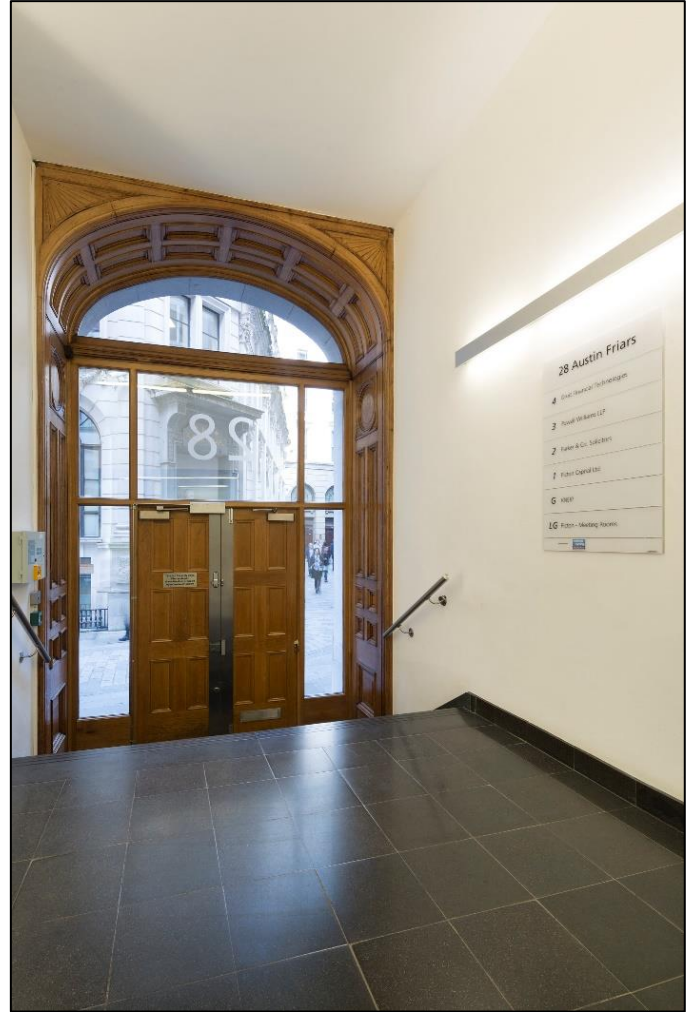


28 AUSTIN FRIARS, LONDON EC2
785 SQ FT (72.92 SQ M) – 1,290 SQ FT (119.84 SQ M) TO LET



SMALL FITTED OFFICES IN THE HEART OF THE CITY

LOCATION:

The property is located on the south-west side of Austin Friars, just off Old Broad Street and Throgmorton Street. Bank (Central, Northern and Waterloo), Liverpool Street (Central, Circle, Hammersmith and City) and Moorgate Stations are close by, providing British Rail and underground services.

020 7522 8500

ACCOMMODATION: The available accommodation has the following approximate net internal floor area:

Floor	Description	Sq Ft	Sq M	Condition
4 th	Offices	785	72.92	Fully Fitted 8 open plan desks, executive boardroom, reception area and kitchen
2 nd	Offices	1,290	119.84	CAT A Fit-out options are available and are costed/timed.
Total	Offices	2,075	192.76	

SPECIFICATION

- Four-pipe fan-coil air conditioning
- LG7 compliant recessed lighting fittings
- 24 hour access
- Metal-tile suspended ceiling
- Fully accessible raised access floors
- Video entry-phone system

TERM: The premises are available by way of a lease for a term by arrangement, direct from the Landlord.

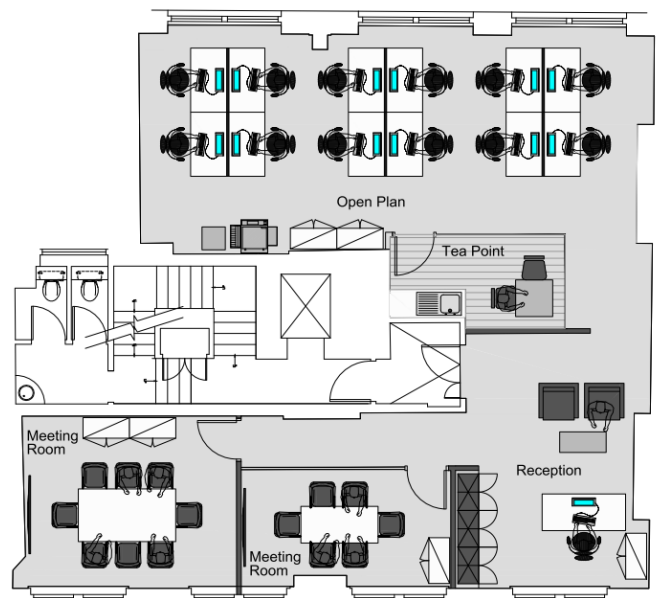
RENT: **£55.00** per sq ft. exclusive of all outgoings and VAT

RATES: The business rates are approximately **£15.70** per sq. ft. per annum for 2019/2020

SERVICE CHARGE: Approximately **£13.80** per sq ft.

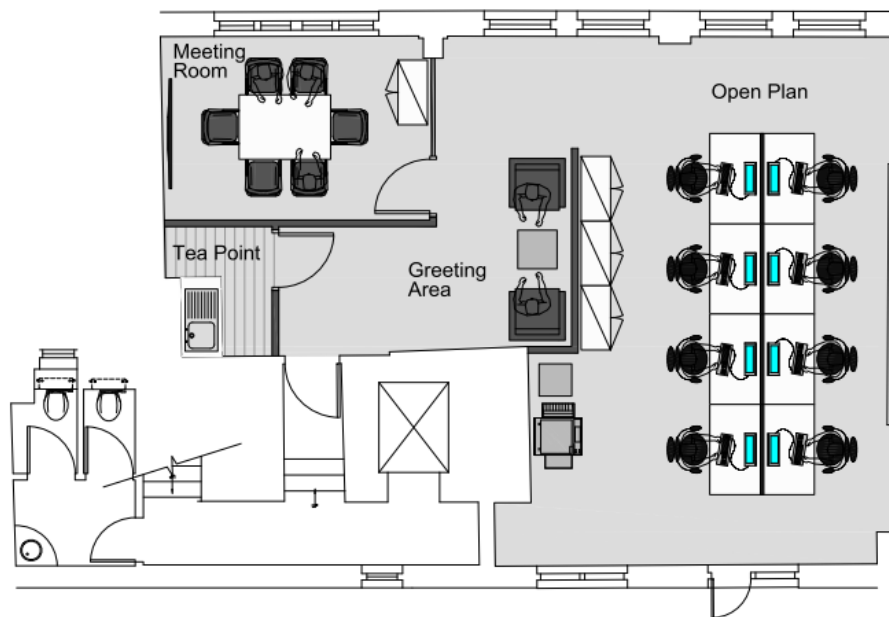
LEGAL COSTS: Each party are responsible for their own legal costs.

SECOND FLOOR:





FOURTH FLOOR PLAN (AS IS):



EPC: D-78

POSSESSION: Immediate upon completion of legal formalities.

VIEWINGS: Strictly via joint letting agents **MELLERSH & HARDING** and **BBG**

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