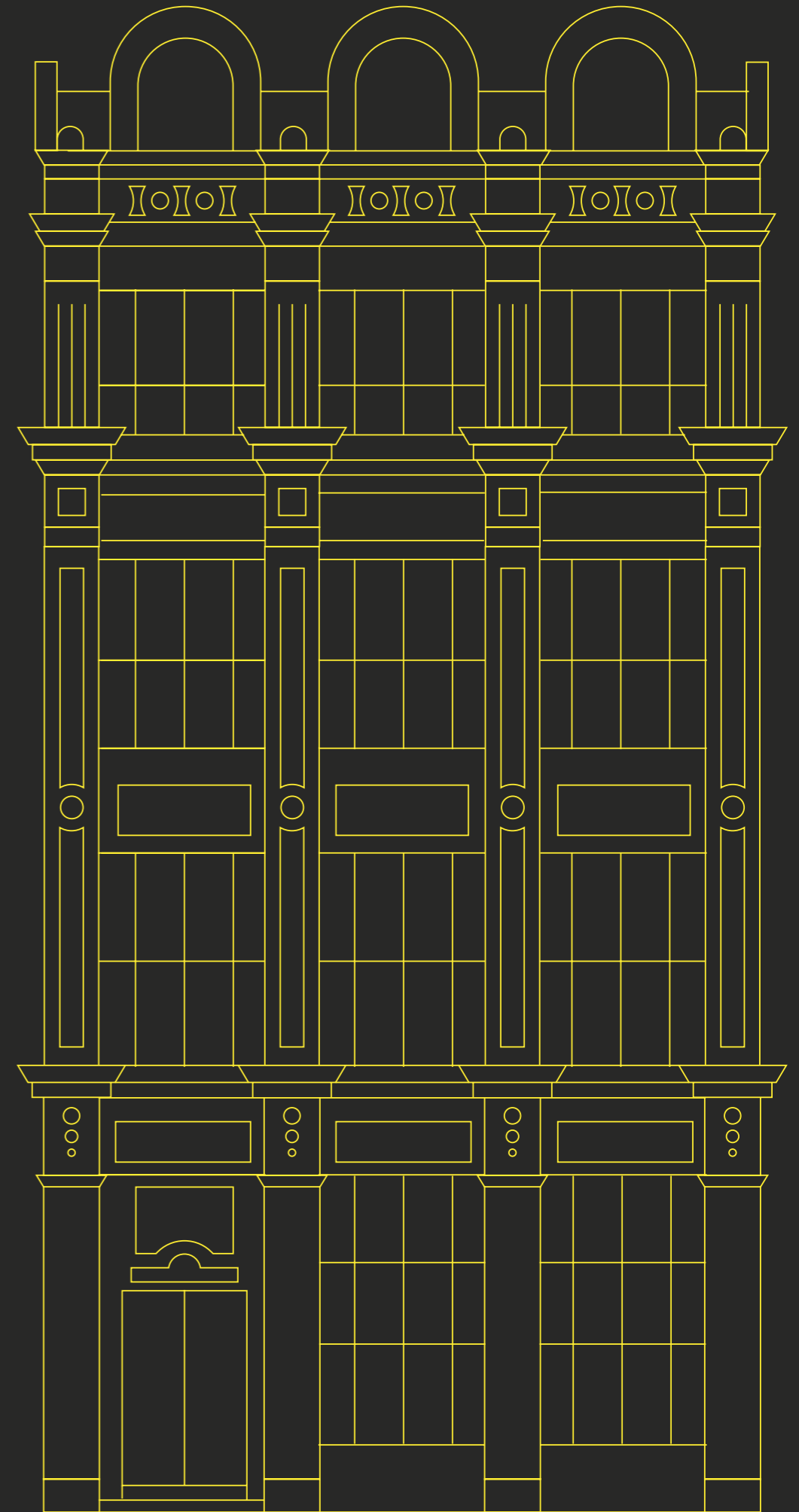
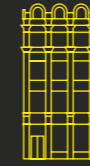


