



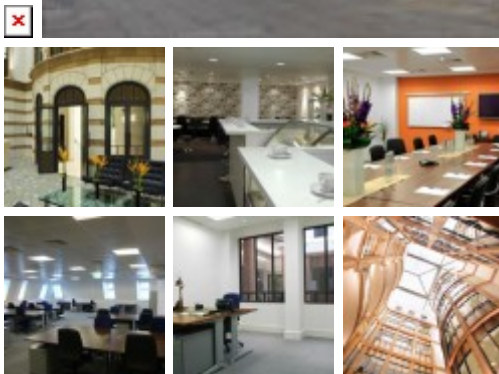
## 23 Austin Friars

London EC2N 2NB



Standing in the heart of the City of London, adjacent to private gardens and accessed from a pedestrian walkway, this centre is a quiet and confident Grade A building balancing traditional elegance and grandeur with a functional and contemporary interior. Bank, Liverpool Street and Moorgate stations are all in walking distance.

Inside this unique building you'll find a stunning central atrium, an abundance of natural light and uncompromising attention to detail ensuring that the demands of the most discerning office occupier are exceeded. This building provides over 55,000 sq ft of office accommodation arranged over five upper levels and finished to a high specification, creating a modern and comfortable environment. All offices provide state-of-the-art networking platforms, on-site meeting and training facilities capable of hosting up to 100 delegates theatre style. The extensive lounge, complete with bar, compliments the communal space. The accommodation is also offered as managed space in areas of 4,000 sq ft upwards on flexible, all inclusive terms to include rent, rates, service charge and the amenities and specification. Existing fit-out and furniture can be reconfigured to suit an occupier's requirement prior to occupation within a matter of weeks.



### transport links

<b>Underground</b>	Bank
<b>Train Station</b>	Liverpool Street
<b>Road Link</b>	M1 Junction 1
<b>Airport</b>	London City

### Serviced offices

- **Price** : Â£499 pcm
- **Min Price** : Â£499 pcm
- **Min Size** : 1 wkstns
- **Max Size** : 110 wkstns
- **Total Size** : 680 wkstns