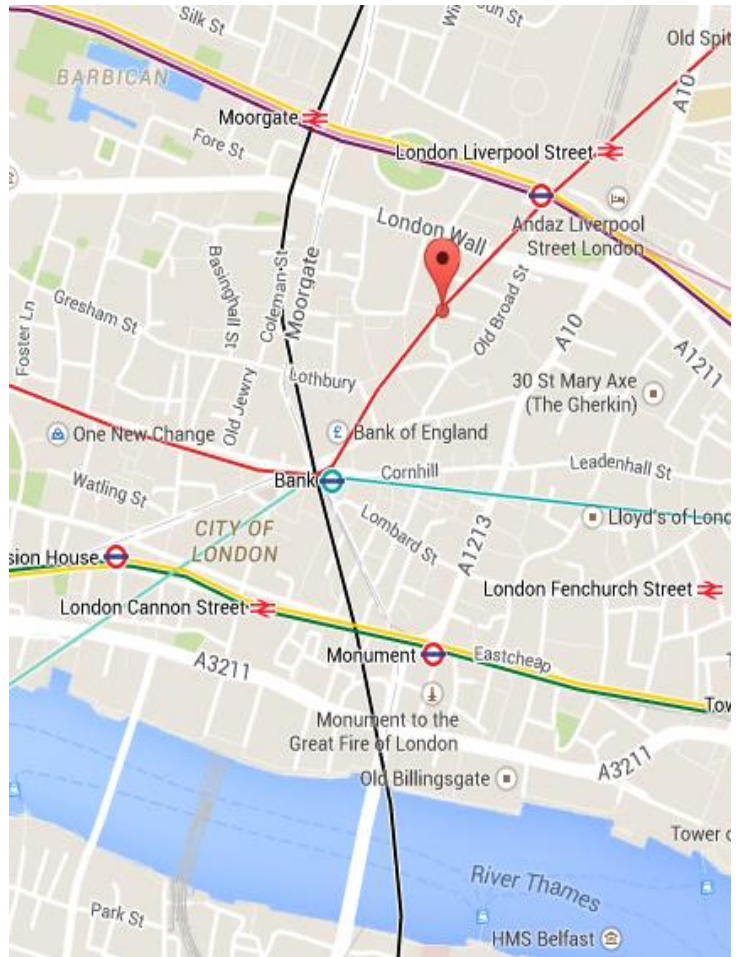


Offices to Let 520 – 3,726 Sq ft
13 Austin Friars, London EC2

“Newly refurbished ‘Media Style’ Plug and Play space available to let”



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”. The reception has been refurbished and there are showers, bike racks and a gym in the basement. New meeting rooms have also been installed, available to book by any occupier in the building on a first come first served basis.

*4th floor refurbishment underway.

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.

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Amenities

- Plug and Play offices
- Victorian façade
- Refurbished Reception
- 8-person passenger lift
- Showers and bike racks
- New Kitchenette and WC's
- Basement gym
- Showers
- Bike Racks



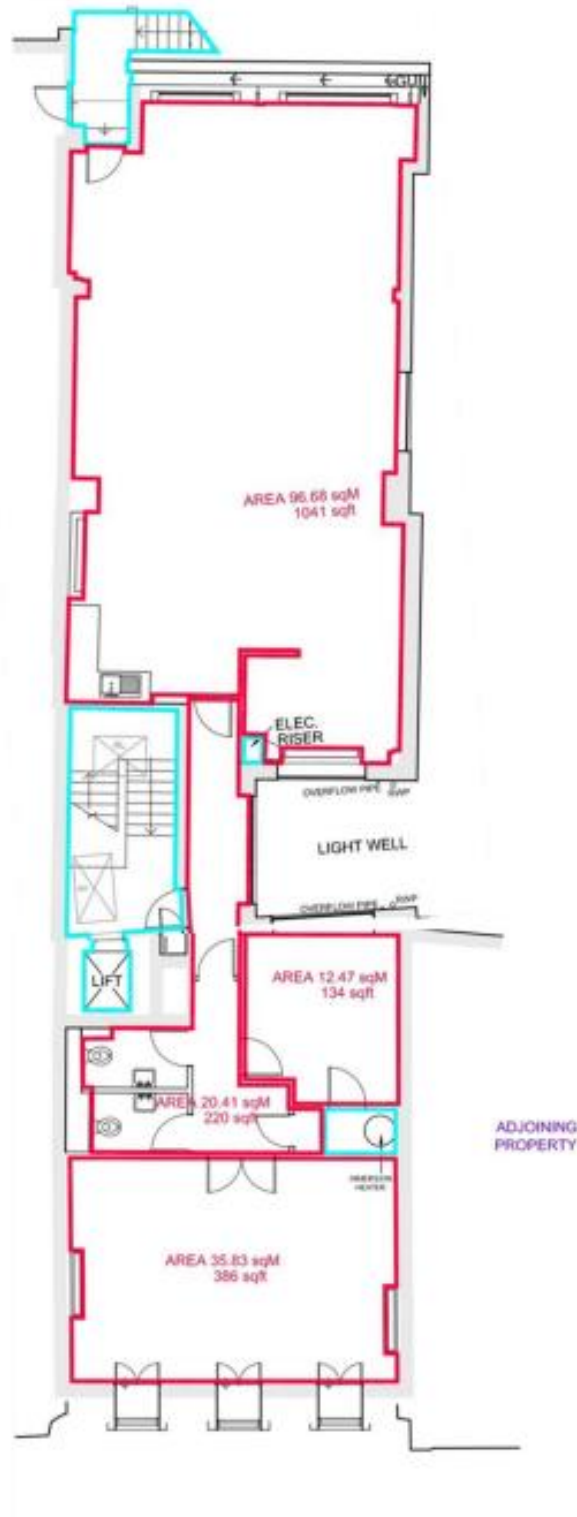
- LEASE:** New lease from the Landlord outside the provisions of the Landlord and Tenant Act 1956
- RENT:** £62.50 per sq ft
- RATES:** £15.50 per sq ft
- S/CHARGE:** £10.21 per sq ft p.a. (22/23 est.)
- VAT:** The property is elected for VAT purposes.
- EPC:** Full EPC available on request

Floor Areas

FLOOR	SQ FT	STATUS
4 th	1,538	Available
Total	1,538	

Floor Plans

4th Floor



**not indicative of current refurbishment*

