

Offices to Let

28 Austin Friars, London, EC2

Newly Refurbished Building
Fully Fitted 4th Floor



Description

28 Austin Friars is an attractive period office building with a striking Victorian façade spread over lower ground, ground and 3 upper floors. The building has undergone a comprehensive refurbishment which includes a redecorated façade, brand new remodeled reception, new W/Cs, new shower facilities on the lower ground floor as well bike racks and locker room.

The office floors have been refurbished to CAT A with new carpets and new LED lights. All the floors are being cabled with fibre. The 4th floor is fully fitted with 8 desks, a meeting room, and kitchen/break out area.

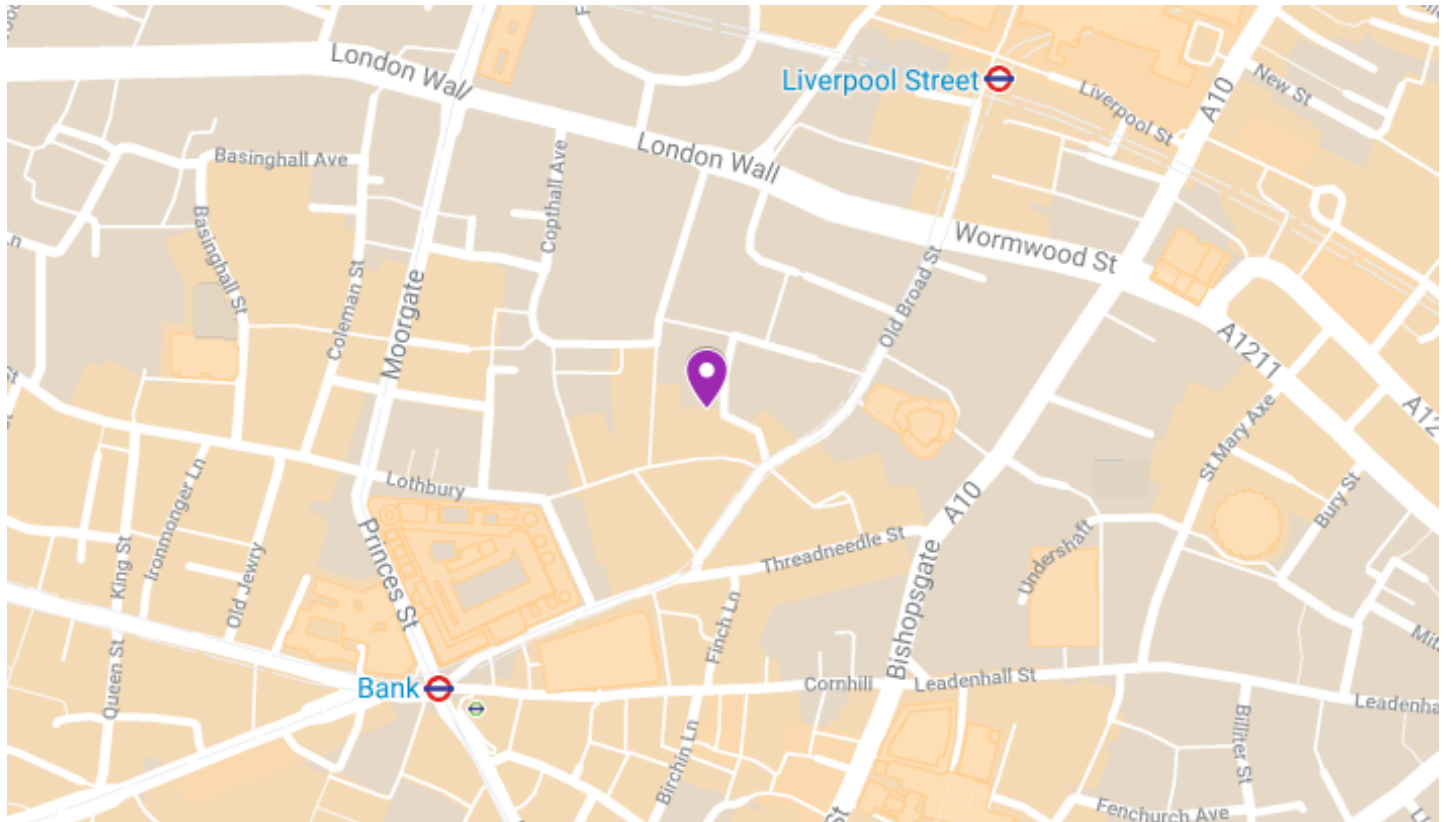
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Location

The property is located on the south-west side of Austin Friars, an oasis of calm just off Old Broad Street and Throgmorton Street. 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.

