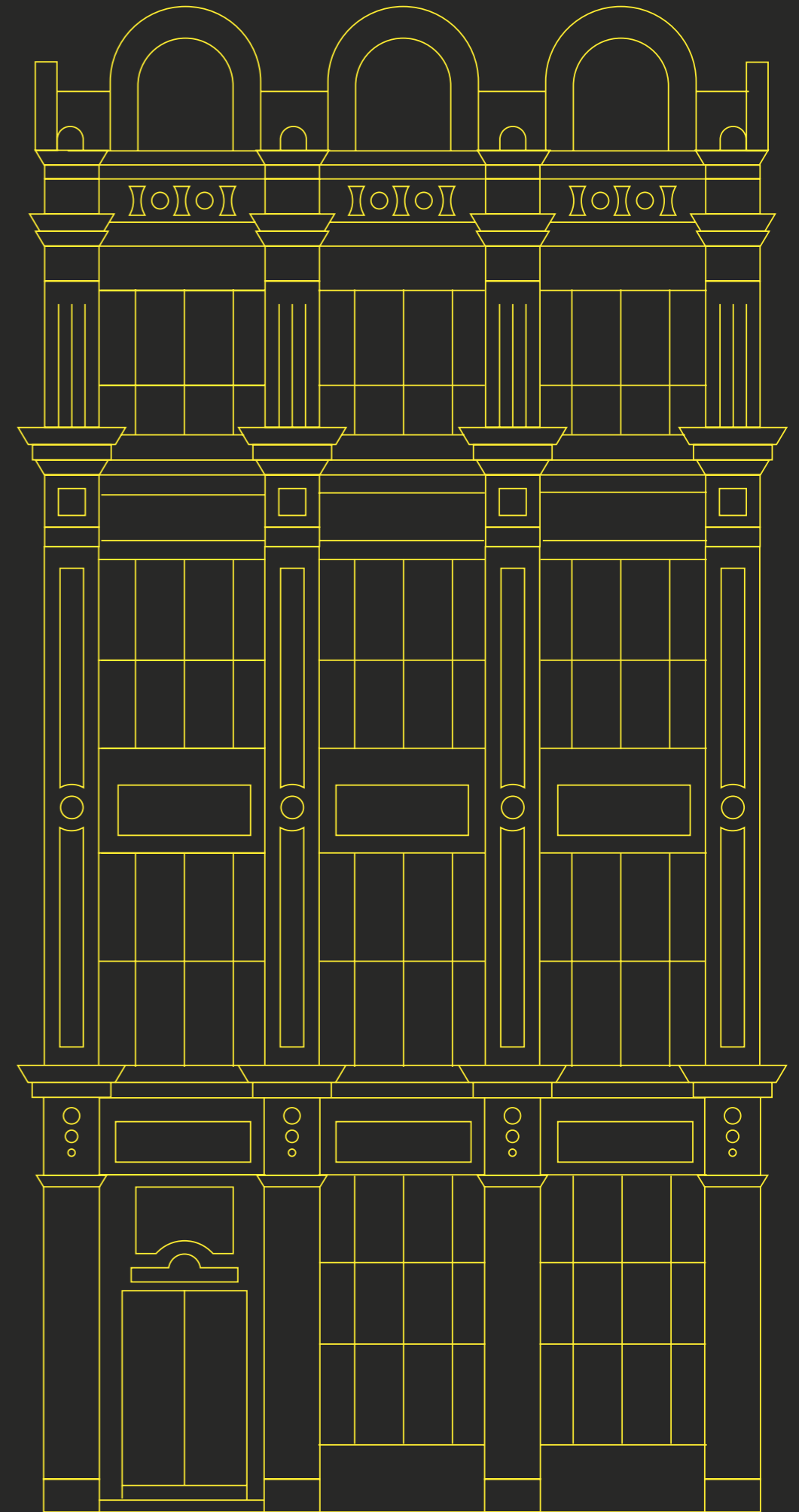


# 13 AUSTIN FRIARS EC2

5,233 sq ft newly refurbished  
space available to let







# SLEEK, STYLISH AND FLEXIBLE

13 Austin Friars is a Grade II listed property with a striking Victorian façade. Set over 6 floors, the 4th, 1st and Ground floors are currently available totalling 5,233 sq ft of contemporary office space. The building benefits from a new reception, excellent end-of-trip facilities, a gym and newly refurbished meeting rooms. The 4th floor open plan Plug and Play space has been comprehensively refurbished in a new 'Media Style' ready for occupants, while the other floors can be fitted out if needed.



