



## 28 Austin Friars, EC2

London, EC2N 2QQ

**Attractive fully-fitted, 'plug & play' office in the heart of the City**

**1,290 sq ft**  
(119.84 sq m)

- Refurbished 'plug & play' floor
- Four-pipe fan-coil air conditioning
- LED recessed lighting fittings
- 24 hour access
- Fully accessible raised access floors
- Video entry-phone system
- Bike racks and showers

# 28 Austin Friars, EC2, London, EC2N 2QQ

## Summary

|                |                           |
|----------------|---------------------------|
| Available Size | 1,290 sq ft               |
| Rent           | £67.50 per sq ft          |
| Rates Payable  | £17.30 per sq ft          |
| Rateable Value | £46,500                   |
| Service Charge | £15 per sq ft<br>Estimate |
| EPC Rating     | Upon enquiry              |

## 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 available accommodation has undergone a substantial refurbishment and provides bright, open plan office space.

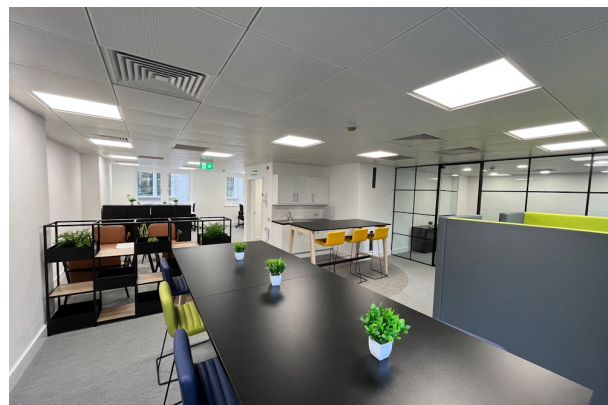
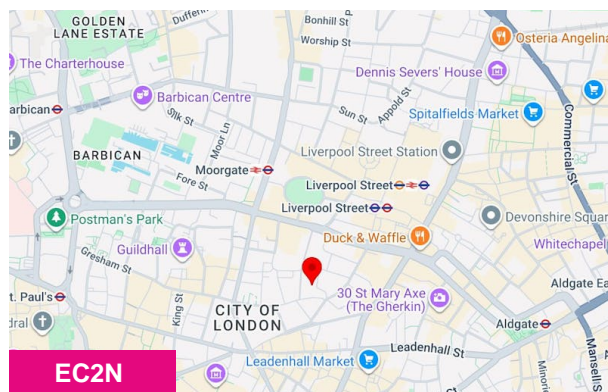
## Location

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.

## Accommodation

The accommodation comprises the following areas: The 2nd floor is Fully furnished, plug and play CAT B condition.

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| 2nd          | 1,290        | 119.84        | Available    |
| <b>Total</b> | <b>1,290</b> | <b>119.84</b> |              |



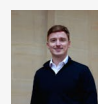
## Viewing & Further Information



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