



## 14 AUSTIN FRIARS

### OVERVIEW

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14 Austin Friars is an attractive Grade II listed building in the heart of the City of London.

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The floors have recently been refurbished to provide newly fitted out workspace, ready to occupy immediately.

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The 1st floor is configured to provide 10 x desks in open plan, a generous kitchen with break out space and a large meeting room.

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### AMENITIES

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Newly fitted out and furnished

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Attractive period building

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Less than 5 mins walk from Elizabeth Line entrance

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Flexible new leases

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Showers, changing and lockers

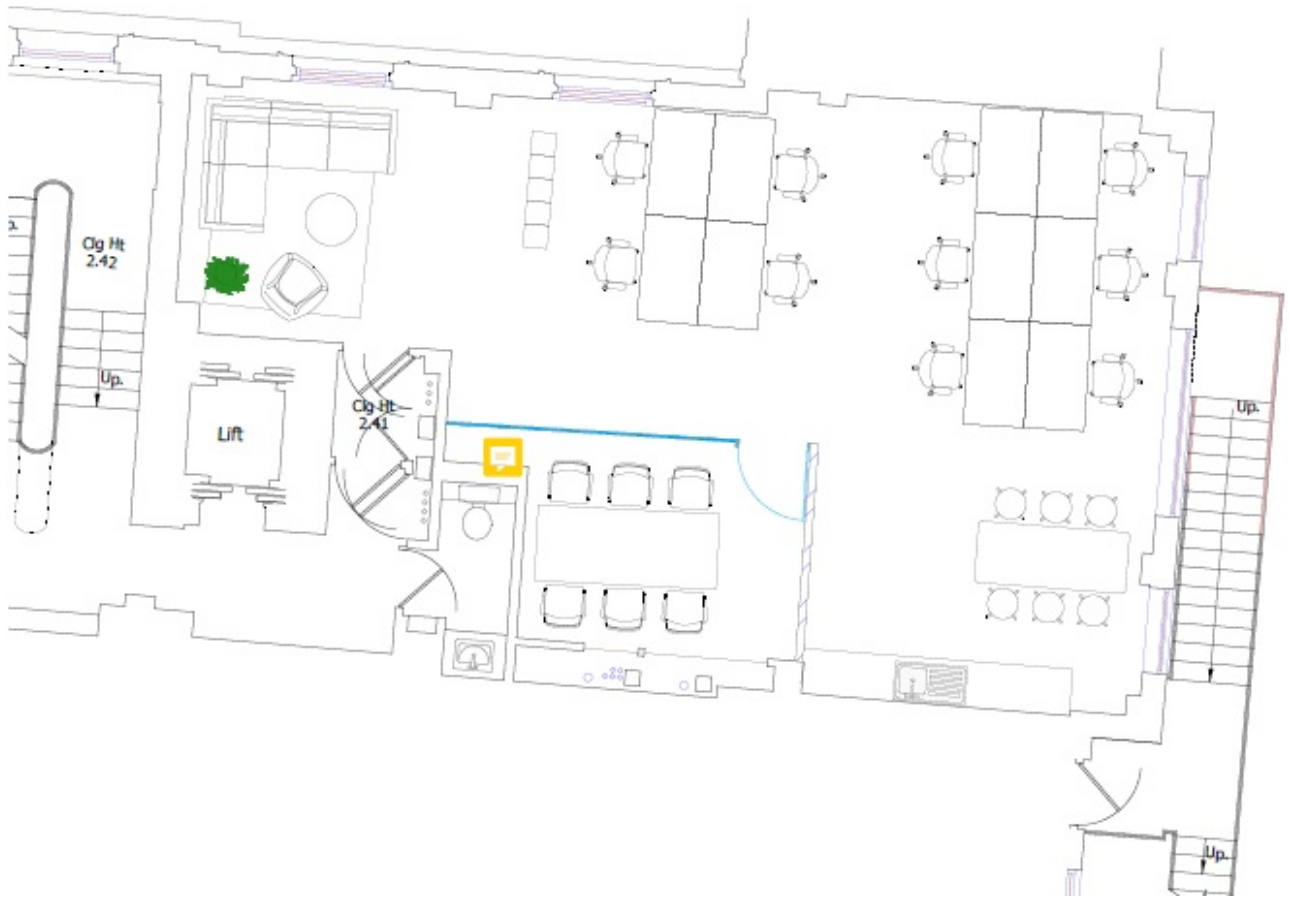
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Secure bike storage

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Air conditioning

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## TERMS

Flexible by arrangement

## SUMMARY

Available Size	871 sq ft to 2,806 sq ft
Floor: 1st North - Available	871 sq ft
Floor: 2nd Entire - Coming soon	1,935 sq ft
Rent	£65 per square foot
Business Rates	£19.39 per square foot
Service Charge	£15.50 per square foot
VAT	Elected

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

## STEPHEN FOSTER

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## LOCATION

The building is located on the northern side of Austin Friars in the heart of the City. Bank, Liverpool Street, Moorgate and Monument tube stations are within easy walking distance. The Elizabeth Line entrance for both Liverpool St and Moorgate is less than 5 minutes walk away.