

TO LET - OFFICE

# AUGUSTINE HOUSE

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



## Key Highlights

- 1,331 to 9,775 sq ft
- Private terrace on 7th floor
- Air conditioning
- New end of trip facilities
- Fully fitted 7th floor
- 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	Availability
7th	1,331	123.65	Available
5th	2,899	269.33	Available
2nd	3,783	351.45	Available
Lower Ground	1,762	163.70	Available
<b>Total</b>	<b>9,775</b>	<b>908.13</b>	

## Specification

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

## Terms

New lease for a term by arrangement with the landlord.

Rent: 7th floor £63.50 psf

Rates: £21.53 psf

Service Charge: £18.63 psf

## Contact

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