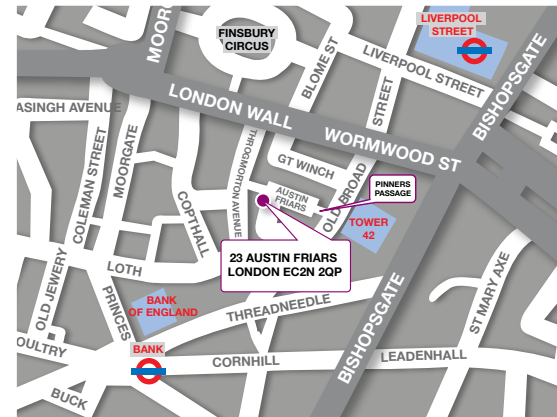




23 AUSTIN FRIARS

LONDON EC2N 2QP
From 4,455 sq ft to 19,080 sq ft



AMENITIES & SPECIFICATION

- Air conditioning
- Suspended ceilings
- Cat II lighting
- Wired for power and data
- Passenger lift
- Fit-out, including tea points
- Meeting room
- Management office
- Excellent natural light
- Staffed ground floor reception
- Security / access control

Available on fixed-price terms, including all property costs, fit-out, furniture and data infrastructure

LOCATION

23 Austin Friars is located in the heart of the City, within a few minutes' walk from Bank, Moorgate and Liverpool Street tube stations. This truly impressive building, moments off London Wall and Old Broad Street, boasts a stunning central atrium and a licensed coffee lounge, ideal for corporate entertaining.

Built in 1888, 23 Austin Friars was designed by Sir Aston Webb, whose other works included the main façade of Buckingham Palace.

PROPOSAL

The accommodation is offered on flexible, all inclusive terms to include rent, rates, service charge and all the amenities and specification points as outlined above.

ACCOMMODATION

The space is situated on the first, second and third floors and comprises a total of 19,080 sq ft of primarily open plan office area as well as individual offices, meeting rooms and ancillary facilities.

INFORMATION / VIEWING:

For further information or to view, please contact:

+44 (0) 20 7947 5300

info@apm-property.com | www.apm-property.com



Indicative layout of part third floor

FLOOR LEVEL	AREA SIZE
First	9,125 sq ft
Part Second	4,455 sq ft
Part Third	5,500 sq ft
Total	19,080 sq ft

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