Description

14 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.

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.

Availability

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq Ft</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>4th</td>
<td>785</td>
<td>Available</td>
</tr>
<tr>
<td>3rd</td>
<td>1,157</td>
<td>Available</td>
</tr>
<tr>
<td>2nd</td>
<td>1,290</td>
<td>Available</td>
</tr>
<tr>
<td>Total</td>
<td>3,232</td>
<td></td>
</tr>
</tbody>
</table>

Contact us

BBG Real Estate Advisers

Tom Boggis
+44 7795 070676
tom.boggis@bbgreal.com

Fred Pope
+44 7880 242 177
fred.pope@bbgreal.com
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: £17.38 per sq ft p.a (20/21 est.)

S/CHARGE: £13.80 per sq ft p.a. (20/21 est.)

VAT: This property is elected for VAT

EPC: Full EPC available on request

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.
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