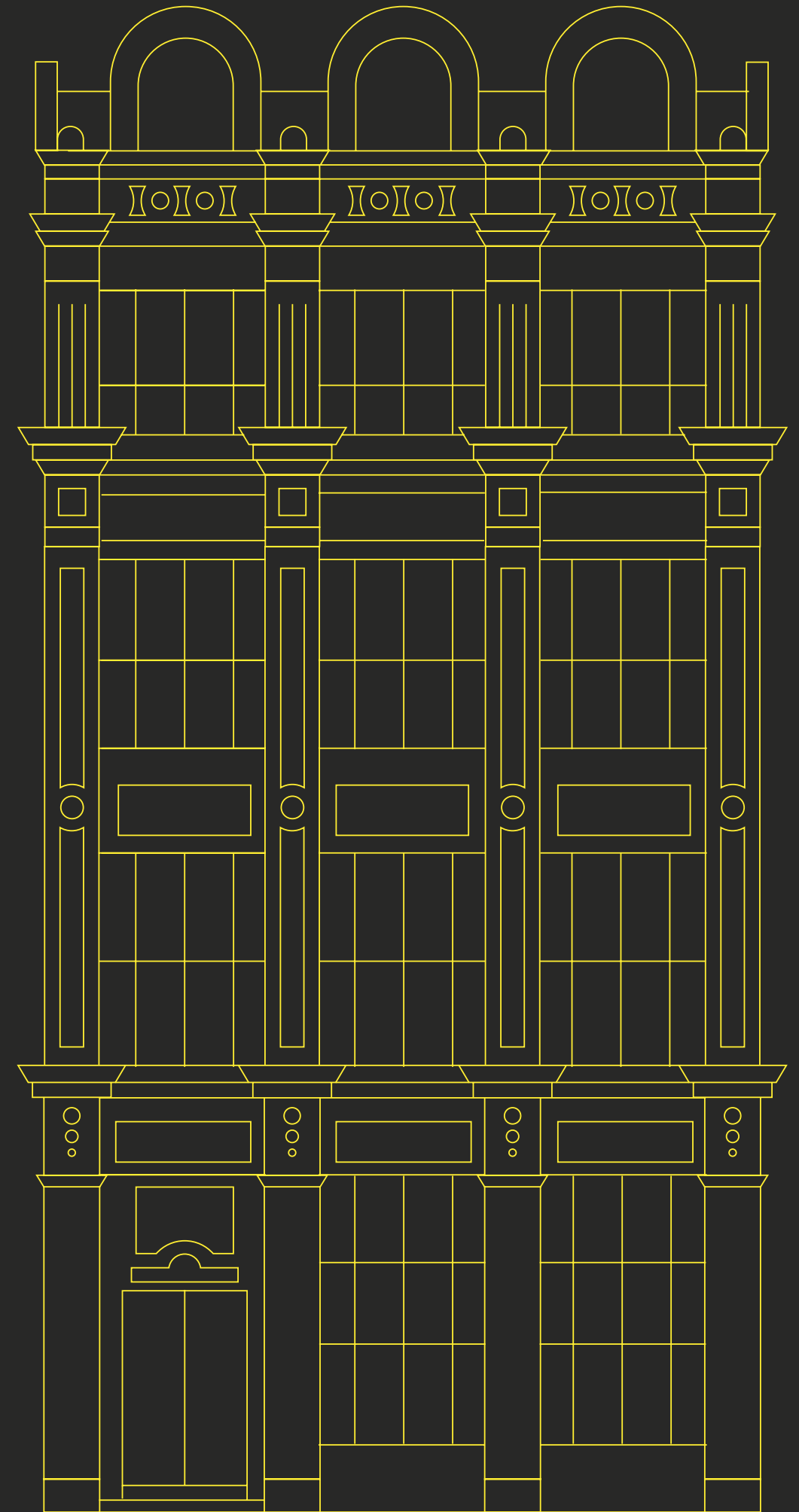


13 AUSTIN FRIARS EC2

Newly refurbished plug & play
office suites to let -
1,560 sq ft to 5,233 sq ft





SLEEK, STYLISH AND FLEXIBLE

13 Austin Friars is a Grade II listed property with a striking Victorian façade. Set over 6 floors, the 4th, 1st and Ground floors are currently available totalling 5,233 sq ft of contemporary office space. The building benefits from a new reception, excellent end-of-trip facilities, a gym and newly refurbished meeting rooms. The 4th floor open plan Plug and Play space has been comprehensively refurbished in a new ‘Media Style’ ready for occupants, while the other floors can be fitted out if needed.

