

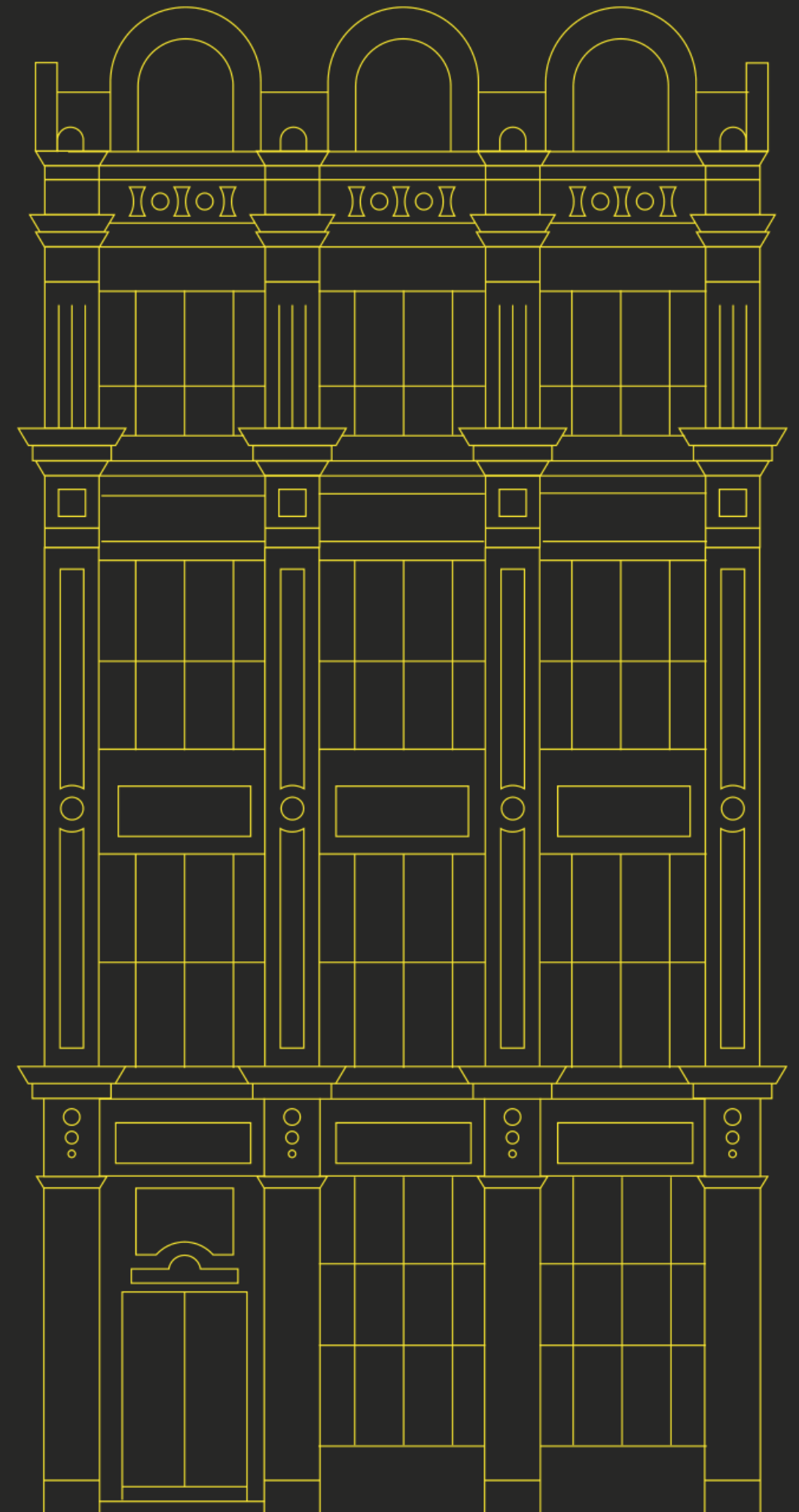
13 AUSTIN FRIARS EC2

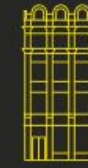
Fully fitted CAT B office to let

Entire second floor

1,738 sq ft / 161 sq m

New lease





SLEEK, STYLISH AND FLEXIBLE

The entire second floor of 13 Austin Friars offers 1,738 sq ft of fitted office space within a Grade II listed building with a striking Victorian façade.

Offered in CAT B condition on a new lease, the floor includes open-plan workspace, a meeting room, an enclosed meeting pod, a kitchenette and a fitted bar area.

FLOOR	SQ FT	SQ M	STATUS
2nd	1,738	161	CAT B

LEASE TERMS

New lease. Term by arrangement

Areas stated on a net internal area basis.

