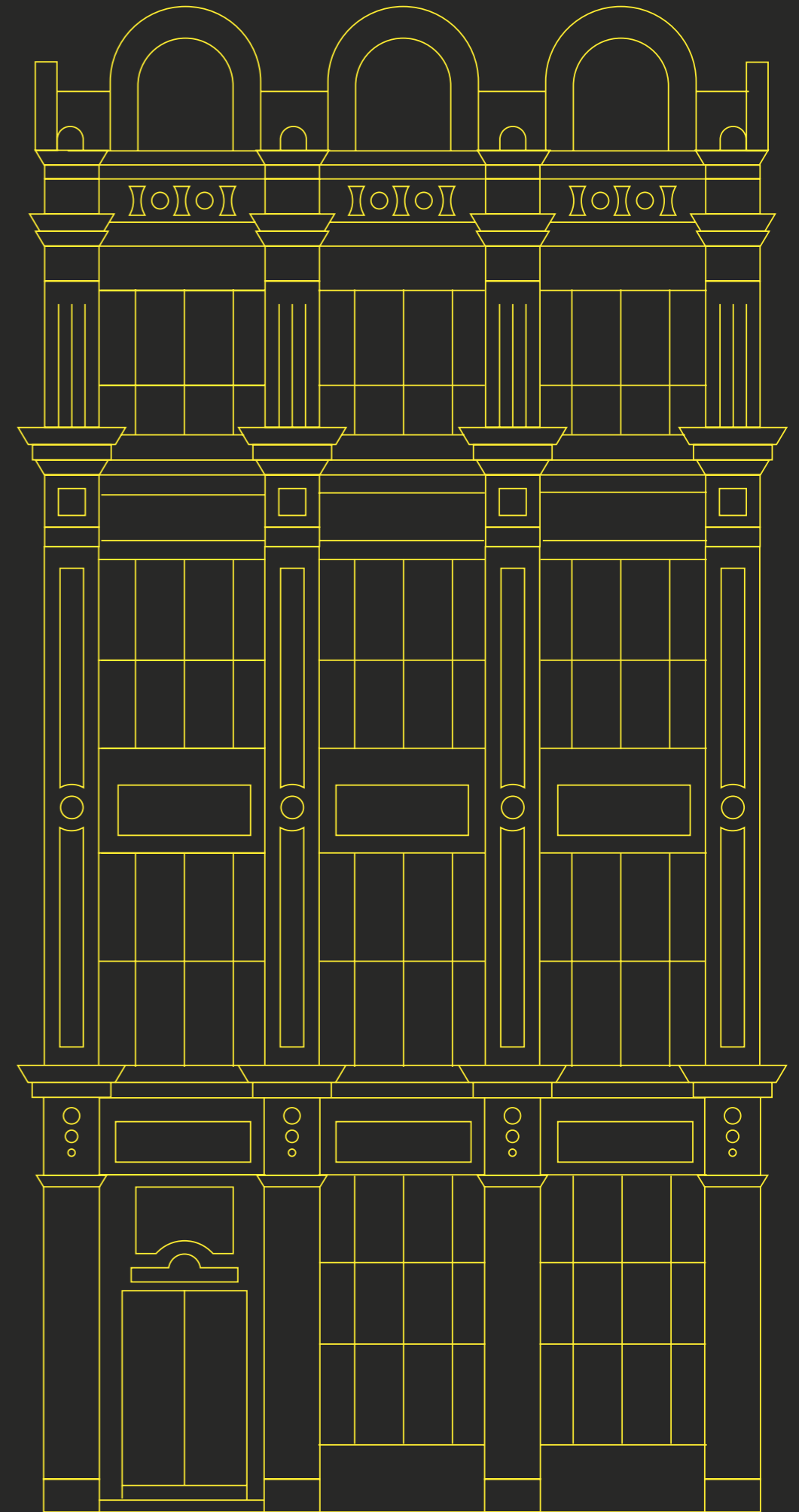
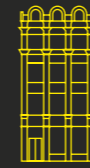


13 AUSTIN FRIARS EC2

Newly refurbished plug & play
office suites to let -
1,560 sq ft to 5,233 sq ft





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.

| FLOOR | SQ FT | SQ M | STATUS |
|-------|-------|------|--------|
| 4 | 1,801 | 167 | CAT B |
| 1 | 1,872 | 174 | CAT A+ |
| G | 1,560 | 145 | CAT A+ |
| Total | 5,233 | 486 | |



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



*Floor plans not to scale.
For indicative purposes only.

