

28 Austin Friars, EC2N 2QQ

Attractive fully-fitted, 'plug & play' offices in the heart of the City

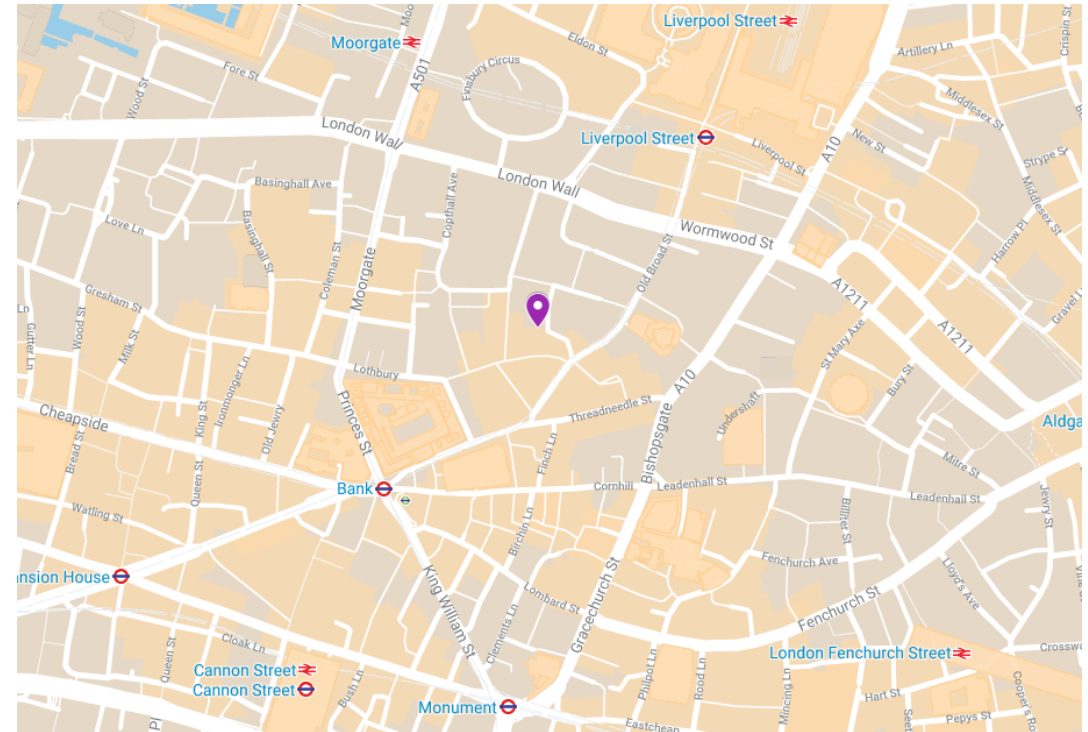
2nd, 3rd & 4th floors 785 – 3,232 sq ft



LOCATION

The property is located on the south-west side of Austin Friars, 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.

MAP



CONTACT US

By appointment through joint agents:

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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 available accommodation has undergone a substantial refurbishment and provides bright, open plan office space.

The 4th floor has been fully fitted with 8 open plan desks, a kitchenette, a meeting room and has been cabled with fibre. The 3rd floor has been cabled with fibre and has a meeting room and demised shower. The 2nd floor is presented in a CAT A condition and has been costed and space planned for a similar fit out to the 4th floor.

FLOOR	SQ FT	SQ M	STATUS
4 th	785	72.92	Available
3 rd	1,157	107.49	Available
2 nd	1,290	119.84	Available
Total	3,232	300.25	

