

*****NEW INSTRUCTION*****

28 AUSTIN FRIARS

LONDON EC2



SMALL OFFICE IN THE HEART OF THE CITY

1,182 SQ FT (109.81 SQ M) APPROX. TO BE LET

LOCATION:

The property is located on the south-west side of Austin Friars, just off Old Broad Street and Throgmorton Street. Bank (Central, Northern and Waterloo), Liverpool Street (Central, Circle, Hammersmith and City) and Moorgate Stations are close by, providing British Rail and underground services.

020 7522 8500

DESCRIPTION: The available office is comprised of the entire ground floor, and has an approximate net internal floor area of 1,182 sq ft (109.81 sq m).

SPECIFICATION:

- Four-pipe fan-coil air conditioning
- LG7 compliant recessed lighting fittings
- Good floor to ceiling height
- 24 hour access
- Metal-tile suspended ceiling
- Fully accessible raised access floors
- Carpeted
- Video entry-phone system

ACCOMMODATION: The accommodation has the following approximate net internal floor area: -

Floor	Description	Sq Ft	Sq M
Ground	Offices	1,182	109.81

TERM: The premises are available by way of a lease for a term by arrangement, direct from the Landlord.

RENT: **£55.00 per sq ft per annum**, exclusive of all outgoings.

RATES: £13.84 per sq ft.

SERVICE CHARGE: Approximately £12.83 per sq ft.

LEGAL COSTS: Each party to be responsible for their own legal costs.

POSSESSION: Immediate upon completion of legal formalities.

VIEWINGS: Strictly via sole letting agents **MELLERSH & HARDING**

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