

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

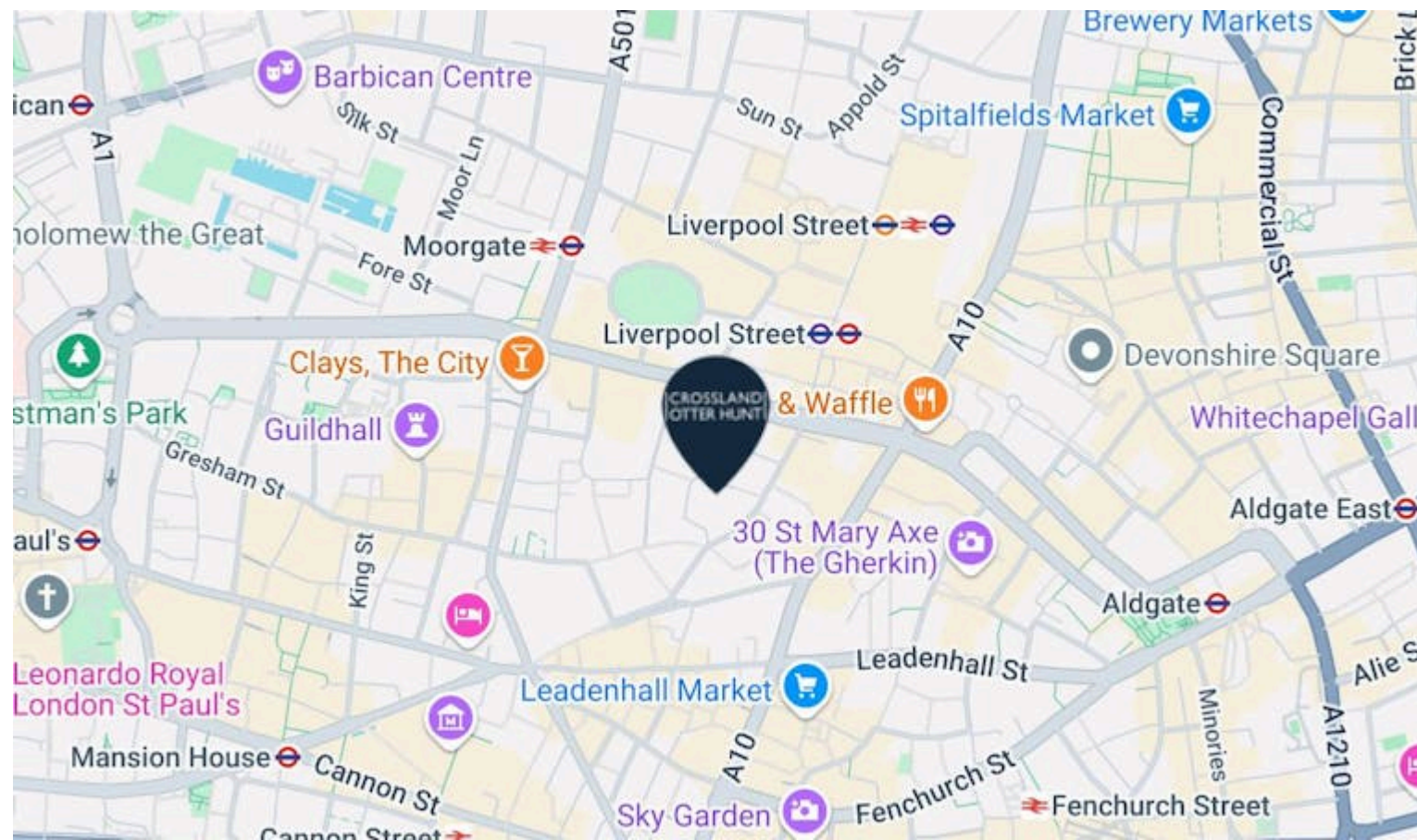