AUSTIN FRIARS



1st floor

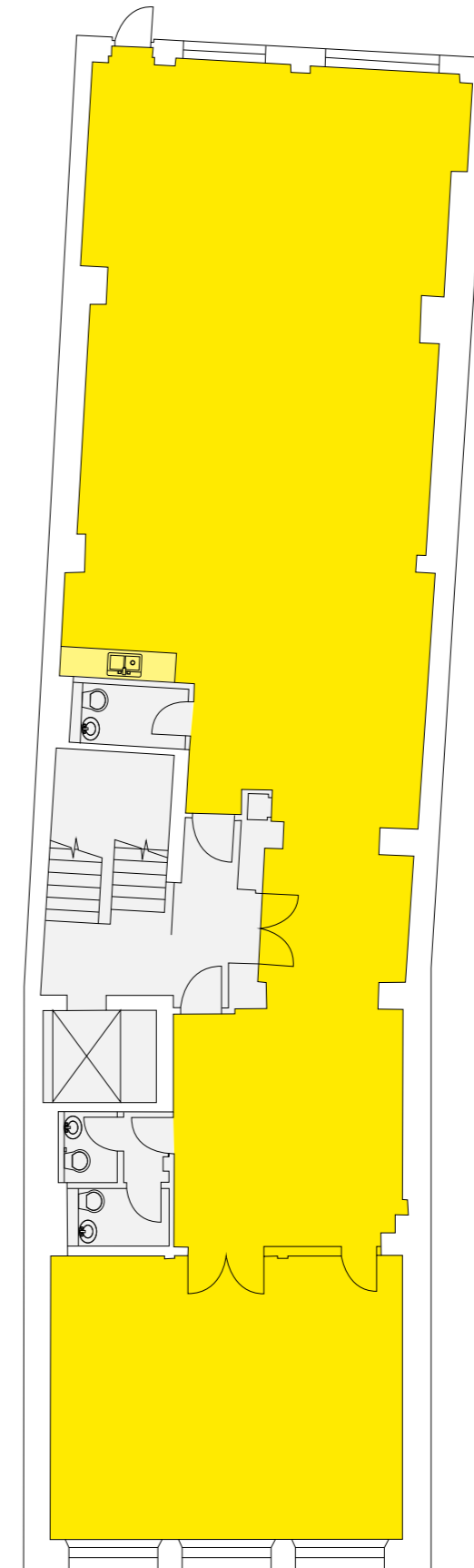


1st floor



1ST FLOOR

1,872 SQ FT
174.0 SQ M



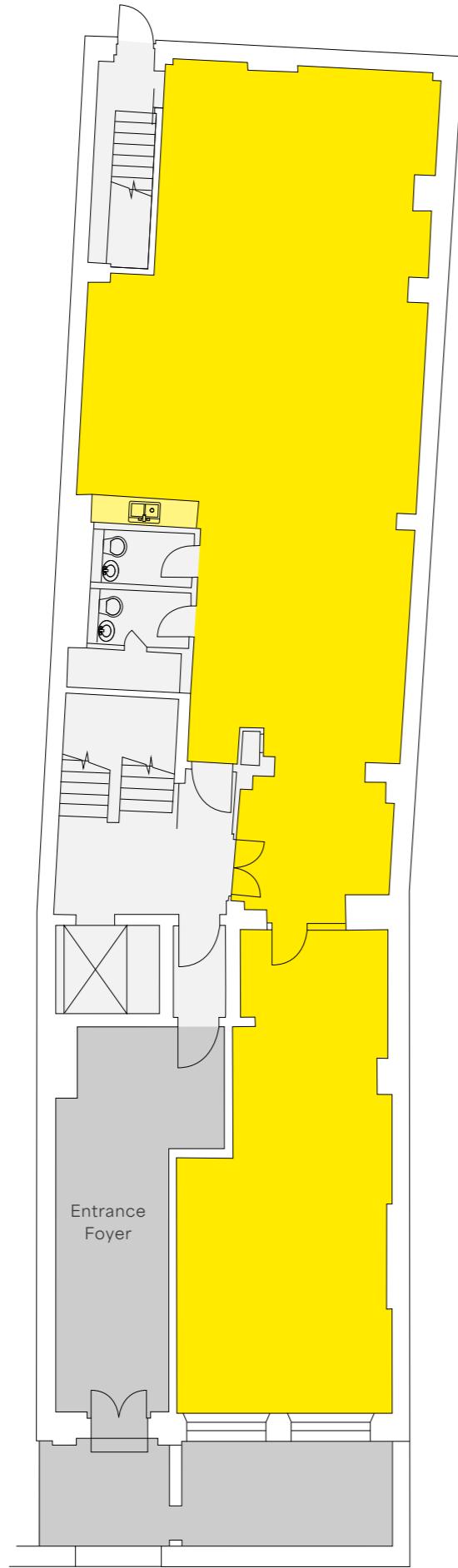
*Floor plans not to scale.
For indicative purposes only.

