



13 Austin Friars, EC2

London, EC2N 2HE

**Fully fitted 2nd floor office
to let, offering 1,738 sq ft on
a new lease.**

1,738 sq ft
(161.47 sq m)

- Fully fitted CAT B office
- Air conditioning and passenger lift
- Showers, cycle storage and tenant gym
- New lease with term by arrangement

13 Austin Friars, EC2, London, EC2N 2HE

Summary

Available Size	1,738 sq ft
Rent	£69.50 per sq ft
Business Rates	Upon application. Current VO assessments: rooms 201/202 £27,250 and rooms 203/204 £48,750 RV from 1 April 2026; combined RV £76,000. Rates payable and assessment mapping to the entire floor require confirmation.
Service Charge	Upon application.
VAT	To be confirmed
EPC Rating	C (61)

Description

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.

Location

13 Austin Friars is situated in the heart of the City of London, close to Bank, Moorgate and Liverpool Street stations. The surrounding area provides a wide range of restaurants, cafés and shops.

Accommodation

The accommodation comprises the entire second floor. Areas are stated on a Net Internal Area basis and are subject to confirmation.

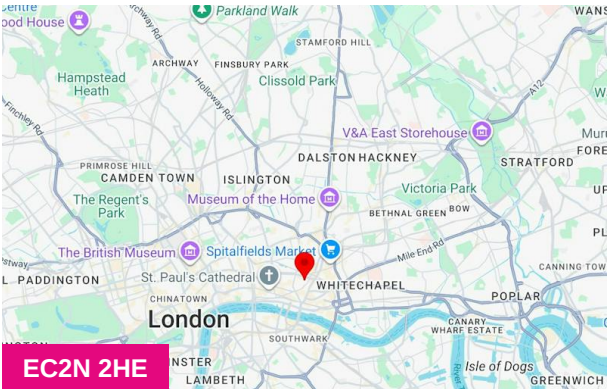
Name	sq ft	sq m	Availability
2nd	1,738	161.47	Coming Soon
Total	1,738	161.47	

Specification

- Suite
- CAT B fitted office
- Open-plan workspace
- Meeting room
- Enclosed meeting pod
- Kitchenette
- Fitted bar area
- Furniture, desking and cabling
- Air conditioning
- Exposed services

- Building
- Passenger lift
- Refurbished reception
- WC facilities
- Showers and cycle storage
- Tenant gym and bookable meeting rooms

EPC: C (61), valid until 15 November 2027.



Viewing & Further Information



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Viewings

By appointment through joint agents BBG Real Estate and Colliers.

BBG Real Estate

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Colliers

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Terms

New lease. Term by arrangement.

Rent: £69.50 per sq ft pa exclusive. Service charge and business rates: upon application. VAT: to be confirmed.

Release date by arrangement, subject to agreement of the existing tenancy surrender and a new lease. Existing fit-out and furniture subject to agreement.