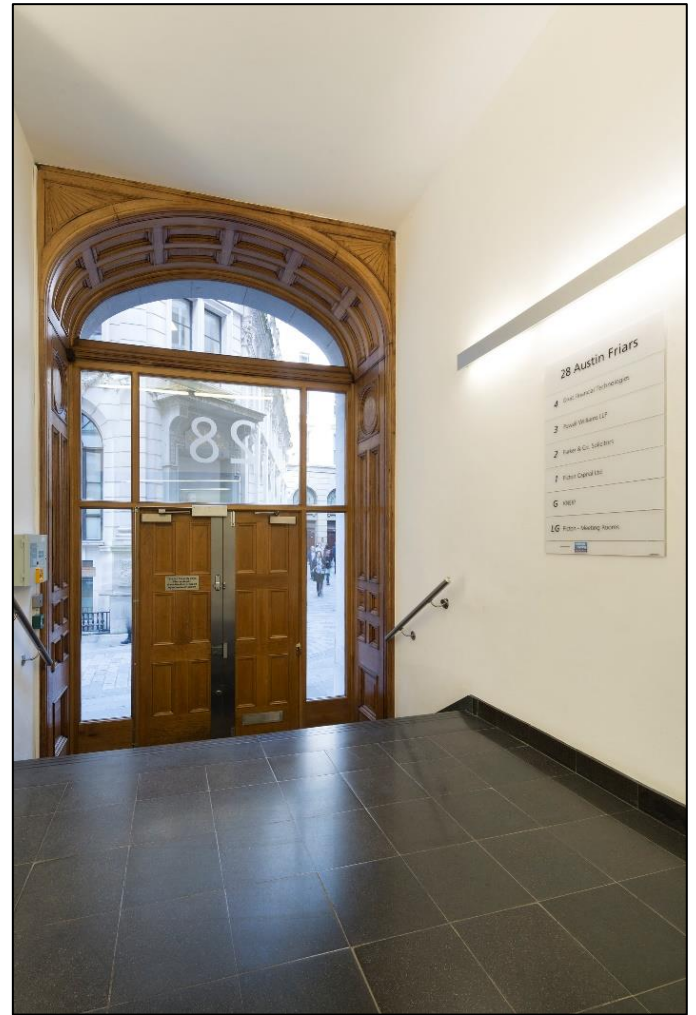


28 AUSTIN FRIARS, LONDON EC2
785 SQ FT (72.92 SQ M) – 3,232 SQ FT (300.24 SQ M) TO LET



SMALL FITTED OFFICES 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.

ACCOMMODATION:

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

020 7522 8500

Floor	Description	Sq Ft	Sq M	Condition
4 th u/o	Offices	785	72.92	Fully Fitted 8 open plan desks, executive boardroom, reception area and kitchen. u/o
3 rd	Offices	1,157	107.48	Partly Fitted Redecorated, recarped and cabled offices with a glass partitioned meeting room and demised shower facilities.
2 nd	Offices	1,290	119.84	CAT A Fit-out options are available and are costed/timed.
Total	Offices	3,232	300.24	

SPECIFICATION

- Fully fitted 4th floor.
- Landlord will fit out other floors.
- Four-pipe fan-coil air conditioning
- LG7 compliant recessed lighting fittings
- Metal-tile suspended ceiling
- Fully accessible raised access floors
- Video entry-phone system
- 24 hour access

TERM:

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

RENT:

£55.00 per sq ft. exclusive of all outgoings and VAT

RATES:

The business rates are approximately **£15.70** per sq. ft. per annum for 2019/2020

