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To Let



23 Austin Friars

London, EC2N 2QP

Coming Soon

23 Austin Friars EC2. Prime Refurbished City offices overlooking Austin Friars and Drapers' Hall gardens. c.41,865 sq ft (TBC)

3,102 to 39,639 sq ft

(288.19 to 3,682.58 sq m)

- Grade II-listed building overlooking Austin Friars and the Drapers' Hall gardens
- Communal roof terrace with bar and views of the tall building cluster
- Luxury members' club, gym and wellness suite
- Four pipe fan-coiled air conditioning
- Fully cabled offices with fibre installed

23 Austin Friars, London, EC2N 2QP

Summary

Available Size	3,102 to 39,639 sq ft
Business Rates	To be confirmed.
Service Charge	To be confirmed.
EPC Rating	B (48)

Description

23 Austin Friars is a striking Grade II-listed building in a prime City of London location. Overlooking the square of Austin Friars and the gardens of Drapers' Hall, it is in a quiet oasis in the heart of the City.

This beautiful building has been comprehensively refurbished to provide contemporary interiors whilst retaining striking period features. The office space is provides highly flexible new Category A space with windows on three side providing excellent naturally light throughout. Tea points and fitted cabling are installed and the building is enabled for fibre. A bespoke landlord fit-out is available by negotiation.

Amenities will include a luxury members' club; gym and wellness suite; a fifth-floor business lounge and a communal roof terrace and bar with panoramic views of the City skyline.

Location

Overlooking Drapers' Hall gardens, this striking Grade II-listed building in a quiet oasis in the heart of the City. Austin Friars is a pedestrian street just off Old Broad Street, close to the Bank of England and the Royal Exchange.

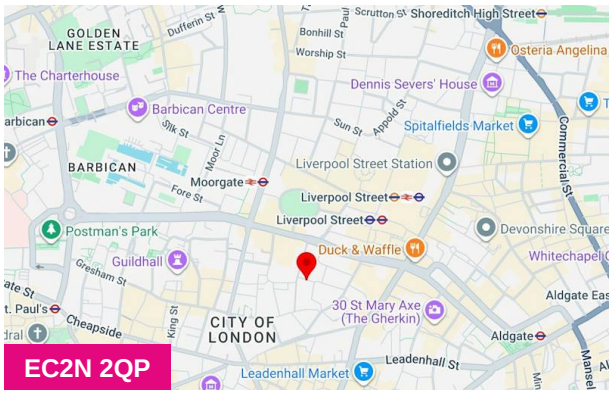
Transport connections are excellent: Bank, Moorgate and Liverpool Street stations are all within 5 minutes walk, putting the Underground, the Elizabeth line and National Rail on your doorstep.

The surrounding streets offer an exceptional choice of cafés, bars and restaurants, with high-end shopping and dining at the Royal Exchange and the character of Leadenhall Market both within a few minutes' walk. Work hard, eat well, walk everywhere.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	3,102	288.19	Coming Soon
4th	6,795	631.28	Coming Soon
3rd	9,386	871.99	Coming Soon
2nd	9,097	845.14	Coming Soon
1st	8,887	825.63	Coming Soon
Ground	2,372	220.37	Coming Soon
Total	**39,639**	**3,682.60**	







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