



## 13 Austin Friars

London, EC2N 2HE

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

**1,801 to 3,672 sq ft**  
(167.32 to 341.14 sq m)

- Fully Fitted, CAT B 4th Floor
- Refurbished Ground and 1st Floors
- Refurbished Reception
- Plug & Play - New network cabling, patch panel & Fibre
- New demised kitchenette & WC's and new AC
- Showers and Bike racks
- Extra Meeting Room and basement gym

# 13 Austin Friars, London, EC2N 2HE

## Summary

<b>Available Size</b>	1,801 to 3,672 sq ft
<b>Rent</b>	£65 - £69.50 per sq ft
<b>Rates Payable</b>	£19.37 per sq ft estimate
<b>Service Charge</b>	£12.10 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).

## 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	1,872	173.91	To Let	Available
Ground	1,560	144.93	To Let	Under Offer
<b>Total</b>	<b>8,614</b>	<b>800.26</b>		

## Viewings

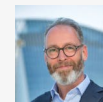
Viewings by appointment only

## 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

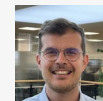


## Viewing & Further Information



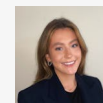
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