FLOOR	SQ FT	SQ M	STATUS
4	1,801	167	CAT B
1	1,872	174	CAT A+
G	1,560	145	CAT A+
Total	5,233	486	



4th floor breakout area



4th floor meeting room space



4TH FLOOR

1,801 SQ FT
167.3 SQ M

- 32 Desks
- 1 Breakout area
- 1 Teapoint / collaborative area
- 1 Meeting room
- 2 Phone booths



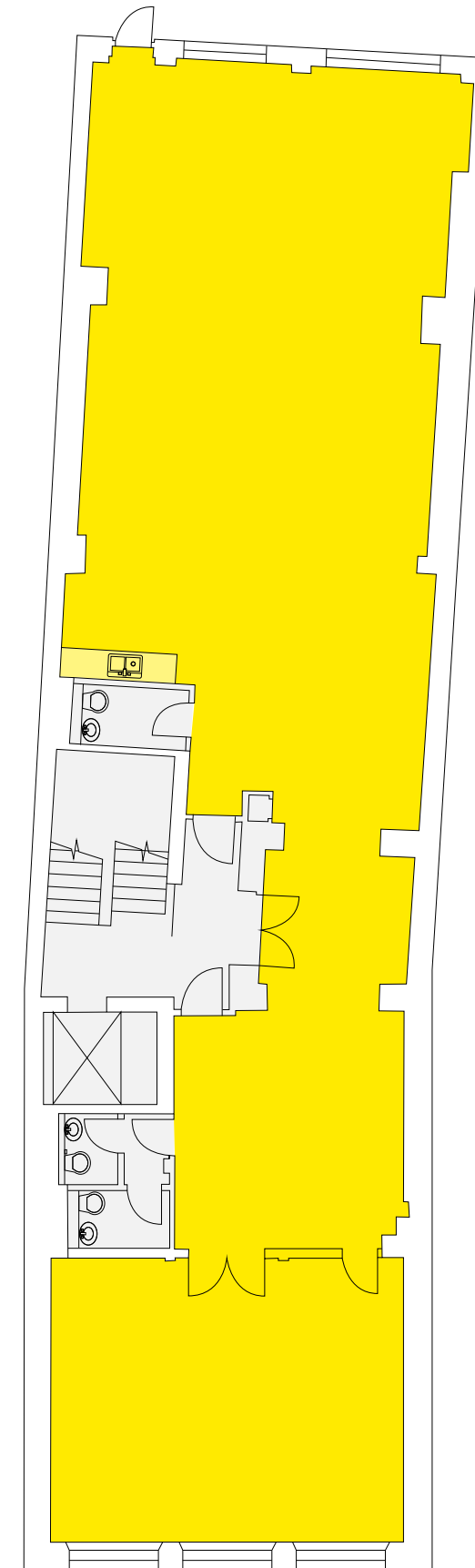
*Floor plans not to scale.
For indicative purposes only.

AUSTIN FRIARS



1ST FLOOR

1,872 SQ FT
174.0 SQ M



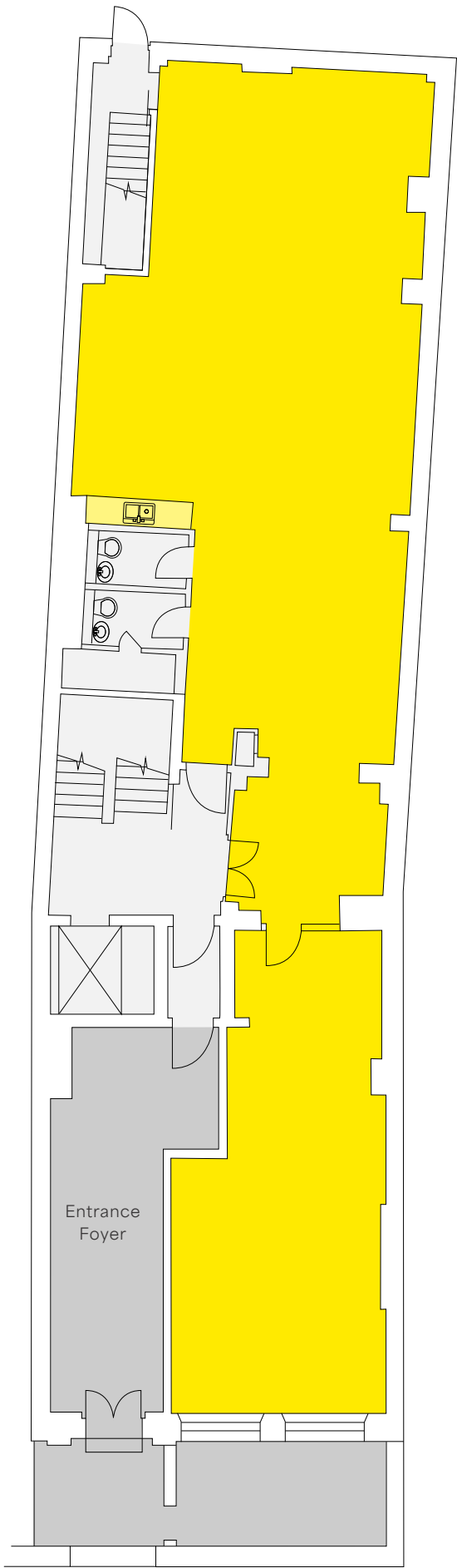
*Floor plans not to scale.
For indicative purposes only.