4th floor collaborative area and workstations





4th floor breakout area



4th floor meeting room space



# 4TH FLOOR

1,801 SQ FT  
167.3 SQ M



- 32 Desks
- 1 Breakout area
- 1 Teapoint / collaborative area
- 1 Meeting room
- 2 Phone booths



AUSTIN FRIARS





1st floor

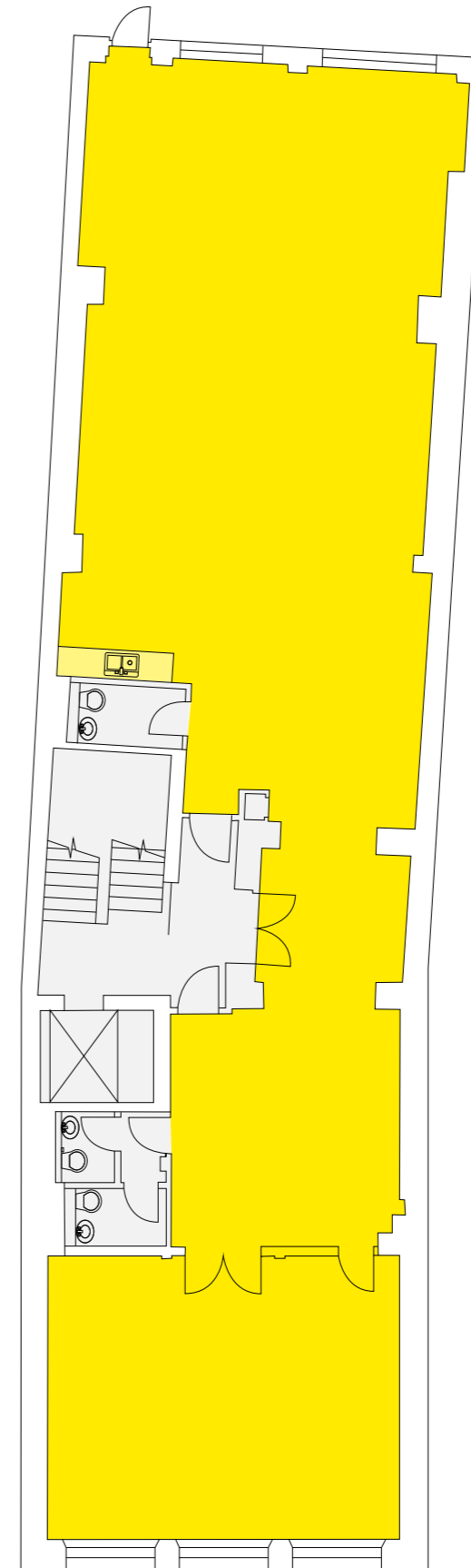


1st floor



# 1ST FLOOR

1,872 SQ FT  
174.0 SQ M



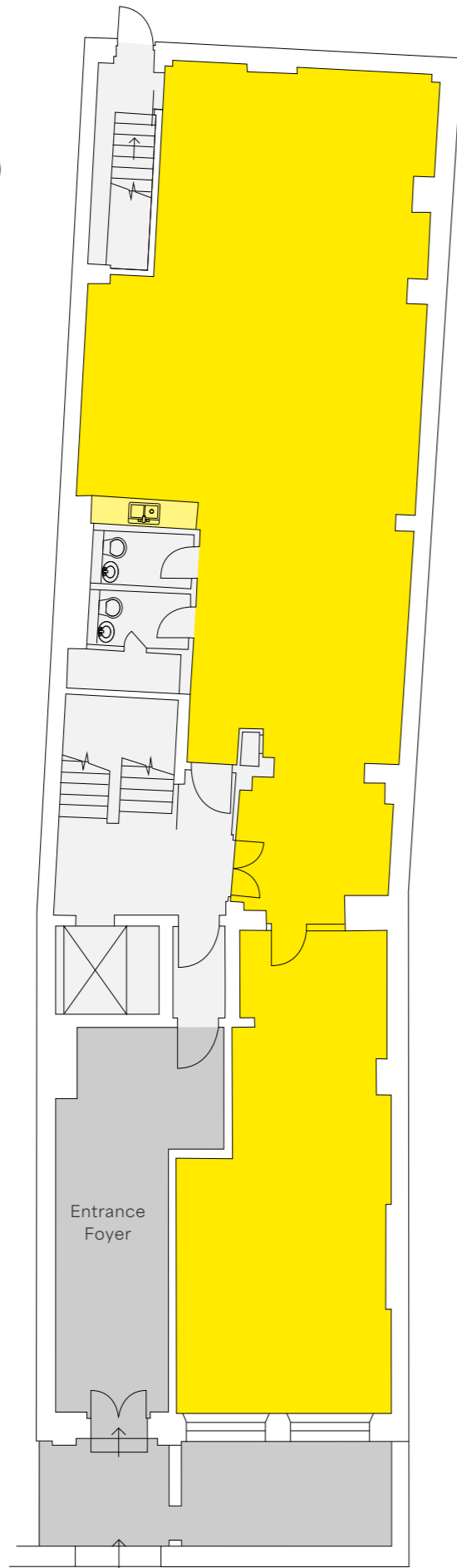
AUSTIN FRIARS





# GROUND FLOOR

1,560 SQ FT  
145.0 SQ M



AUSTIN FRIARS



Ground floor



4th floor workstations





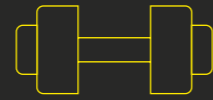
# AMENITIES



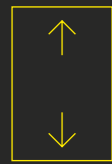
Victorian Façade



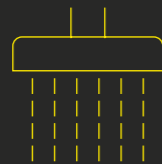
Bookable Meeting Rooms



In-House Gym



8 Person Passenger Lift



