

Offices to Let 14 Austin Friars, London, EC2

809 Sq ft

“Offices to let in highly desirable City location”



Description

14 Austin Friars is an attractive Grade II listed building with a café on the ground floor and offices in the remaining upper floors. The space benefits from a refurbished reception/common parts and refurbished WCs.

The demise is mainly open plan with a small kitchen in situ.

Availability

| Floor | Sq Ft | Status |
|----------------------|-------|-----------|
| Part 2 nd | 809 | Available |
| Total | 809 | |

Location

The building occupies a prominent corner position on the North side of Austin Friars, 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 and National Rail lines) Stations. The building is moments from the new Liverpool Street Elizabeth Line entrance

Contact us BBG Real Estate Advisers



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Amenities

- Air Conditioning
- Fully accessible raised floor
- Metal tiled suspended ceilings
- LED lighting
- 1 x passenger lift
- Kitchen
- Shared Board room (via separate arrangement)
- Refurbished reception



TERMS: The floor is available on a flexible sub-lease for a term to be arranged until December 2023. The sublease will be outside the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954 Part II (as amended).

RENT: POA

RATES: £18.99 per sq ft per annum exclusive (20/21)

S/CHG: £12.79 per sq ft per annum exclusive

VAT: The property is elected for VAT purposes.

EPC: EPC Rating C (68)