

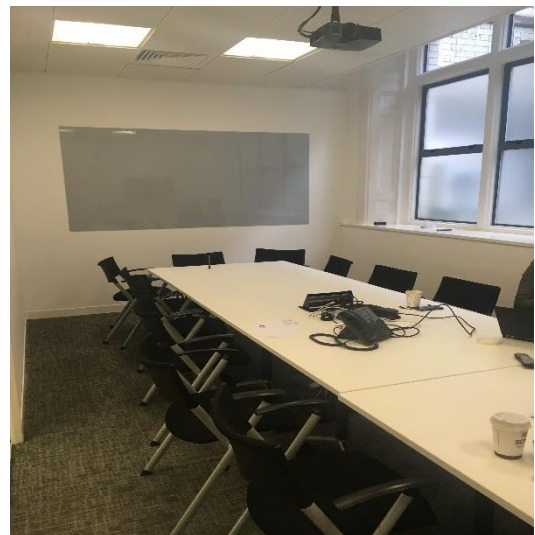
# For Rent

**MORGAN PRYCE**

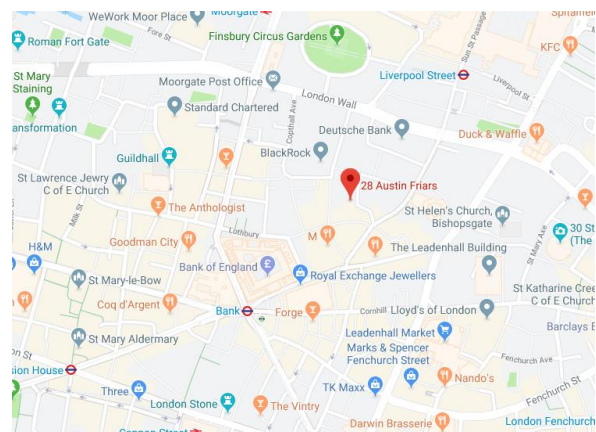
[www.morganpryce.co.uk](http://www.morganpryce.co.uk)

28 Austin Friars, EC2N 2QQ

Ground floor – 1,182 sq. Ft



“ Fantastic opportunity to occupy a plug & play office located just moments from Liverpool street and Bank station.”



West End Office: 11 Argyll Street | London | W1F 7TH  
City Office: No1 Poultry | London | EC2R 8JR  
tel: +44 (0)207 292 4710 | [info@morganpryce.co.uk](mailto:info@morganpryce.co.uk)



### LOCATION

The building is situated moments away from Bank and Liverpool street stations. Amenities in the area include a wide variety of cafes, restaurants and shops.

### DESCRIPTION

- Excellent natural light
- Break out space
- Fitted meeting room
- Easily accessible
- Kitchen
- Furniture available by arrangement
- Fibre 100MB

### SPECIFICATION

- 'Plug and Play' office
- High quality fit out
- EPC - TBC

### LEASE

An assignment of a lease with term until 6<sup>th</sup> May 2021.

Limited dilapidations due to schedule of condition

### RENT DETAILS

- **Passing Rent: £54 psf**
- **Rates: £14.61 psf**
- **Service Charge: £12.3 psf**

### AVAILABILITY

Immediately

### VAT

VAT will be chargeable at the prevailing rate of the quoted figure

### VIEWING

By appointment with  
Morgan Pryce:  
T: +44 (0) 207 292 4710

Fraser Williams  
M: 07815771105  
f.williams@morganpryce.co.uk

Teresa Beatty  
M: 07538 420 109  
[t.beatty@morganpryce.co.uk](mailto:t.beatty@morganpryce.co.uk)

Misrepresentation Act  
These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy.

**Subject to contract**

**August 2019**