



## 13 Austin Friars

London, EC2N 2HE

**Newly refurbished "Media Style" Plug & Play office space with excellent natural light close to Bank Station**

**1,560 to 5,235 sq ft**  
(144.93 to 486.35 sq m)

- Fully Fitted, CAT B 4th Floor
- Refurbished Ground and 1st Floors, Refurbished Reception due Q2 2024
- Plug & Play - New network cabling, patch panel & Fibre
- New demised kitchenette & WC's
- New Air Conditioning
- Showers and Bike racks, Basement Gym, Meeting Room & Break Out Area

# 13 Austin Friars, London, EC2N 2HE

## Summary

<b>Available Size</b>	1,560 to 5,235 sq ft
<b>Rent</b>	£65.00 - £69.50 per sq ft
<b>Rates Payable</b>	£19.37 per sq ft approx
<b>Rateable Value</b>	£19
<b>Service Charge</b>	£13.03 per sq ft est.
<b>EPC Rating</b>	Upon enquiry

## Description

13 Austin Friars is an attractive Grade II listed office building with striking Victorian façade over lower ground, ground and 4 upper floors. The accommodation provides open plan office space which has been refurbished throughout in a modern “media-style”. All available floors have been fully refurbished - the 4th floor being in CAT B condition and the ground and 1st in CAT A+ (Landlord willing to fit out floors if needed) with a refurbishment of the Reception area due to PC in Q2 2024.

## Location

The building occupies a prominent position on the North side of Austin Friars, a quiet oasis just off Old Broad Street, in the heart of the City of London.

Transport links are excellent via Bank (Central, Northern and DLR Underground lines), Moorgate (Northern, Circle, Metropolitan and Hammersmith & City Underground lines) and Liverpool Street (Central Circle, Metropolitan and National Rail lines) Stations. The building is moments from the new Liverpool Street Elizabeth Line entrance

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
4th	1,801	167.32	To Let	Available
3rd - North	1,018	94.58	To Let	Let
3rd - South	625	58.06	To Let	Let
2nd - North	1,055	98.01	To Let	Let
2nd - South	683	63.45	To Let	Let
1st	1,874	174.10	To Let	Available
Ground	1,560	144.93	To Let	Available
<b>Total</b>	<b>8,616</b>	<b>800.45</b>		

## Viewings

Viewings by appointment only

## Terms

Flexible new lease on a term to be arranged by the Landlord excluding Security of Tenure provisions of the Landlord and Tenant Act 1954, Part 2, as amended



## Viewing & Further Information



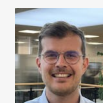
### Tom Boggis

020 3713 1952 | 07795 070 676  
tom.boggis@bbgreal.com



### Fergus Findlay

07796510205  
Fergus.findlay@bbgreal.com



### Fred Pope

07886170666  
fred.pope@bbgreal.com