

CROSSLAND OTTER HUNT

Augustine House,
6A Austin Friars,
London,
EC2N 2HA

1st floor - 3,887 sq ft

3,887 sq ft (361.11 sq m)

020 7408 1114
www.coh.eu



CROSSLAND OTTER HUNT

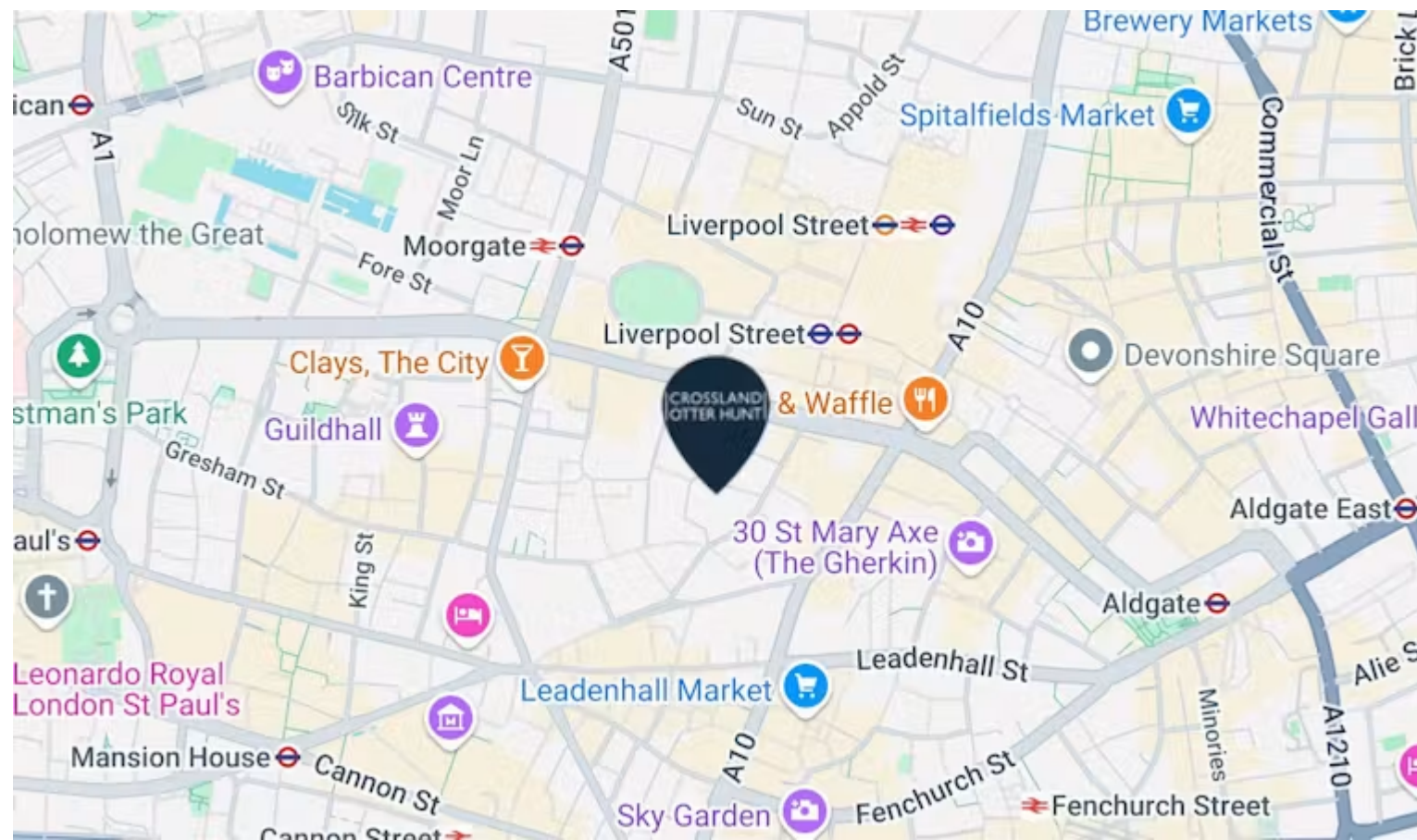
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Nearest Stations



Liverpool Street
(0.2 Miles)



Bank
(0.2 Miles)



Moorgate
(0.3 Miles)

The property is located on Austin Friars, overlooking Austin Friars Square, and is just 250 meters northeast of the Bank of England and the Royal Exchange, two prominent landmarks in the City of London. Austin Friars is a dynamic and attractive thoroughfare connecting Old Broad Street and Throgmorton Avenue in the prime core of the City of London. The property benefits from excellent public transport connections, being equidistant from three of Central London's busiest interchange stations: Bank, Moorgate, and Liverpool Street.