AMENITIES

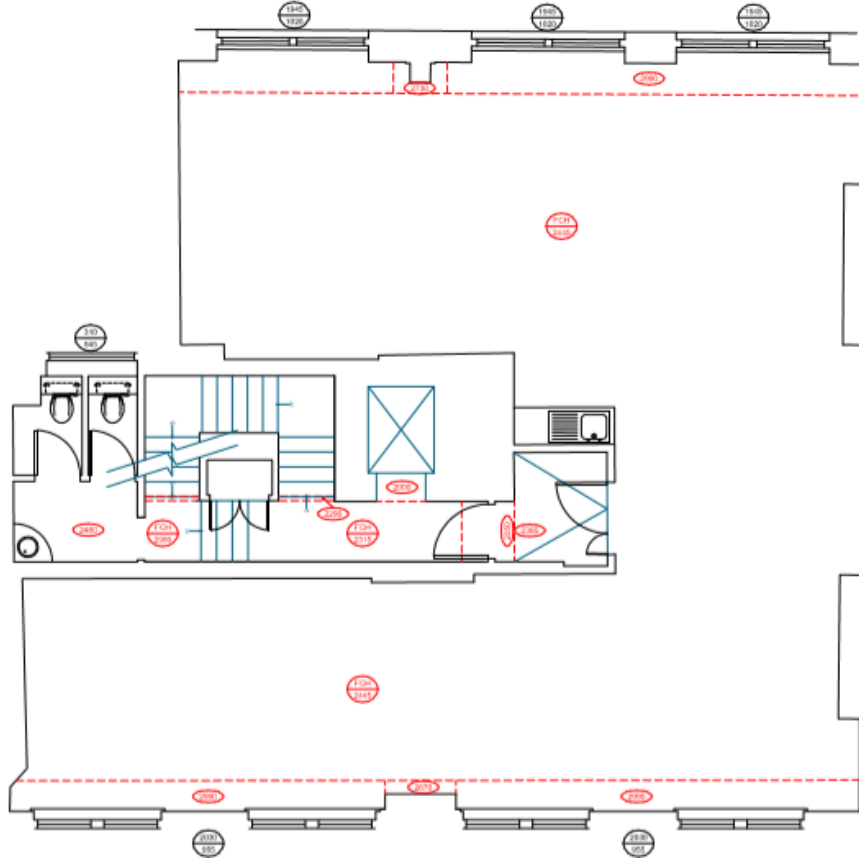
- Newly refurbished 'plug & play' floors
- Four-pipe fan-coil air conditioning
- LED recessed lighting fittings
- 24 hour access
- Metal-tile suspended ceiling
- Fully accessible raised access floors
- Carpeted
- Video entry-phone system



- TERM:** New lease for a term by arrangement directly from the Landlord to be contracted out of the landlord and Tenant Act (1954) as amended.
- RENT:** £55.00 per sq ft
- RATES:** £15.67 per sq ft p.a (19/20 est.)
- S/CHARGE:** £13.80 per sq ft p.a. (19/20 est.)
- VAT:** This property is elected for VAT
- EPC:** Full EPC available on request

FLOOR PLANS

2nd FLOOR



**Floorplan for indicative purposes only*



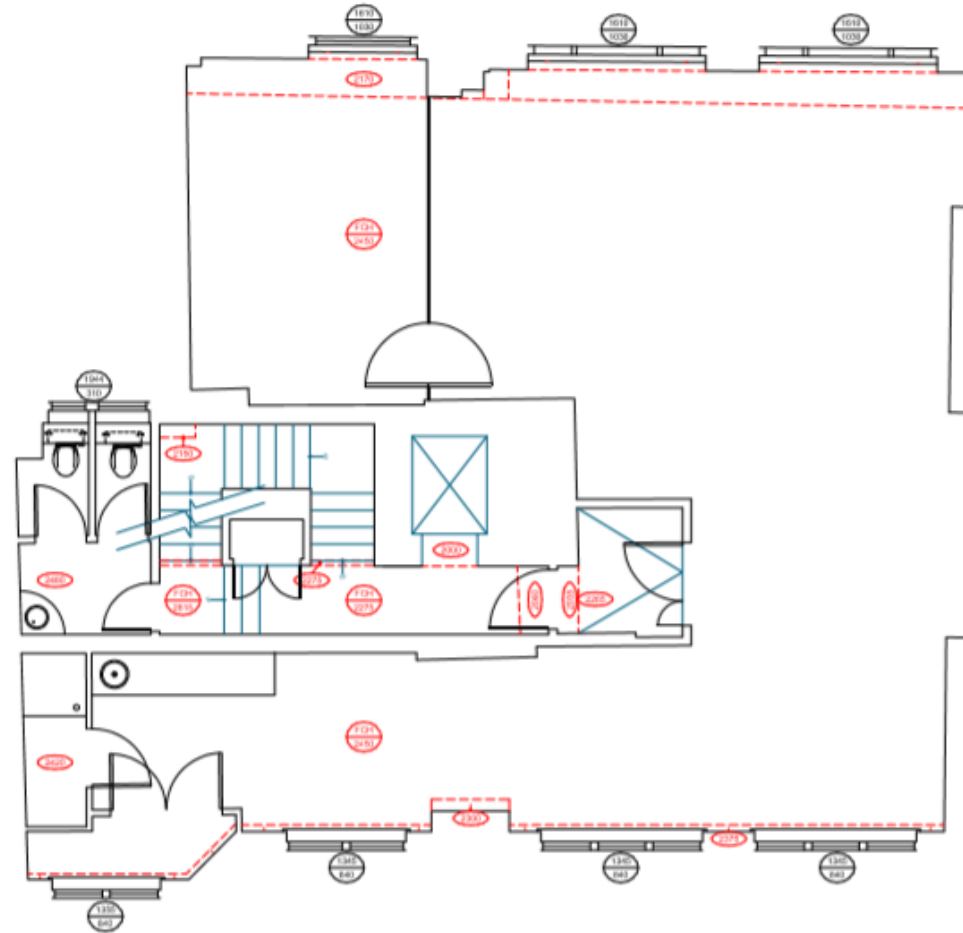
**costed fit out for 2nd floor*

+44 (0) 20 3713 1950

Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on www.commercialleasecode.co.uk