AUSTIN FRIARS



GROUND FLOOR

1,560 SQ FT
145.0 SQ M



AUSTIN FRIARS



*Floor plans not to scale.
For indicative purposes only.



Ground floor



4th floor workstations



AMENITIES



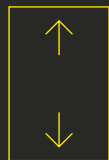
Newly Refurbished to Contemporary Style with Exposed Services



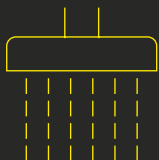
Available as CAT A+ or CAT B Plug and Play Condition



In-House Gym



8 Person Passenger Lift



Showers



Bike Racks



New Kitchenette



Air Conditioned



Perimeter Trunking



Victorian Façade



Bookable Meeting Rooms



Fibre Installed



4th floor teapoint / collaborative area



MANAGED SOLUTION

For one simple monthly price, your office at 13 Austin Friars can be delivered with comprehensive core services and access to an in-house team of experts. From preventative maintenance to special events, a fully managed office means a seamless workspace experience that increases collaboration, productivity, and engagement.

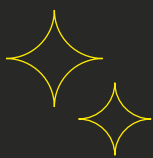
Kitt.

poppy@kittoffices.com
07878 859 429

13 AUSTIN FRIARS EC2



CORE SERVICES



Daily Cleaning & Waste Management