Showers



Bike Racks



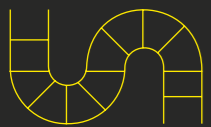
New Kitchenette



Air Conditioned



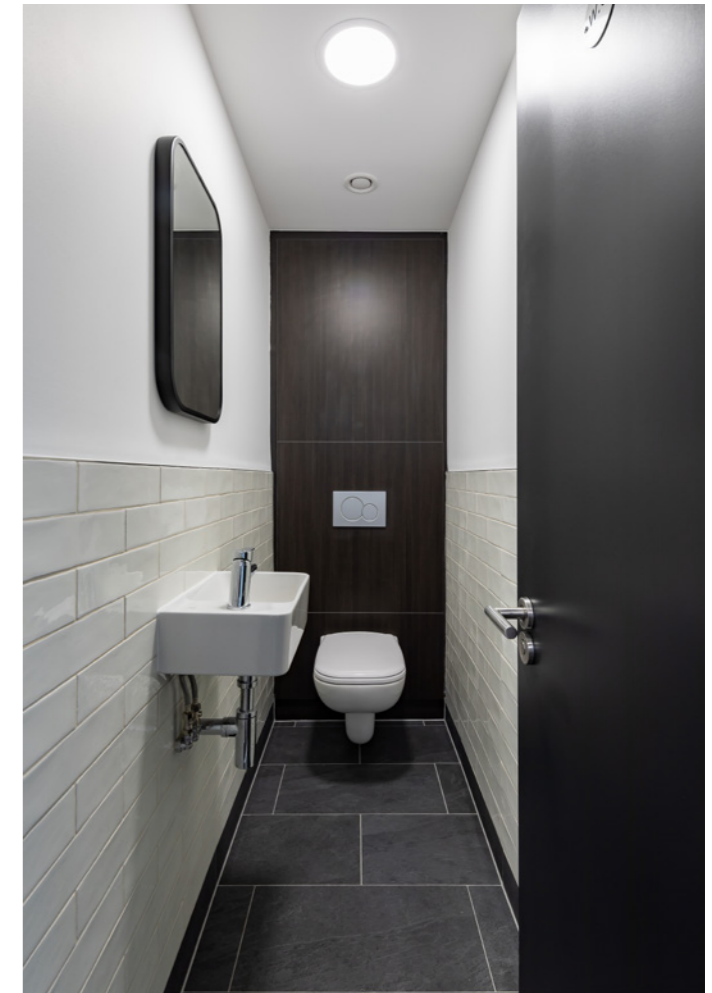
Perimeter Trunking



Newly Refurbished to Contemporary Style with Exposed Services



Available as CAT A+ or CAT B Plug and Play Condition



4th floor teapoint / collaborative area





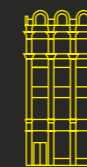
Mister Lasagna



Finsbury Circus



Leadenhall Market



# PRIME POSITION

Situated in the heart of the City, 13 Austin Friars is within close proximity to superb range of restaurants, café's, bars, gyms and retail. For some green space, Finsbury Circus is on the doorstep and connectivity is excellent with three stations close by including Underground, Overground, Elizabeth Line and National Rail.