THE SECOND FLOOR

Fitted office accommodation



Second-floor open-plan workspace



Second-floor meeting room



Second-floor fitted bar area



AMENITIES

IN THE SUITE



Exposed services

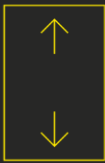


CAT B fitted

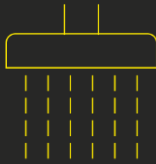


Air conditioning

IN THE BUILDING



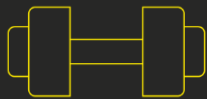
Passenger lift



Showers



Cycle storage



Tenant gym



Bookable meeting rooms



Refurbished reception



Second-floor meeting pod



WC facilities



Second-floor bar and breakout area

UNRIVALLED CONNECTIVITY



LIVERPOOL ST

7 MINUTE WALK

Elizabeth, Overground, Central,
Circle, Hammersmith & City,
Metropolitan, National Rail



MOORGATE

5 MINUTE WALK

Elizabeth, Northern, Hammersmith & City,
Metropolitan, Circle

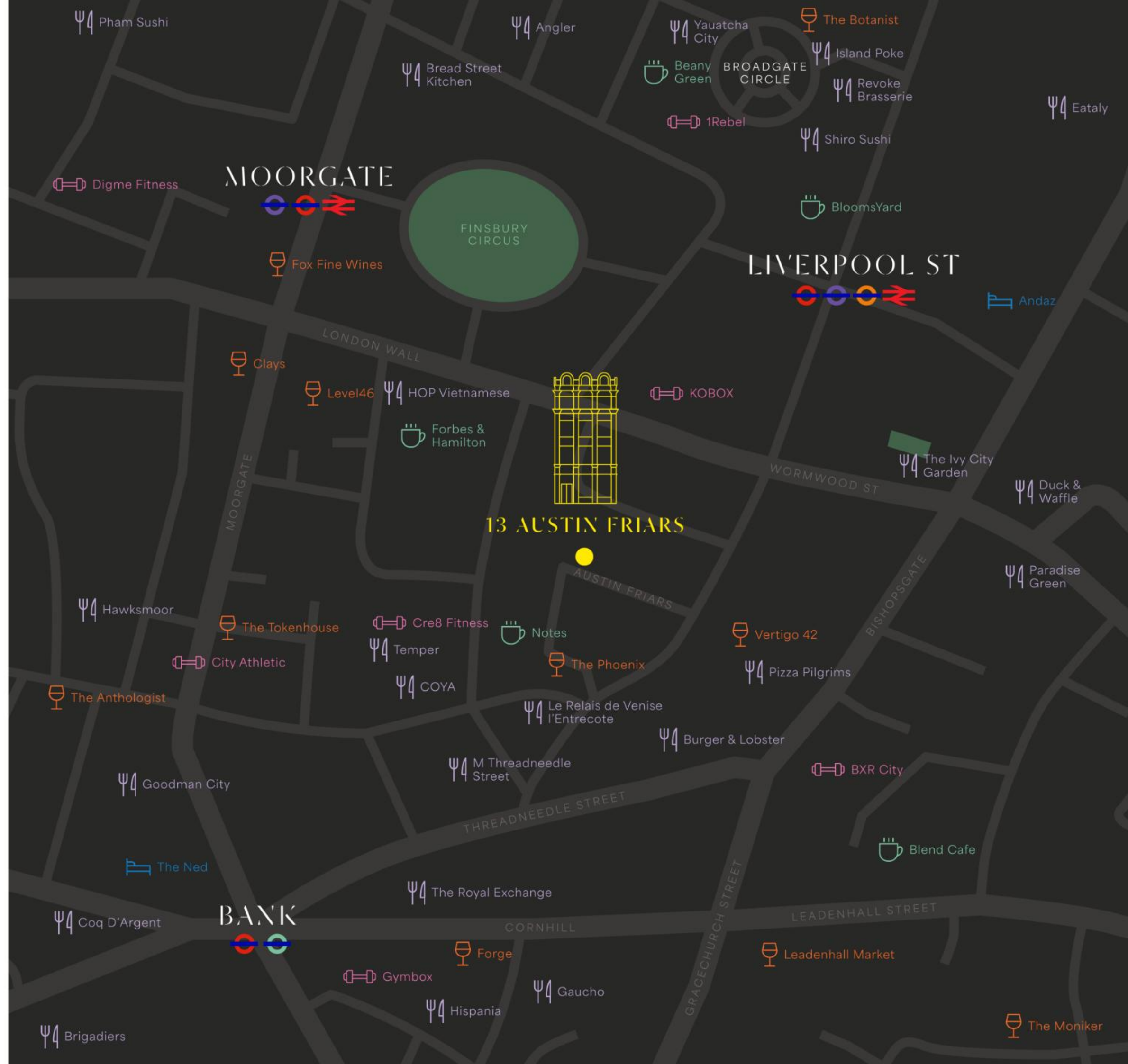


BANK

5 MINUTE WALK

Central, DLR, Northern, Waterloo & City

Approximate walking times



FLOOR	SQ FT	STATUS	RENT
2nd	1,738	CAT B	£69.50 per sq ft pa exclusive

LEASE TERMS

New lease. Term by arrangement

Service charge and business rates upon application



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