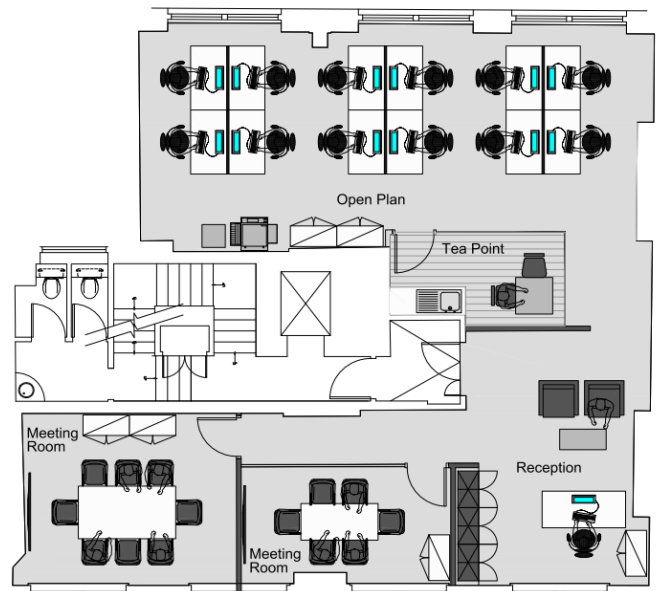
SERVICE CHARGE:

Approximately **£14.70** per sq ft.

LEGAL COSTS:

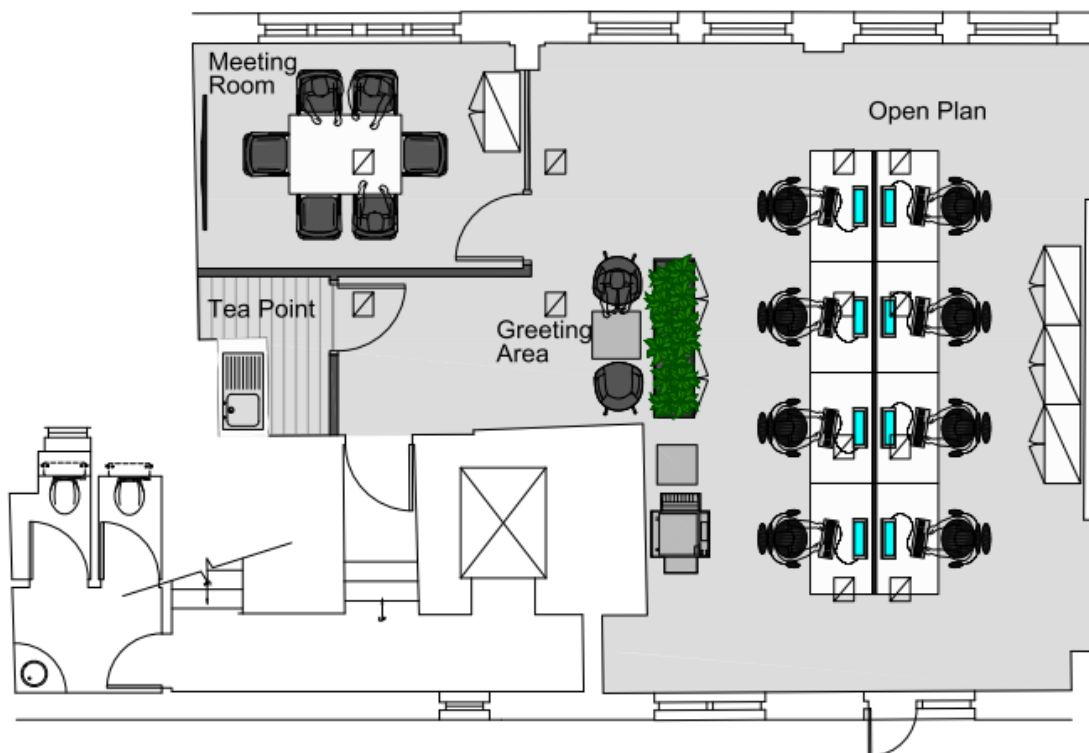
Each party are responsible for their own legal costs.

PROPOSED SECOND FLOOR CGI AND FLOOR PLAN:





FOURTH FLOOR PLAN (AS FITTED):



EPC: D-78

POSSESSION: Immediate upon completion of legal formalities.

VIEWINGS: Strictly via joint letting agents **MELLERSH & HARDING** and **BBG**

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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.