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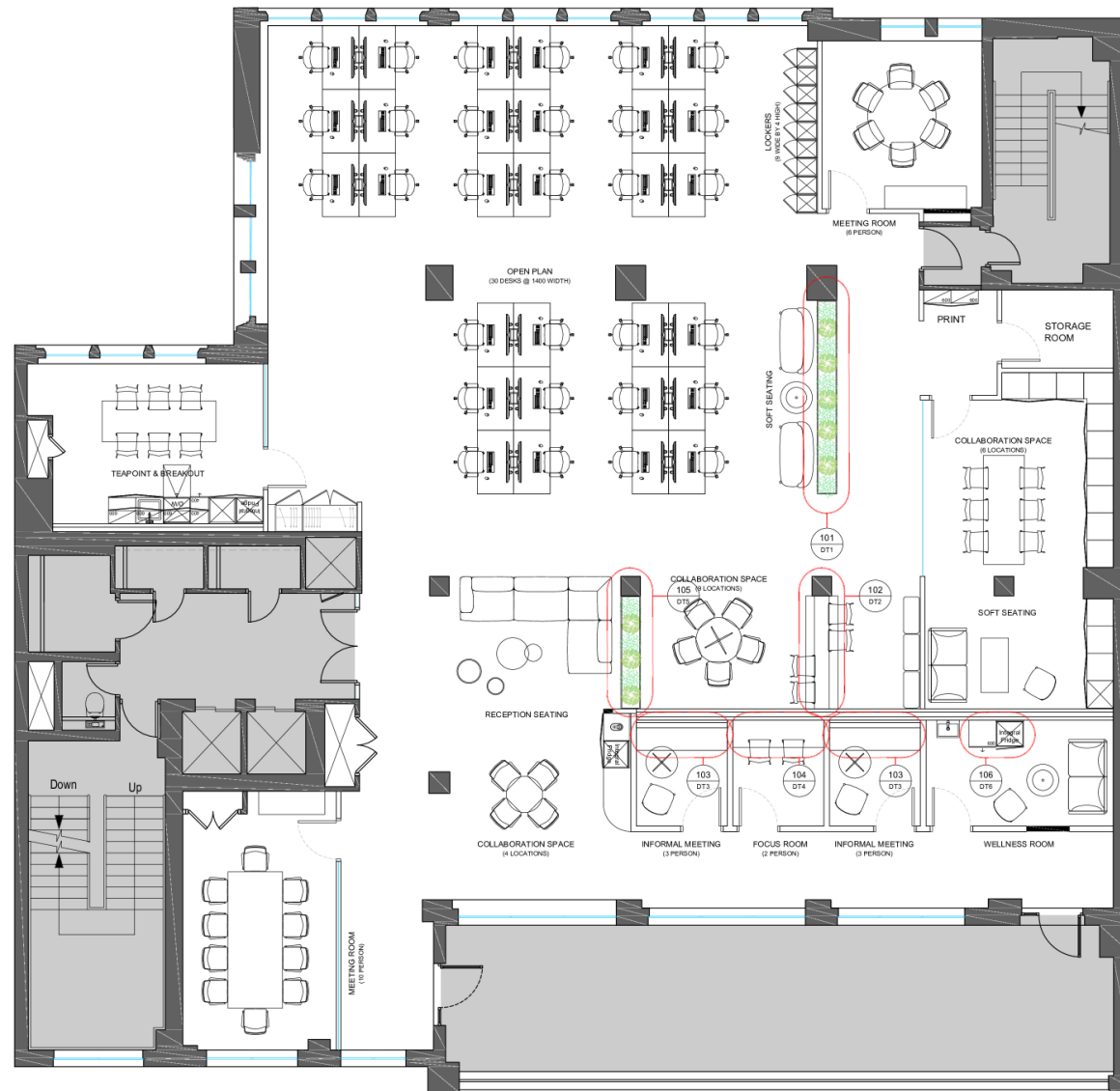
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- Excellent natural light
- Newly refurbished manned reception
- Air conditioning
- Private terrace
- New end of trip facilities

Current CAT fit out 1st flo...



NOTE

This drawing is not to be scaled.

Appointed contractors are requested to notify Polden Rose Limited of any discrepancies or variations relating to setting-out prior to manufacture and construction.

All Information is subject to statutory approval and site survey.

The general contractor is to carry out a check site survey to confirm that the design intent can be met and that it is appropriate for the environment in which it is to be installed.

The general contractor is to notify Polden Rose Limited in writing of all preparation works that are required to be carried out prior of their works.

DRAWING STATUS

CONSTRUCTION

TOTAL SQUARE FEET	3,965 FT²
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<u>REVISIONS</u>					
C	(01-81-292)	REMOVE UP 2 CHASE STEPS TO "TYPICAL" BUILDING WITH CURRENT SITE CONDITIONS AFTER CLIENT REMOVAL.	TB	SD	
B	(14-81-232)	ISSUED FOR CONSTRUCTION	TB	SD	
A	(09-81-292)	ISSUED FOR CONTRACT	TB	SD	
REV	DATE	DESCRIPTION	INI.	DWG	CHKD

CLIENT
EUROPEAN SPERM BANK

PROJECT ADDRESS
AUGUSTINE HOUSE
6A AUSTIN FRIARS
EC2N 2HA

FIRST FLOOR GENERAL ARRANGEMENT

Creating a Work/Love Balance™

Peldon Rose

Peldon Rose Limited
Sterling House, 42 Worpie Road
London SW19 4EQ

Telephone: 020 8971 7777

DATE _____

09 01 2025

SCALE

SCALE
1:50 @ A1 1:100

1:50 @ A1 - 1:100

DRAWING NUMBER	
PROJECT NUMBER	FLC

PROJECT NUMBER	ACC
L 11039	

L11029

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Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL YEAR	AVAILABILITY
1st	3,887	361.11	£75	£22.66	£17.35	£447,043.87	Under Offer
Total	3,887	361.11	£75	£22.66	£17.35	£447,043.87	

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CONTACT US



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Description

The 1st floor is currently being refurbished to create a fully fitted office space. It will feature two large boardrooms, one meeting room, and four smaller meeting rooms. The layout includes a spacious open-plan working area and a kitchen breakout space. Additionally, the floor benefits from a large private terrace. The refurbishment is set to be completed by the end of April.

Terms

Available by way of sublease or assignment until 25th January 2034 with a tenant only break in 2029.

Location

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EPC

Upon enquiry

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/01/2025

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