Availability

Floor	Sq Ft	Status
4 th	785	Available
3 rd	1,125	Let
2 nd	1,285	Let
Ground/LG	1,742	Let
Total	2,070	



Amenities

- Newly refurbished building
- Remodelled reception
- Bike racks and shower facilities
- Fully-fitted 4th floor
- LED recessed lighting fittings
- Metal-tile suspended ceiling with four-pipe fan-coil air conditioning
- Fully accessible raised access floors
- 24-hour access
- Video entry-phone system

TERM: New leases for a terms by arrangement directly from the Landlord to be contracted out of the landlord and Tenant Act (1954) as amended.

RENT: £55 psf

RATES: £16.52 - £16.82 psf p.a.

S/CHARGE: £13.80 psf p.a. (22/23 est.)

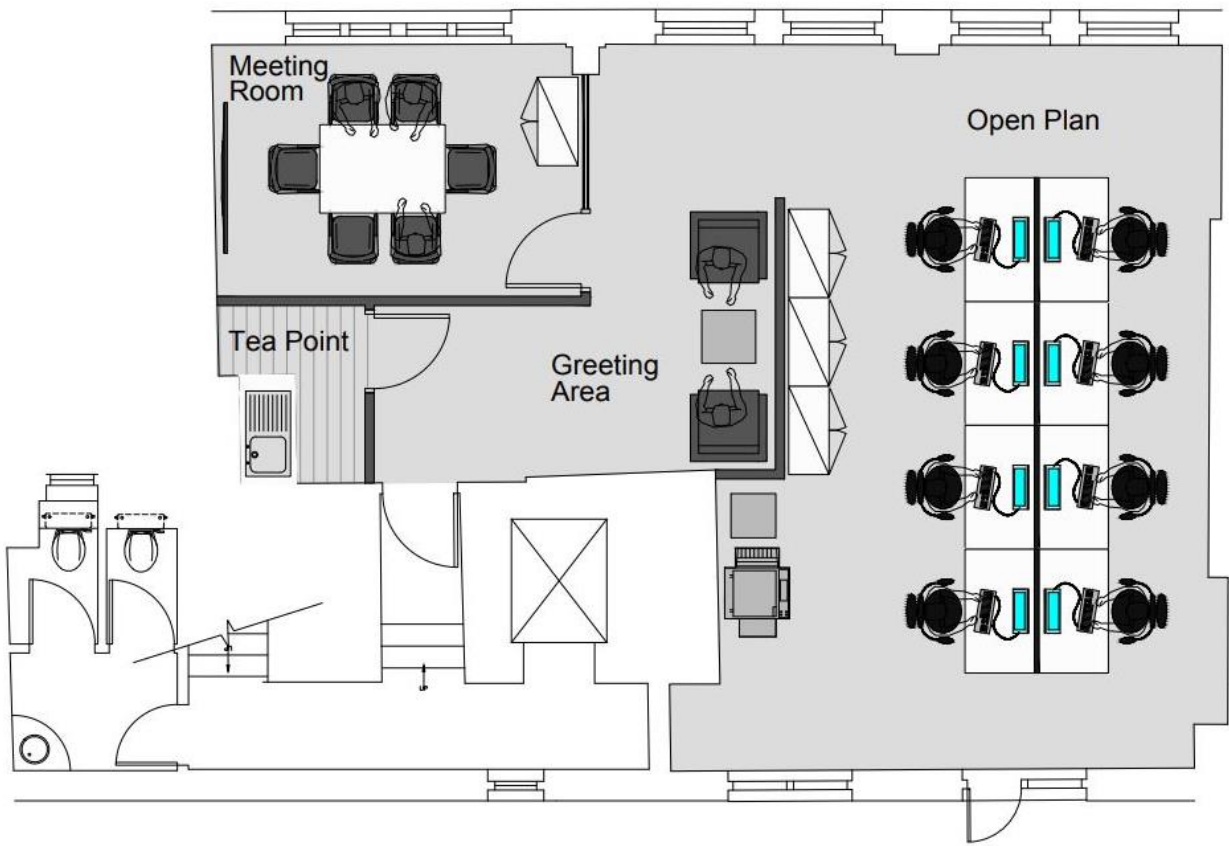
VAT: This property is elected for VAT

EPC: Full EPC available on request









4th floor – indicative floor plans

