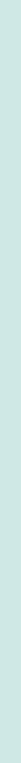


14 |||||
AUSTIN
FRIARS



LONDON EC2



14 AUSTIN
FRIARS

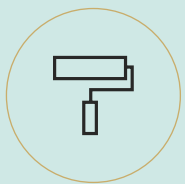
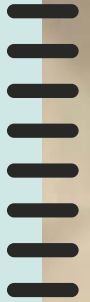
UP TO 3,000 SQ FT OF NEWLY FITTED OFFICE SPACE AVAILABLE

14 Austin Friars is an attractive Grade II listed building in the heart of the City of London.

The floors have recently been refurbished to provide newly fitted out workspace, ready to occupy immediately.

The 1st floor is configured to provide 10 x desks in open plan, a generous kitchen with break out space and a large meeting room.

THE HIGHEST SPECIFICATION



Newly fitted out and furnished



Attractive period building



Less than 5 min walk from Elizabeth Line



Flexible new leases



Showers, changing and lockers



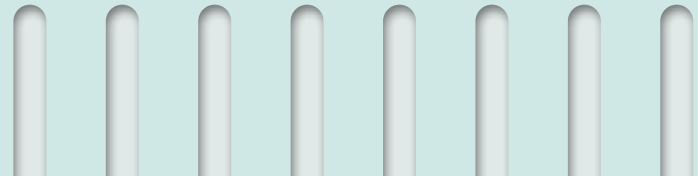
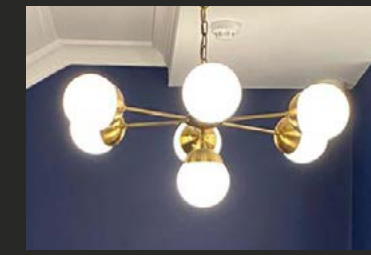
Secure Bike Storage



VRV Air conditioning



Raised Floors

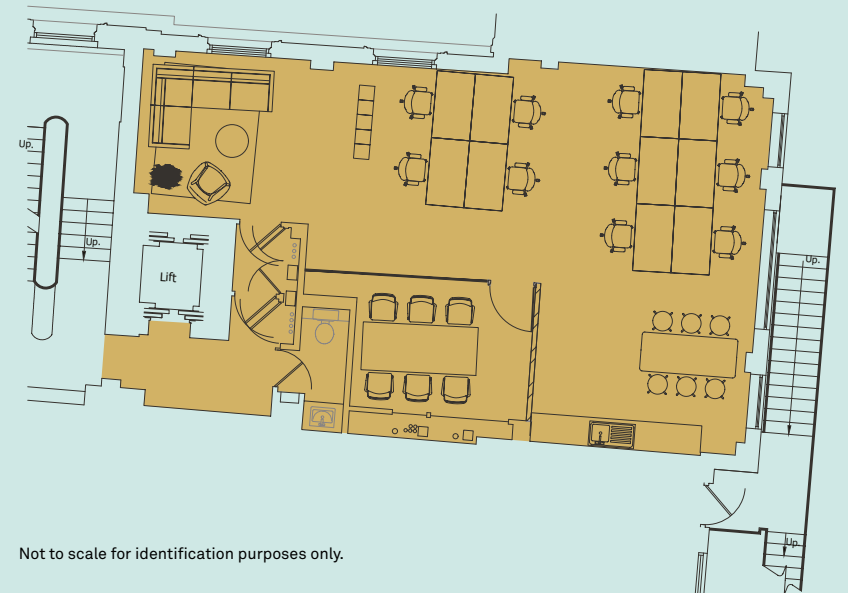




READY FOR YOU TO MAKE THE MOVE

FLOOR	USE	FT ²	M ²
2nd	Office	1,935	179.77
1st - Part	Office	871	80.92
TOTAL		2,806	260.69

1ST FLOOR PLAN



Not to scale for identification purposes only.





LOCATION

The building is located on the northern side of Austin Friars in the heart of the City.

Bank, Liverpool Street, Moorgate and Monument tube stations are within easy walking distance. The Elizabeth Line entrance for both Liverpool St and Moorgate is less than 5 minutes walk away.

TO EAT/DRINK

- | | |
|------------------------|-------------------------|
| 1. Soho Coffee | 9. Natural Kitchen |
| 2. The Clay | 10. Temper City |
| 3. Eataly | 11. Coya City |
| 4. The Ivy City Garden | 12. Pizza Pilgrims |
| 5. Duck & Waffle | 13. Blank Street coffee |
| 6. L'Entrecote | 14. Rosslyn coffee |
| 7. Balls Brothers | |
| 8. The Otherist | |

TO DO

- | | |
|---------------------------|--------------------------|
| 1. Leadenhall Market | 8. Guildhall Art Gallery |
| 2. Swingers | 9. Puttshack |
| 3. The Ned | 10. One New Change |
| 4. Vintry & Mercer | 11. Boom Cycle |
| 5. Gymbox | 12. The Royal Exchange |
| 6. Sky Garden | 13. Spitalfields market |
| 7. Bank of England Museum | |



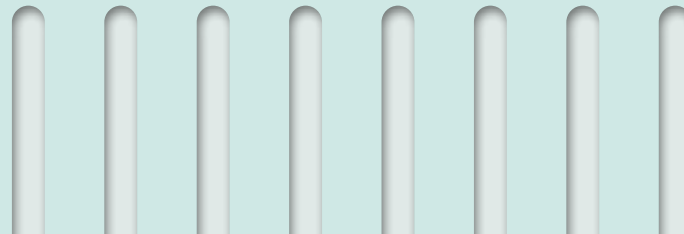
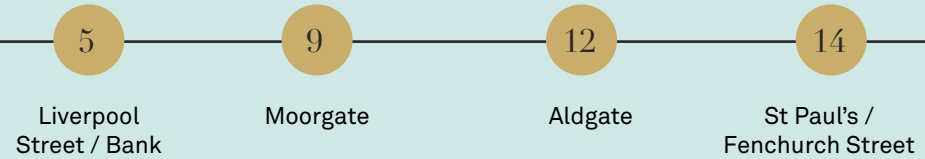
CONNECTIVITY

Austin Friars is situated in the centre of London's financial district, located just off Old Broad Street and close to luxury retail destinations, The Royal Exchange and the Bloomberg Arcade.

Transport facilities are excellent with Liverpool Street (Central, Circle, Metropolitan, Hammersmith & City, Crossrail and Mainline services), Bank (Central, Northern, Waterloo & City and DLR) and Moorgate (Northern, Circle, Metropolitan, Hammersmith & City, Crossrail and Mainline services) stations all within a short walk.



DISTANCES IN MINUTES



TERMS

Flexible by arrangement

CONTACTS

Strictly through the sole letting agents:

STEPHEN FOSTER

07917 841 891

stephen@bureauoffice.co.uk

ALASTAIR ROBINSON

020 7338 4204

alastair.robinson@realestate.bnpparibas

BUREAU



BNP PARIBAS

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