Maintenance & Repairs



Health & Safety Compliance



Broadband



Demise Electricity

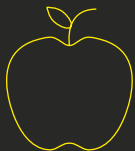


Business Rates

RECOMMENDED CUSTOMISATIONS



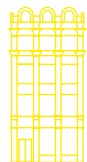
Tea & Coffee



Healthy Snacks



Foliage Rental & Care

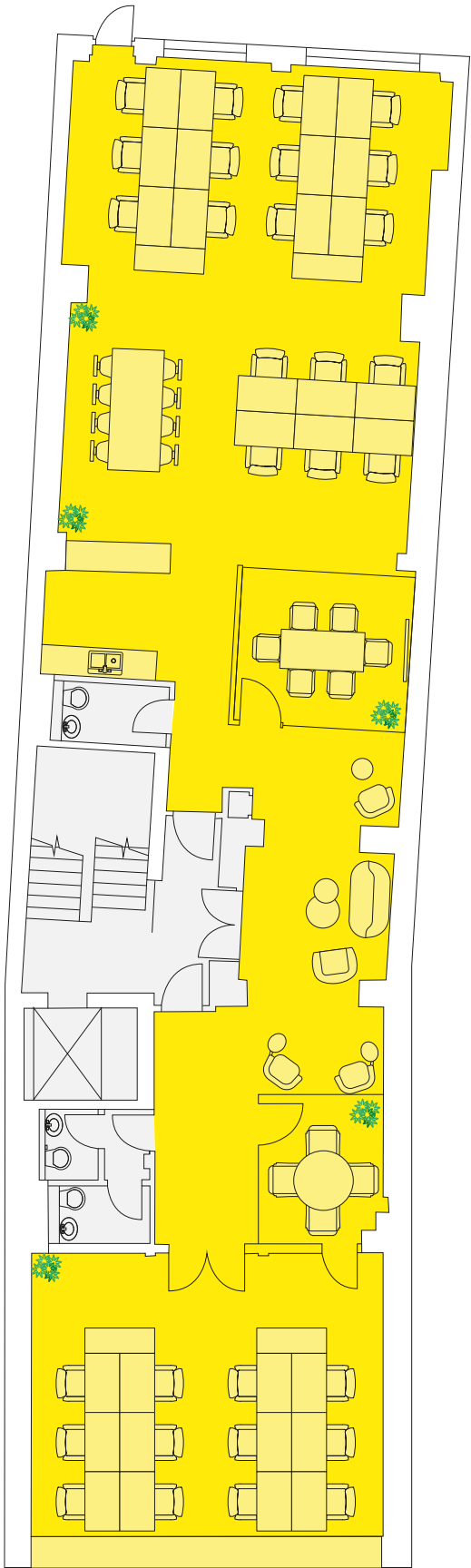


1ST FLOOR

1,872 SQ FT
174.0 SQ M

INDICATIVE LAYOUT

- 30 Desks
- 2 Collaborative areas
- 1 Teapoint
- 2 Meeting rooms
- 1 Entry area



AUSTIN FRIARS



*Floor plans not to scale.
For indicative purposes only.

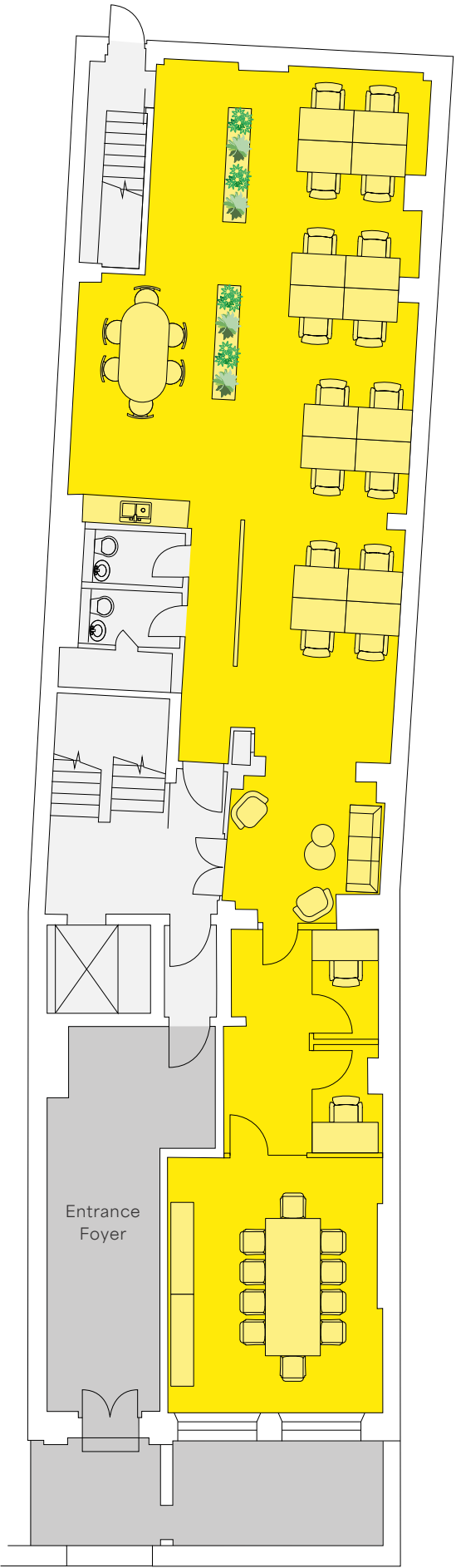


GROUND FLOOR

1,560 SQ FT
145.0 SQ M

INDICATIVE LAYOUT

- 16 Desks
- 1 Collaborative area
- 1 Teapoint
- 1 Meeting room
- 2 Phone rooms



AUSTIN FRIARS



*Floor plans not to scale.
For indicative purposes only.



PRIME POSITION

Situated in the heart of the City, 13 Austin Friars is within close proximity to superb range of restaurants, café's, bars, gyms and retail. For some green space, Finsbury Circus is on the doorstep and connectivity is excellent with three stations close by including Underground, Overground, Elizabeth Line and National Rail.

