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## 28 AUSTIN FRIARS, LONDON EC2 785 SQ FT (72.92 SQ M) – 1,290 SQ FT (119.84 SQ M) TO LET



## SMALL OFFICE IN THE HEART OF THE CITY

### **LOCATION:**

The property is located on the south-west side of Austin Friars, just off Old Broad Street and Throgmorton Street. Bank (Central, Northern and Waterloo), Liverpool Street (Central, Circle, Hammersmith and City) and Moorgate Stations are close by, providing British Rail and underground services.



These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

#### **SPECIFICATION:**

- Four-pipe fan-coil air conditioning
- LG7 compliant recessed lighting fittings
- Good floor to ceiling height
- 24 hour access

- Metal-tile suspended ceiling
- Fully accessible raised access floors
- Carpeted
- Video entry-phone system

ACCOMMODATION: The available accommodation has the following approximate net internal floor area: -

Floor	Description	Sq Ft	Sq M
4 <sup>th</sup>	Offices	785	72.92
2 <sup>nd</sup>	Offices	1,290	119.84
Total	Offices	2,075	192.76

TERM: The premises are available by way of a lease for a term by arrangement, direct from the Landlord.

- **RENT:** £57.50 per sq ft. exclusive of all outgoings and VAT
- RATES: The business rates are approximately £15.89 per Sq. Ft. per annum for 2018/2019
- **SERVICE CHARGE:** Approximately £13.80 per sq ft.
- **LEGAL COSTS:** Each party are responsible for their own legal costs.
- **EPC:** D-78
- **POSSESSION:** Immediate upon completion of legal formalities.
- VIEWINGS: Strictly via sole letting agents MELLERSH & HARDING

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