AUSTIN FRIARS



GROUND FLOOR

1,560 SQ FT
145.0 SQ M



AUSTIN FRIARS



*Floor plans not to scale.
For indicative purposes only.



Ground floor



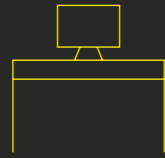
4th floor workstations



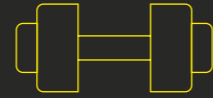
AMENITIES



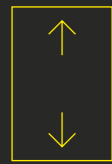
Newly Refurbished to Contemporary Style with Exposed Services



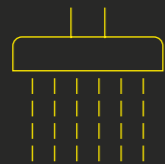
Available as CAT A+ or CAT B Plug and Play Condition



In-House Gym



8 Person Passenger Lift



Showers



Bike Racks



New Kitchenette



Air Conditioned



Perimeter Trunking



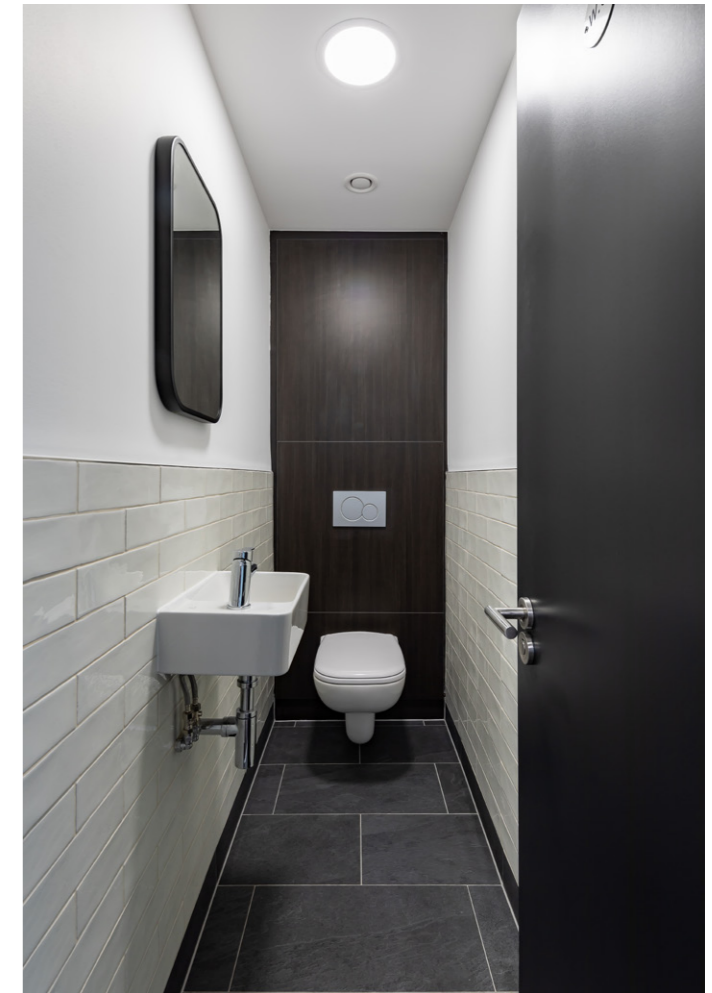
Victorian Façade



Bookable Meeting Rooms



Fibre Installed



4th floor teapoint / collaborative area



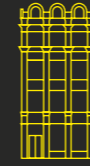
MANAGED SOLUTION

For one simple monthly price, your office at 13 Austin Friars can be delivered with comprehensive core services and access to an in-house team of experts. From preventative maintenance to special events, a fully managed office means a seamless workspace experience that increases collaboration, productivity, and engagement.