13 AUSTIN FRIARS EC2

1,801 sq ft newly refurbished 'Media Style'
Plug and Play space available to let





SLEEK, STYLISH AND FLEXIBLE

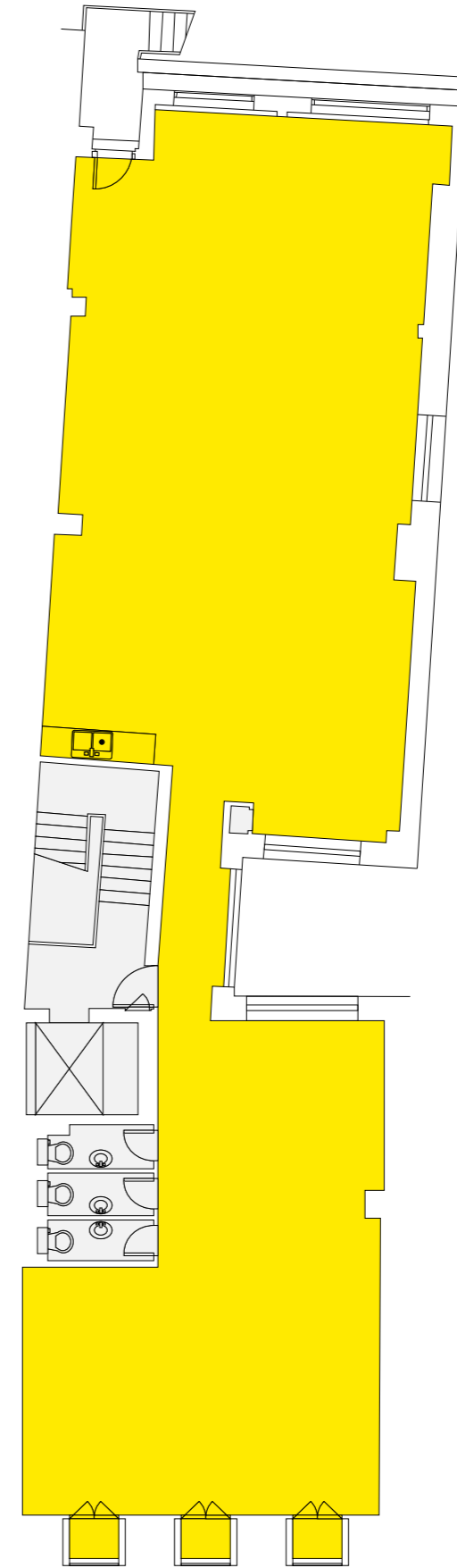
13 Austin Friars is a Grade II listed property with a striking Victorian façade. Set over 6 floors, the 4th floor is currently available offering 1,801 sq ft of contemporary office space. The building benefits from a new reception, excellent end-of-trip facilities, a gym and newly refurbished meeting rooms. The open plan Plug and Play space has been comprehensively refurbished in a new 'Media Style' ready for occupants.





+TH FLOOR

1,801 SQ FT
167.3 SQ M



AUSTIN FRIARS



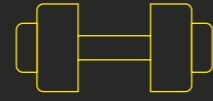
AMENITIES



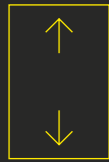
Victorian Façade



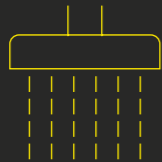
Bookable Meeting Rooms



In-House Gym



8 Person Passenger Lift



Showers



Bike Racks



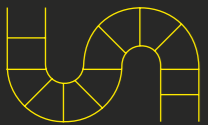
New Kitchenette



Air conditioned



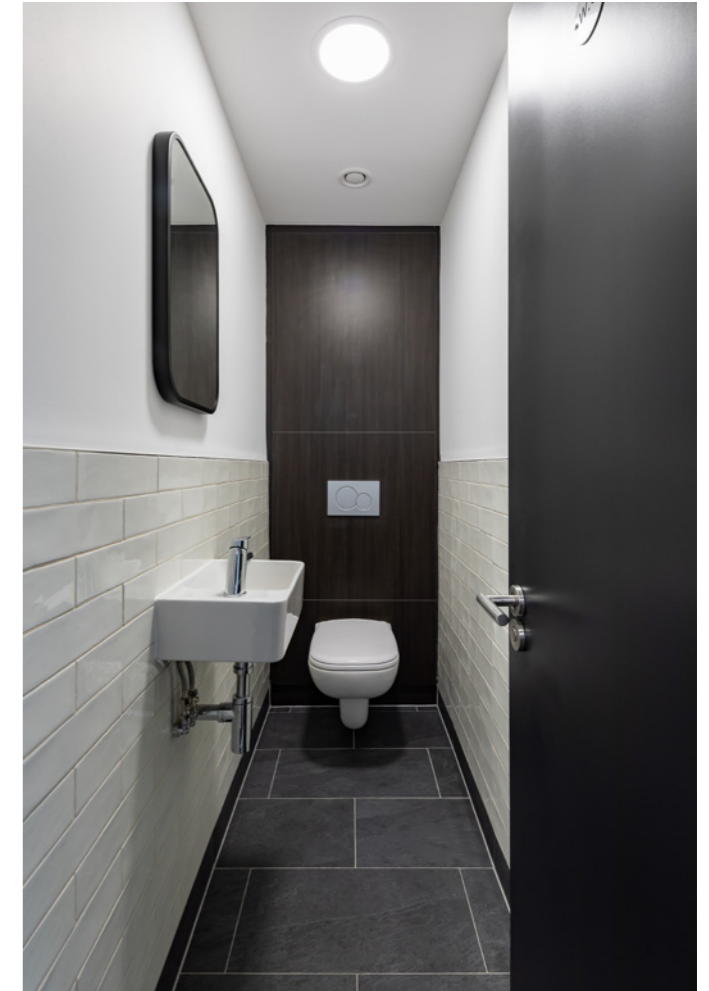
Plug & Play

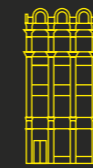


Newly refurbished to contemporary style with exposed services



Perimeter Trunking





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

8 MINUTE WALK

Elizabeth, Overground, Central, Circle, Hammersmith & City, Metropolitan, National Rail



