



Augustine House, 6A Austin Friars, London, EC2N 2HA

1st floor - 3,887 sq ft

- Excellent natural light
- Newly refurbished manned reception
- Air conditioning
- Private terrace
- New end of trip facilities

Augustine House

6A Austin Friars, London, EC2N 2HA



Summary

Available Size	3,887 sq ft / 361.11 sq m
Rent	£75 per sq ft
Service Charge	£18.63 per sq ft
BER	Upon enquiry

Description

The 1st floor (3,887 sq ft) of this newly refurbished building boasts abundant natural light, a dedicated kitchen, and WCs, along with access to a spacious terrace. The building also features a newly renovated reception area and modern end-of-trip facilities. The floor includes a boardroom, kitchenette, open-plan desk area, two private offices, and two zoom booths. Currently, there is a laboratory and five consultation rooms, which could be utilised by a life science occupier or converted to provide standard open-plan accommodation.

Location

The property is located on Austin Friars, overlooking Austin Friars Square, and is just 250 meters northeast of the Bank of England and the Royal Exchange, two prominent landmarks in the City of London. Austin Friars is a dynamic and attractive thoroughfare connecting Old Broad Street and Throgmorton Avenue in the prime core of the City of London. The property benefits from excellent public transport connections, being equidistant from three of Central London's busiest interchange stations: Bank, Moorgate, and Liverpool Street.

Accommodation

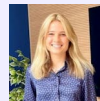
The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year
1st	3,887	361.11	£75	£14.35	£18.63	£419,718.26
Total	3,887	361.11	£75	£14.35	£18.63	£419,718.26



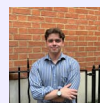
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Terms

Available by way of sublease or assignment until 25th January 2034 with a tenant only break in 2029.

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Photos are CGIs