Kitt.

poppy@kittoffices.com
07878 859 429

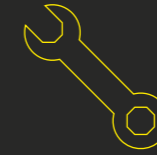
13 AUSTIN FRIARS EC2



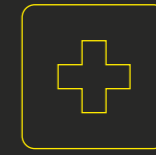
CORE SERVICES



Daily Cleaning & Waste Management



Maintenance & Repairs



Health & Safety Compliance



Broadband



Demise Electricity



Business Rates

RECOMMENDED CUSTOMISATIONS



Tea & Coffee



Healthy Snacks



Foliage Rental & Care



1ST FLOOR

1,872 SQ FT
174.0 SQ M

INDICATIVE LAYOUT

- 30 Desks
- 2 Collaborative areas
- 1 Teapoint
- 2 Meeting rooms
- 1 Entry area



AUSTIN FRIARS



*Floor plans not to scale.
For indicative purposes only.

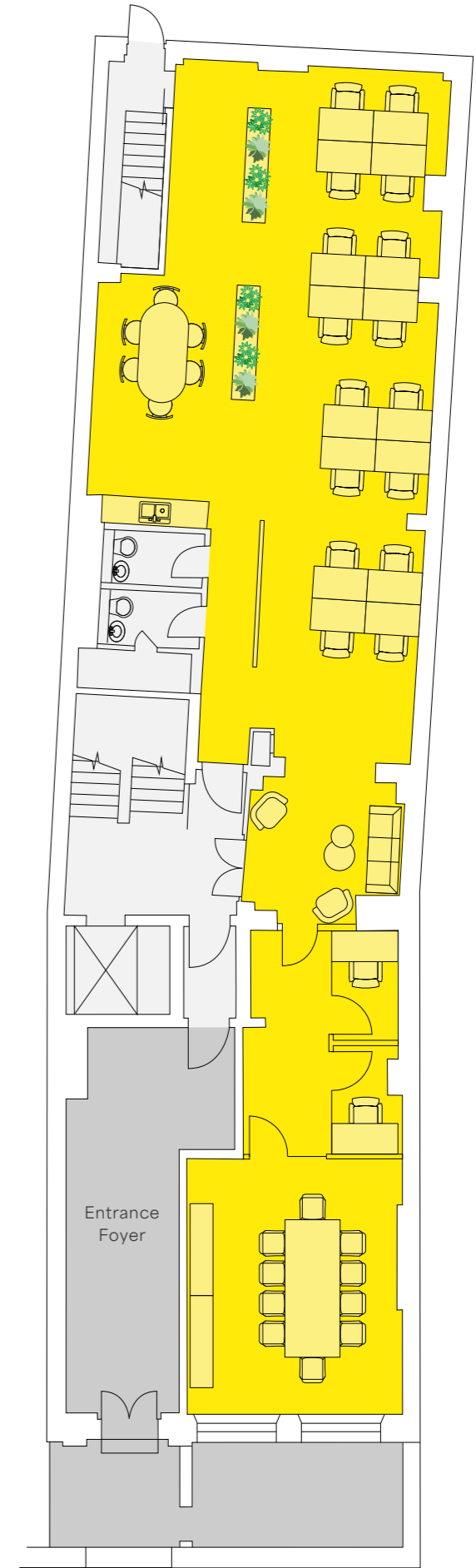


GROUND FLOOR

1,560 SQ FT
145.0 SQ M

INDICATIVE LAYOUT

- 16 Desks
- 1 Collaborative area
- 1 Teapoint
- 1 Meeting room
- 2 Phone rooms



AUSTIN FRIARS



*Floor plans not to scale.
For indicative purposes only.



