

TO LET - OFFICE

AUGUSTINE HOUSE

Augustine House, 6a, Austin Friars, EC2N 2HA



Key Highlights

- 1,762 to 8,040 sq ft
- Air conditioning
- New end of trip facilities
- Excellent natural light
- Newly refurbished manned reception

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Location

The property is located on Austin Friars, overlooking Austin Friars Square, and is only 250 metres to the north east of the Bank of England and the Royal Exchange, two focal points in the City of London.

Austin Friars is a vibrant and attractive thoroughfare linking Old Broad Street and Throgmorton Avenue in the prime core of the City of London. The property benefits from excellent public transport connections being located equidistant from three of Central London's busiest interchange stations including Bank, Moorgate and Liverpool Street.

Description

The property provides approximately 28,965 sq ft (2,690.9 sq m) of highly specified office and ancillary accommodation arranged over lower ground, ground and seven upper floors. The common parts are undergoing a full refurbishment, including the reception and end of trip facilities, due to complete in Q1 2024.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Rent	Fitout Concept	Availability
7th	1,331	123.65	£49.50 /sq ft	CAT B	Under Offer
5th	2,899	269.33	£77.50 /sq ft	CAT B	Available
4th	3,379	313.92	£69.50 /sq ft	CAT A	Available
3rd	3,423	318.01	-	-	Let
2nd	3,783	351.45	-	-	Let
Lower Ground	1,762	163.70	£19.50 /sq ft	CAT A	Available
Total	16,577	1,540.06			

Specification

Newly refurbished reception
Newly refurbished end of trip
Two passenger lifts
Air conditioning
Suspended ceilings
Showers
Excellent natural light
24 hour access

Contact

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