

AVAILABLE TO LET

# 14 Austin Friars

14 Austin Friars, London, Greater London EC2N 2HE



Office for rent, 1,100 - 2,419 sq ft, £62.50 psf (quoting)

To request a viewing call us on 0207 338 4431

For more information visit https://www.realla.co.uk/m/33939-14-austin-friars-14-austin-friars

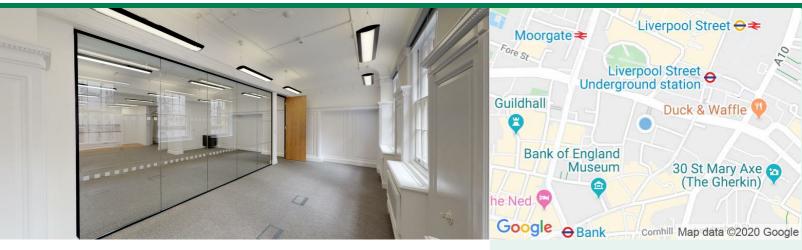
Harvey James harvey.james@realestate.bnpparibas

Alice Alias alice.alias@realestate.bnpparibas

#### 14 Austin Friars

14 Austin Friars, London, Greater London EC2N 2HE To request a viewing call us on 0207 338 4431





# Office Floor Available in the Heart of the City Core, Located Moments From Bank & Moorgate Stations

### **Highlights**

- Newly Remodelled Reception with Contemporary Finishing
- Landlord Cat B Fit Out 10 Person Meeting Room, Kitchenette, Cabling and Desks
- Period Features
- · Faces Onto Austin Friars
- New Perimeter VRF Air Conditioning
- Pendant LED Lighting
- Refurbished Common Parts

## **Property details**

Rent	£62.50 psf (Quoting)
Building type	Office
Secondary classes	B1
Sizes	1,100 to 2,419 Sq ft
VAT charges	The building is elected for VAT
Lease details	Direct Lease from the Landlord
EPC category	С
EPC certificate	Available on request

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Part 1st (South)	1,100	£62.50	£12.86	£19.40	£104,236.00	Available
LG	1,319		P.O.A	P.O.A	P.O.A	Available
Total	2,419				£104,236.00	

<sup>\*</sup> All sizes NIA

#### More information

Visit microsite

https://www.realla.co.uk/m/33939-14-austin-friars-14-austin-friars

#### Contact us

BNP Paribas Real Estate (City Office Leasing) 5 Aldermanbury Square, London EC2V 7BP

- www.realestate.bnpparibas.co.uk
- **\**0207 338 4431
- realestate.enquiries@bnpparibas.com
  in linkedin.com/company-beta/963211/?
  pathWildcard=963211
- **梦** @BNPPRE\_UK

Harvey James

**BNP Paribas Real Estate** 

- **\**0207 338 4308
- harvey.james@realestate.bnpparibas

Alice Alias

**BNP Paribas Real Estate** 

- **\**0207 338 4412
- ✓ alice.alias@realestate.bnpparibas

Quote reference: RENT-33939 Each party to bear their own costs

16/01/2020&nsbp; Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.