13 AUSTIN FRIARS EC2

Leadenhall Market

Mister Lasagna

Finsbury Circus

UNRIVALLED CONNECTIVITY



LIVERPOOL ST

7 MINUTE WALK

Elizabeth, Overground, Central,
Circle, Hammersmith & City,
Metropolitan, National Rail



MOORGATE

5 MINUTE WALK

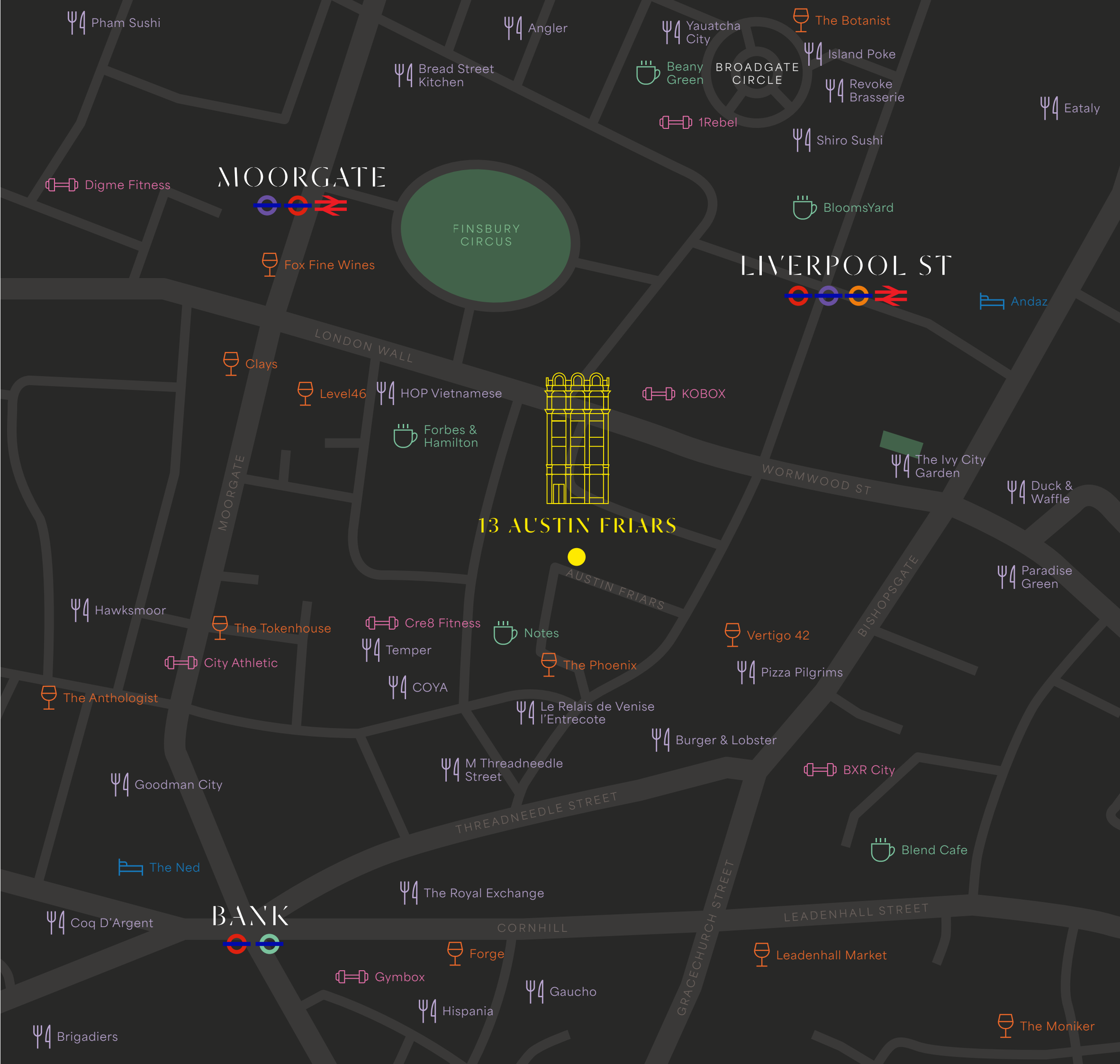
Elizabeth, Northern, Hammersmith & City,
Metropolitan, Circle



BANK

5 MINUTE WALK

Central, DLR, Northern, Waterloo & City



FLOOR	SQ FT	STATUS	QUOTING RENT
4	1,801	CAT B	£69.50 psf pax
1	1,872	CAT A+	£65.00 psf pax
G	1,560	CAT A+	£65.00 psf pax
Total	5,233		

SERVICE CHARGE	RATES
£12.10 psf pa	£19.37 psf pa (est.)

bbg 
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