# UNRIVALLED CONNECTIVITY



## LIVERPOOL ST

7 MINUTE WALK

Elizabeth, Overground, Central, Circle, Hammersmith & City, Metropolitan, National Rail



## MOORGATE

5 MINUTE WALK

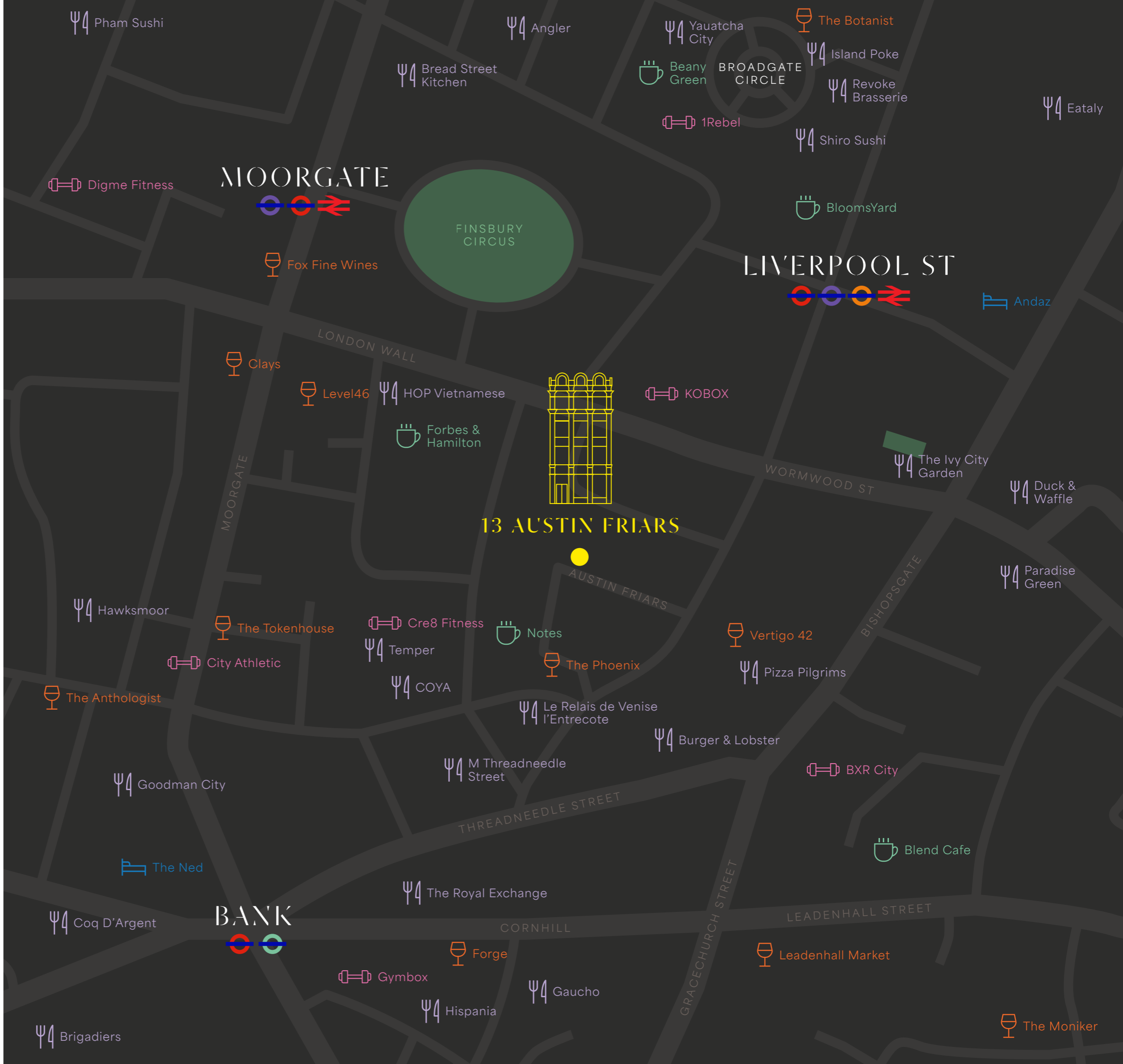
Elizabeth, Northern, Hammersmith & City, Metropolitan, Circle



## BANK

5 MINUTE WALK

Central, DLR, Northern, Waterloo & City





FLOOR	SQ FT	RENT
4	1,801	£69.50 psf
1	1,872	£65 psf
G	1,560	£65 psf
Total	5,233	

SERVICE CHARGE	RATES
£10.21/sq ft p.a. (22/23 est.)	£18.18/sq ft



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