MOORGATE

6 MINUTE WALK

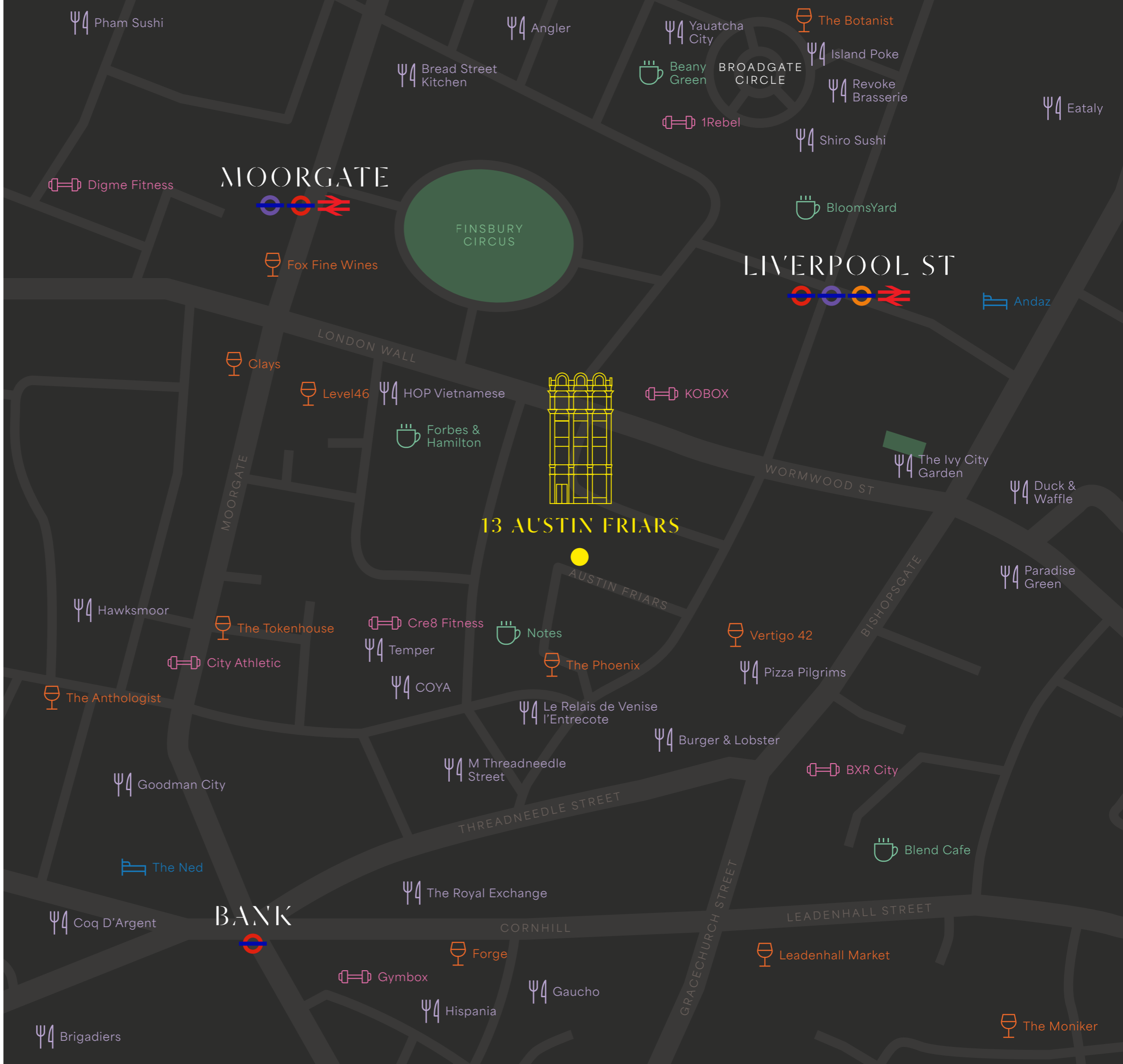
Elizabeth, Northern, Hammersmith & City, Metropolitan, Circle



BANK

9 MINUTE WALK

Central, DLR, Northern, Waterloo & City



FLOOR	SQ FT	RENT
4	1,801	£65 psf
1	1,690	Coming Soon
G	1,578	Coming Soon

SERVICE CHARGE	RATES
£10.21/sq ft p.a. (22/23 est.)	£18.18/sq ft



Ben Hodder
07880 242 178
ben.hodder@bbgreal.com

Jade Henson Amphlett
07776 963 575
jade.henson-amphlett@bbgreal.com

Tom Boggis
07795 070 676
tom.boggis@bbgreal.com



**BNP PARIBAS
REAL ESTATE**

Tim Williams
07717 576 894
tim.williams@realestate.bnpparibas

Ben Rainbow
07909 487 189
ben.rainbow@realestate.bnpparibas

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