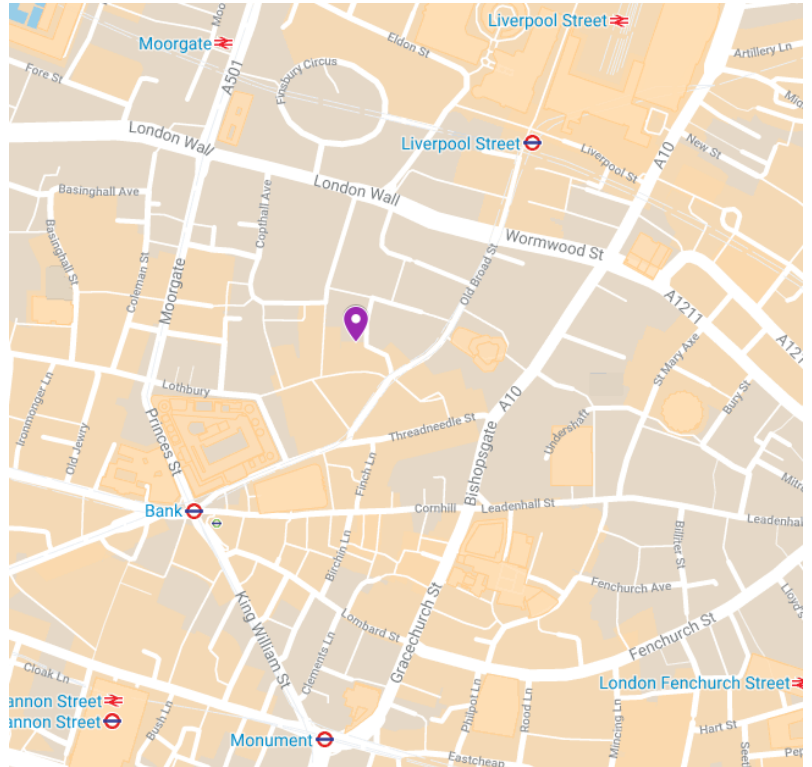


Offices to Let 28 Austin Friars, London, EC2

Newly refurbished building with a mix of fully refurbished CAT A+ and CAT A Floors



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 building is undergoing a comprehensive refurbishment, which includes a repainted façade, brand new remodeled reception, new W/Cs, new shower facilities on the Lower Ground floor as well as a bike rack and locker room.

The office floors are being refurbished to CAT A with new carpets, new LED lights and new kitchenettes. All the floors are being cabled with fibre. The 2nd floor is being fully fitted with 12 desks, a large meeting room, kitchen/break out area and meeting pods.

The ground & lower ground floors will be available together and will benefit from a brand new interlinking staircase. The works will **PC in April 2022**.

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

Floor	Sq Ft	Status
3 rd	1,157	Available April 22
2 nd	1,290	Available April 22
1 st	1,380	Available April 22
Ground/LG	N/A	Available April 22
Total	TBC	

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Amenities

- Newly refurbished building
- Remodeled reception
- CAT A+ & CAT A floors
- Bike racks and shower facilities
- LED recessed lighting fittings
- Metal-tile suspended ceiling with four-pipe fan-coil air conditioning
- Fully accessible raised access floors
- 24 hour access
- 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:	TBC
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