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

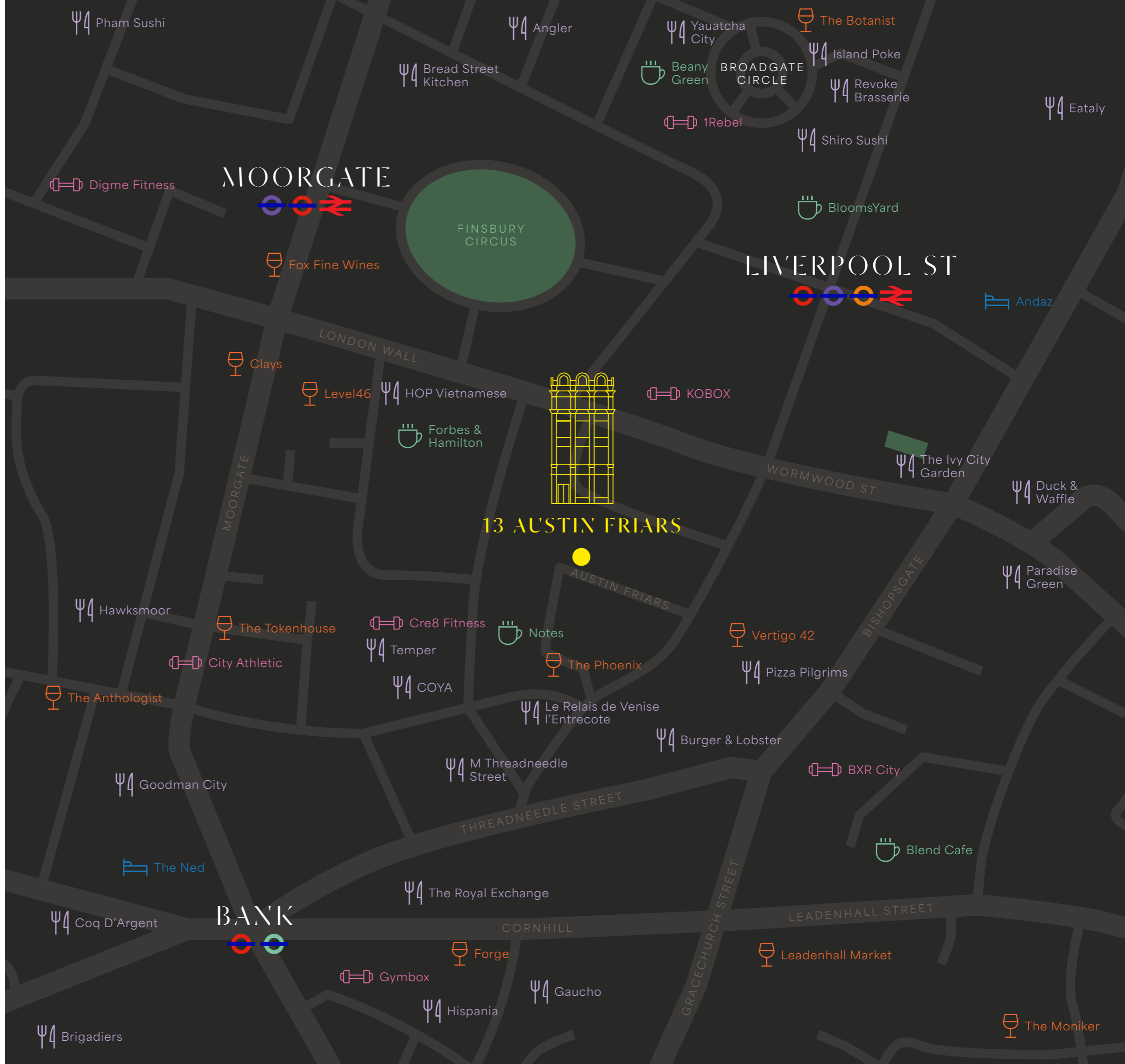
Elizabeth, Northern, Hammersmith & City, Metropolitan, Circle



BANK

5 MINUTE WALK

Central, DLR, Northern, Waterloo & City



| FLOOR | SQ FT | STATUS | QUOTING RENT |
|-------|-------|--------|----------------|
| 4 | 1,801 | CAT B | £69.50 psf pax |
| 1 | 1,872 | CAT A+ | £65.00 psf pax |
| G | 1,560 | CAT A+ | £65.00 psf pax |
| Total | 5,233 | | |

SERVICE CHARGE

£12.10 psf pa

RATES

£19.37 psf pa (est.)

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