUSTIN FRIARS

London, EC2N 2HE

NEWLY REFURBISHED CAT B 'PLUG & PLAY' AND CAT A+ OFFICE SUITES,
WITH EXPOSED SERVICES.

1,801 TO 3,673 SQ FT (167.32 TO 341.23 SQ M)



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DETAILS



DESCRIPTION

13 Austin Friars is an attractive Grade II listed office building with a striking Victorian facade, situated over lower ground, ground and four upper floors. The available office suites have all been newly refurbished to a high-end 'contemporary style', with exposed services throughout. The 4th floor is completed to a fully fitted Cat B condition, with furniture and cabling. The ground and first floors are completed to an open plan Cat A+ condition, with a kitchenette and cabling. There is a small gym, meeting room and break out area in the lower ground floor, all for common use by the building tenants.

ACCOMMODATION

The available accommodation comprises:

| Name | sq ft | sq m | Rent | Rates Payable | Service charge | Availability |
|-------------------------|--------------|---------------|---------------|---------------|----------------|--------------|
| 4th - Cat B Plug & Play | 1,801 | 167.32 | £69.50 /sq ft | £19.37 /sq ft | £12.10 /sq ft | Available |
| 1st - CAT A+ | 1,872 | 173.91 | £65 /sq ft | £19.37 /sq ft | £12.10 /sq ft | Available |
| Ground - CAT A+ | 1,560 | 144.93 | £65 /sq ft | £19.37 /sq ft | £12.10 /sq ft | Under Offer |
| Total | 5,233 | 486.16 | | | | |

KEY FEATURES

- Newly refurbished contemporary office suites with exposed services.
- 4th floor - Fully fitted to Cat B (Plug & play), with furniture and cabling.
- Ground and 1st floors - Fitted to Cat A+, with kitchenette and cabling.
- New small power, fibre and patch cabling, in every suite.

OUTGOINGS

- **Rent:** £65 - £69.50 per sq ft
- **Rates:** £19.37 per sq ft Estimated
- **Service charge:** £12.10 per sq ft Estimated
- **Estate charge:** n/a

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LOCATION



The building occupies a prominent position on the north side of the quiet/pedestrianised Austin Friars, which is located just off Old Broad Street, in the heart of the City of London.

Transport links are excellent, with Bank (Central, Northern, DLR, Waterloo & City), Moorgate (Northern, Circle, Metropolitan, Hammersmith & City, Elizabeth, National Rail) and Liverpool Street (Central, Circle, Metropolitan, Hammersmith & City, Elizabeth, National Rail) stations all within walking distance.

CONTACT US

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BNP Paribas Real Estate (City Agency)

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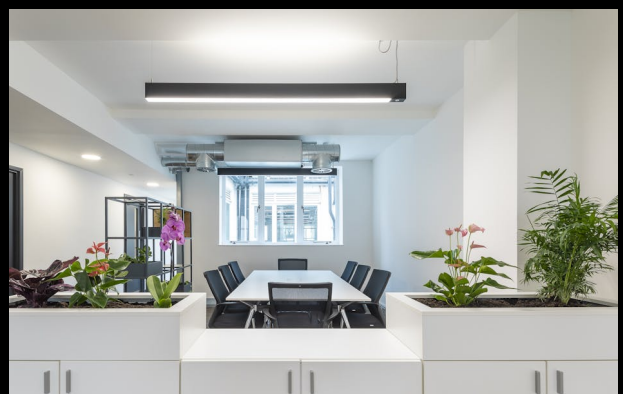
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