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3rd FLOOR



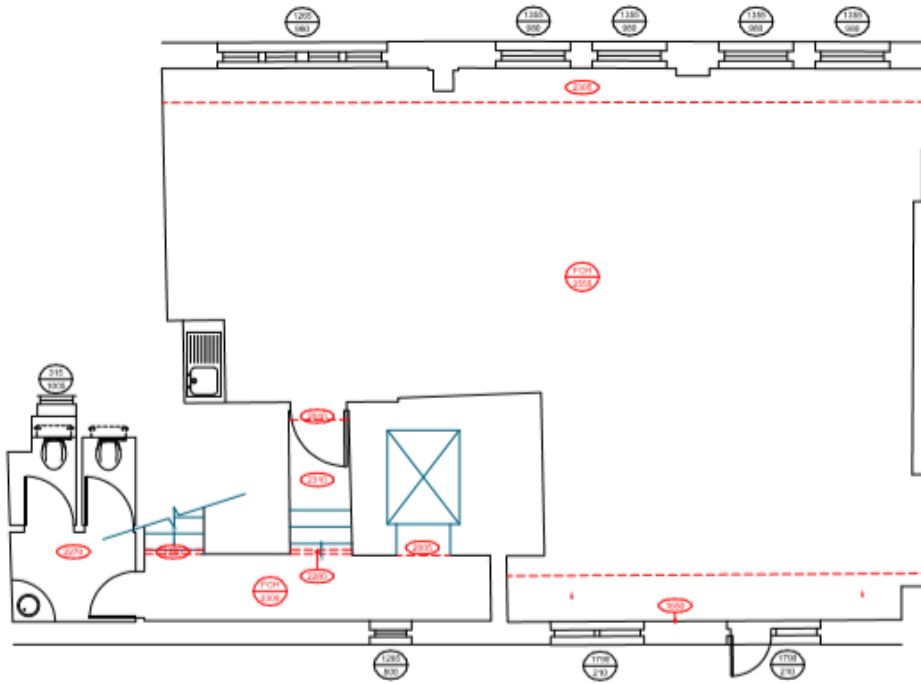
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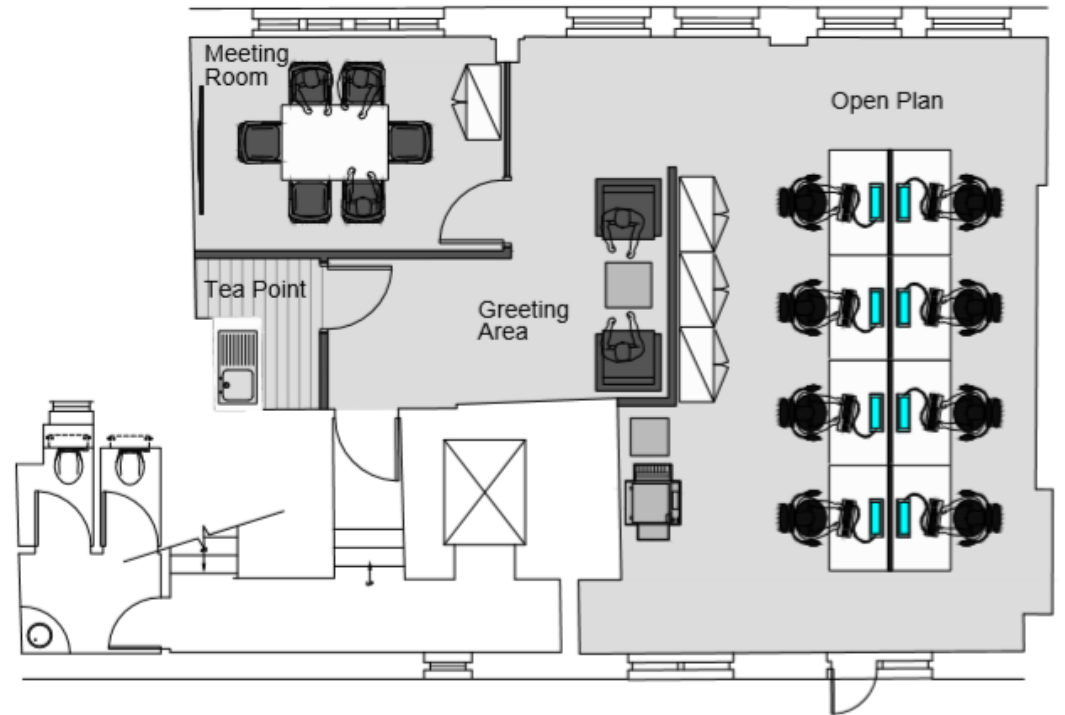
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4th FLOOR



**Floorplan for indicative purposes only*



**proposed fit out for 4th floor*

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