



OFFICE TO LET

## 14 AUSTIN FRIARS

London, EC2N 2HE

REFURBISHED OFFICE ACCOMMODATION AVAILABLE IN THE HEART OF THE CITY CORE, LOCATED MOMENTS FROM LIVERPOOL STREET, BANK & MOORGATE STATIONS.

871 TO 4,601 SQ FT (80.92 TO 427.45 SQ M)



**BNP PARIBAS  
REAL ESTATE**

[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)



## DETAILS



### DESCRIPTION

Office floor undergoing refurbishment in a Grade II listed building, close to Moorgate Station. The property benefits from a re-modelled reception with contemporary finishes and refurbished common parts.

### ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
4th	1,795	166.76	To Let	Available
2nd - South	1,064	98.85	To Let	Available
2nd - North	871	80.92	To Let	Available
1st - Part (North)	871	80.92	To Let	Under Offer
<b>Total</b>	<b>4,601</b>	<b>427.45</b>		

### KEY FEATURES

- Period Building facing on to Austin Friars
- VRV Air Conditioning
- Raised Floors
- Refurbished Common Parts
- New Bike Storage and Shower Rooms

### OUTGOINGS

- **Rent:** £65.00 per sq ft Quoting
- **Rates:** £19.40 per sq ft
- **Service charge:** £15.72 per sq ft

## 14 AUSTIN FRIARS

London, EC2N

TO REQUEST A VIEWING CALL US



**BNP PARIBAS  
REAL ESTATE**

[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)

# LOCATION



The building is located in the City Core a short distance from Liverpool Street, Moorgate and Bank Underground stations.

## CONTACT US

Alastair Robinson  
02073384204  
[alastair.robinson@realestate.bnpparibas](mailto:alastair.robinson@realestate.bnpparibas)

Ben Rainbow  
[ben.rainbow@realestate.bnpparibas](mailto:ben.rainbow@realestate.bnpparibas)

BNP Paribas Real Estate (National Office Agency)

[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)

[realestate.enquiries@bnpparibas.com](mailto:realestate.enquiries@bnpparibas.com)  
[linkedin.com/company/bnp-paribas-real-estate/@BNPPRE\\_UK](https://www.linkedin.com/company/bnp-paribas-real-estate/@BNPPRE_UK)

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Generated by Agentsinsight / Generated on 10/04/2024