

From 1,331 Sq Ft — 9,371 Sq Ft To Let



EXCEPTIONAL CITY WORKSPACE

Augustine House has been thoughtfully refurbished to offer up to 9,371 sq ft of contemporary office space in the heart of the City Core.

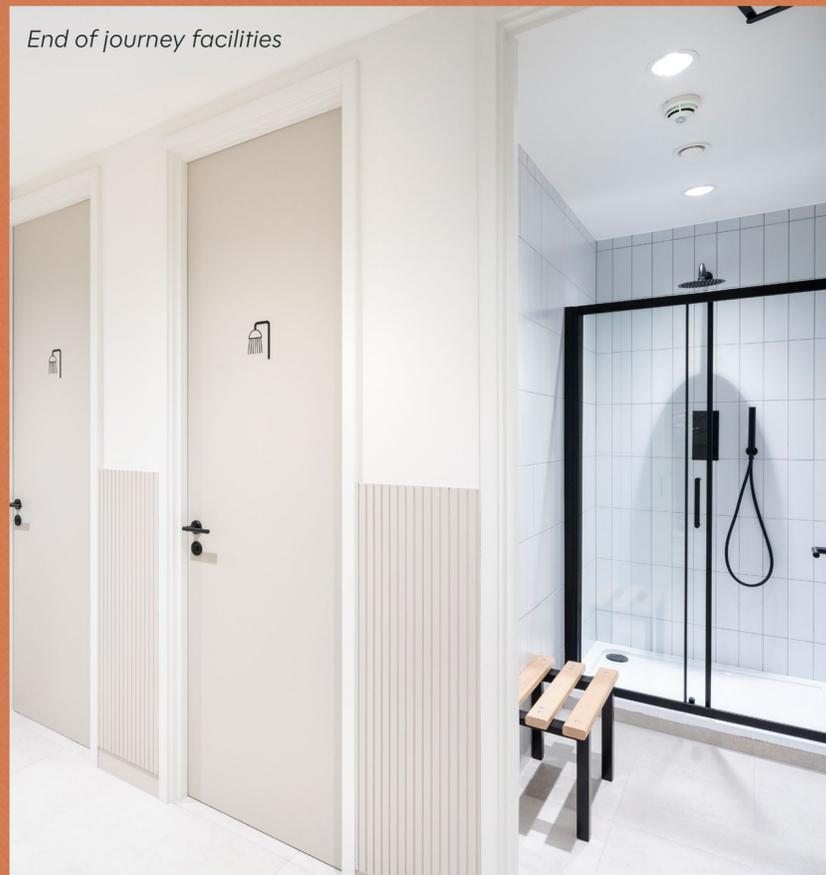
A newly upgraded reception and enhanced end-of-trip facilities create a smart welcome. The fitted 7th floor offers ready-to-occupy space, with high-quality CAT A and CAT A+ accommodation available on the Lower Ground, 4th and 5th floors.



