

# 23 AUSTIN FRIARS

CITY OF LONDON, EC2N 2QP



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

23 Austin Friars provides over 55,000 square feet of Grade A serviced office accommodation in the heart of the City, in London. Built in 1888 this prestigious City business centre combines an elegant historic facade with a spectacular new build interior, offering 5 upper levels of London serviced office space centred around a stunning atrium. Serviced office solutions range from 2 person executive suites to entire floors that can be fully configured to individual occupiers' needs. In addition to serviced office space, you'll enjoy superb facilities including well-appointed meeting and training rooms, Wi-Fi equipped communal areas and even a licensed bar.

## LOCATION

The serviced office building is within easy walking distance from Bank, Moorgate and Liverpool Street stations in the heart of the City of London. Due to the amount of nearby stations, travelling anywhere in the capital is very easy. There are numerous bars, restaurants and cafes around the building which is perfect for lunch and after work entertainment.

## SPECIFICATION/AMENITIES

- Top quality fit out
- Meeting rooms and business lounge for more informal meetings
- Virtual Offices
- Flexible licence agreement
- 24hr access

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto:jamie.major@gryphonpropertypartners.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. December 2020