Reception



Lift lobby



End of journey facilities

KEY HIGHLIGHTS



Fitted & CAT A space



Private terrace on 7th floor



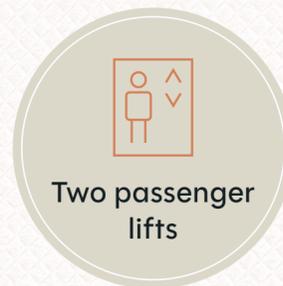
New end of trip facilities



Excellent natural light



New manned reception



Two passenger lifts



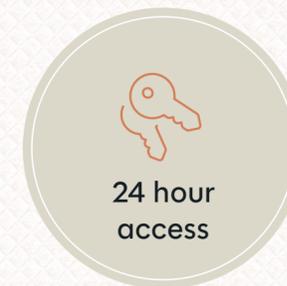
Air conditioning



Suspended ceilings



Showers



24 hour access

SPACE YOUR WAY

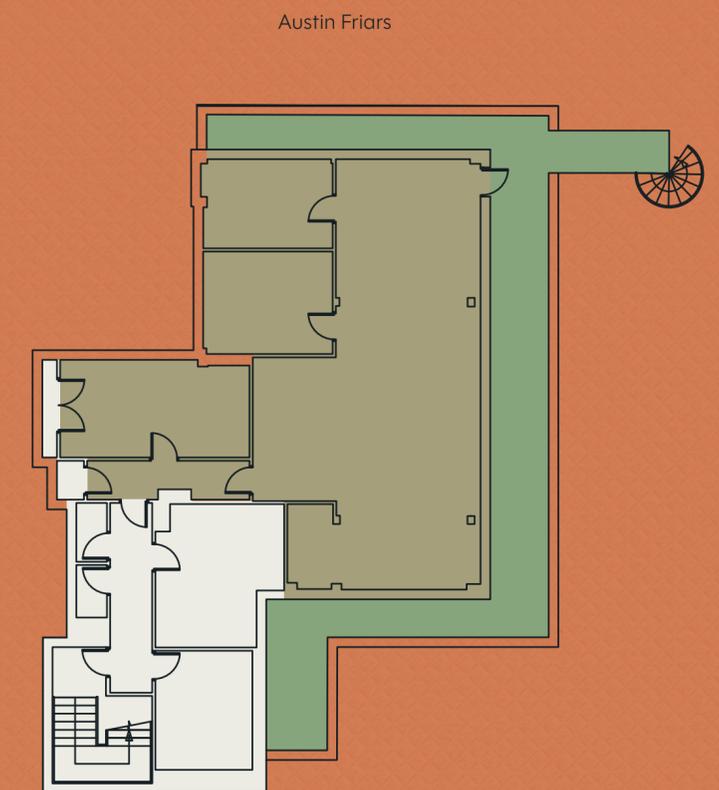


AVAILABILITY

Floor	Condition	Sq Ft	Sq M	Availability
7th	Fitted	1,331	123.7	Available
5th	Cat A+	2,899	269.3	Available
4th	Cat A	3,379	313.9	Available
3rd		-	-	Let
2nd		-	-	Let
Lower Ground	Cat A	1,762	164	Available
Total Available		9,371	870.5	

TYPICAL UPPER FLOOR – 3,379 SQ FT

7TH FLOOR – 1,331 SQ FT (123.7 SQ M)



● Office ● Core ● Terrace

Plans not to scale.
For indicative purposes only.

THE BEST OF THE CITY

Set on Austin Friars and overlooking a quiet square, the building is just 250 metres from the Bank of England and the Royal Exchange — two of the City's most recognised landmarks.

Perfectly positioned between Bank, Moorgate and Liverpool Street stations, offering excellent connections across the City and beyond.



LOCAL AMENITIES

RESTAURANTS

- Fortnum & Mason
- Los Mochis
- Bob Bob City
- Lucky Cat
- Duck & Waffle
- City Social
- Engel & Jang
- COYA
- Burger & Lobster

BARS & CAFÉS

- SOHO Coffee
- Black Sheep Coffee
- Grind
- Blank Street Coffee
- Notes
- Social 24
- Clays
- The Libertine
- Balls Brothers

FITNESS

- Gymbox
- Fitness First
- PureGym
- Virgin Active

HOTELS

- South Place
- The Ned
- Club Quarters
- Threadneedles



KEY TRAVEL TIMES

Destination	Services	Lines	Walk Times
Liverpool Street			4 mins
Bank			5 mins
Moorgate			7 mins
Cannon Street			9 mins
Fenchurch Street			10 mins
Monument			11 mins

Walk times taken from building in minutes. Source: TfL.



FURTHER INFORMATION

VIEWINGS

Strictly through sole letting agents.

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TERMS

Upon application.



Misrepresentations Act 1967 - Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. December 2025.

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