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Nearest Stations



Liverpool Street
(0.2 Miles)

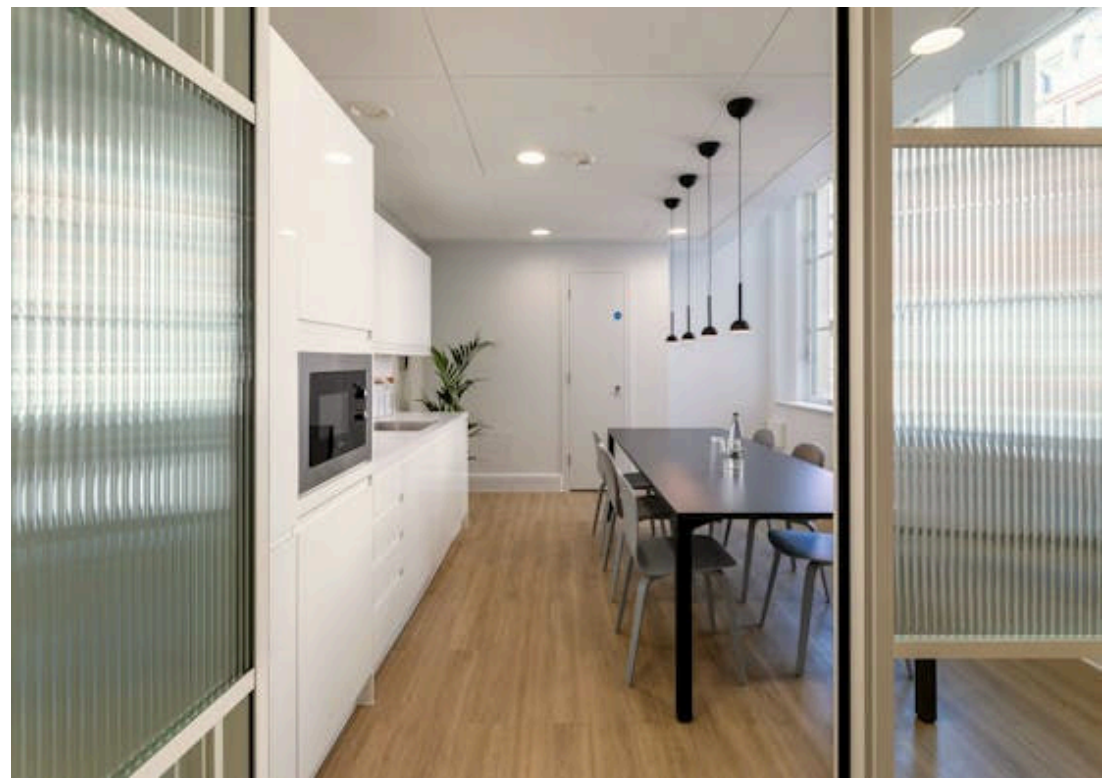
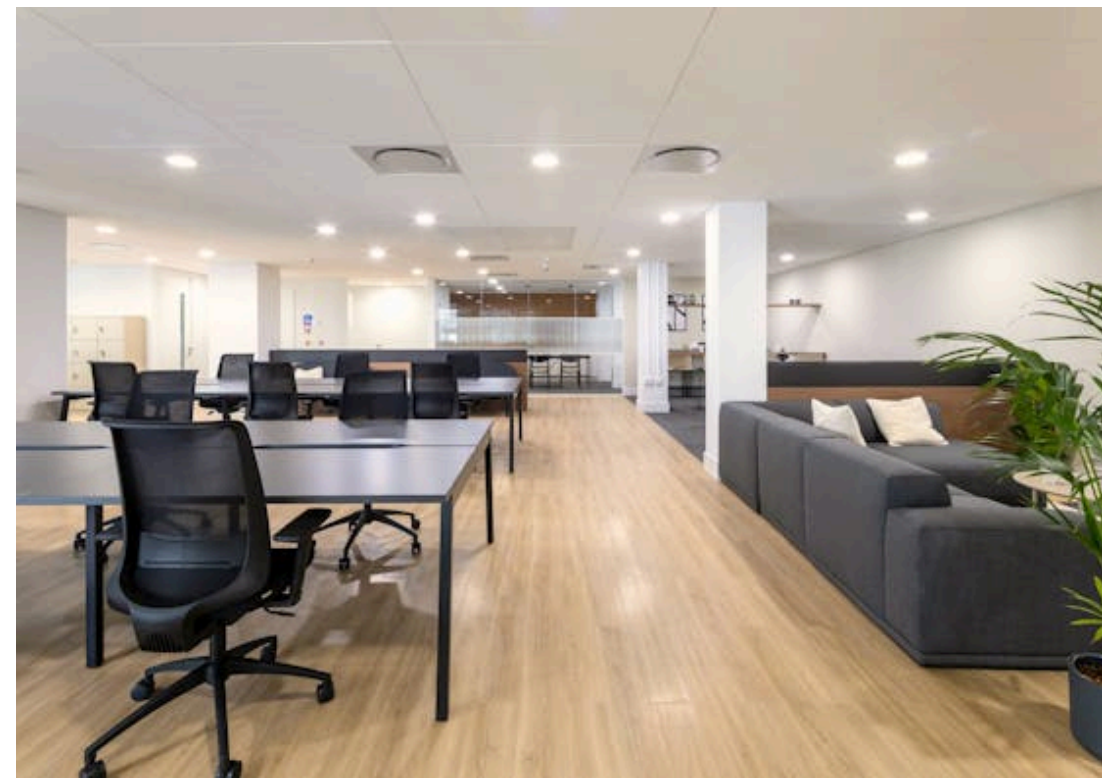
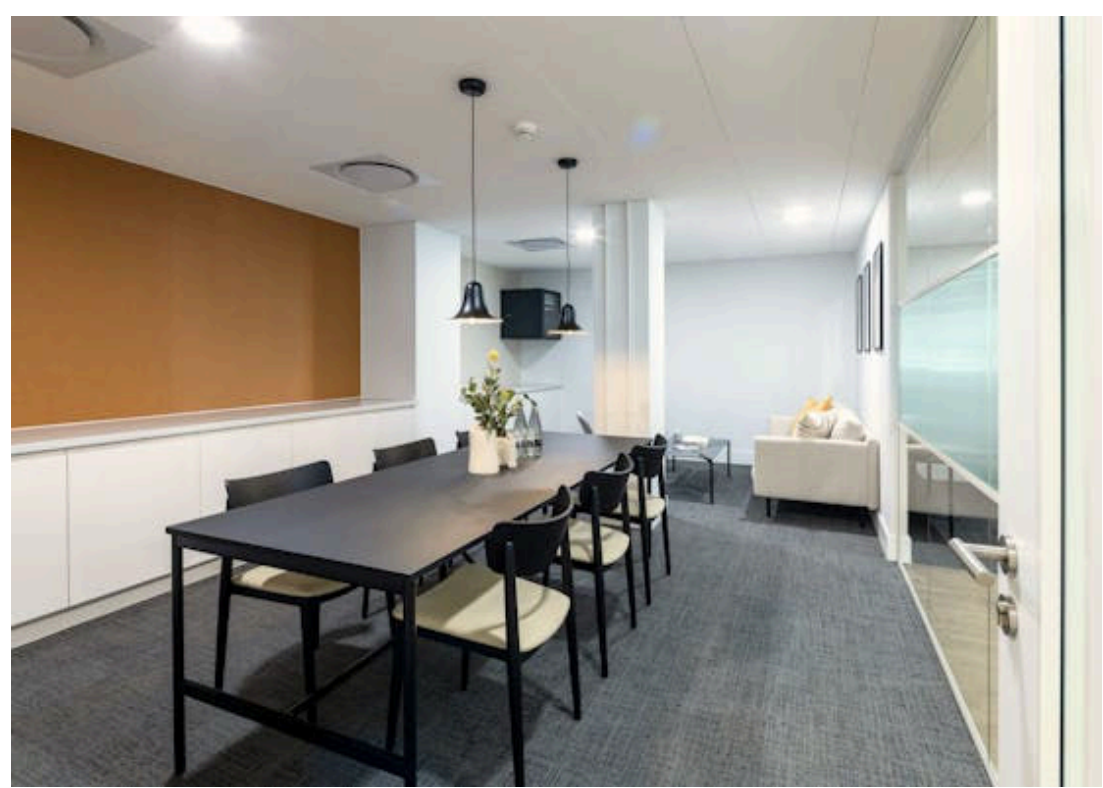
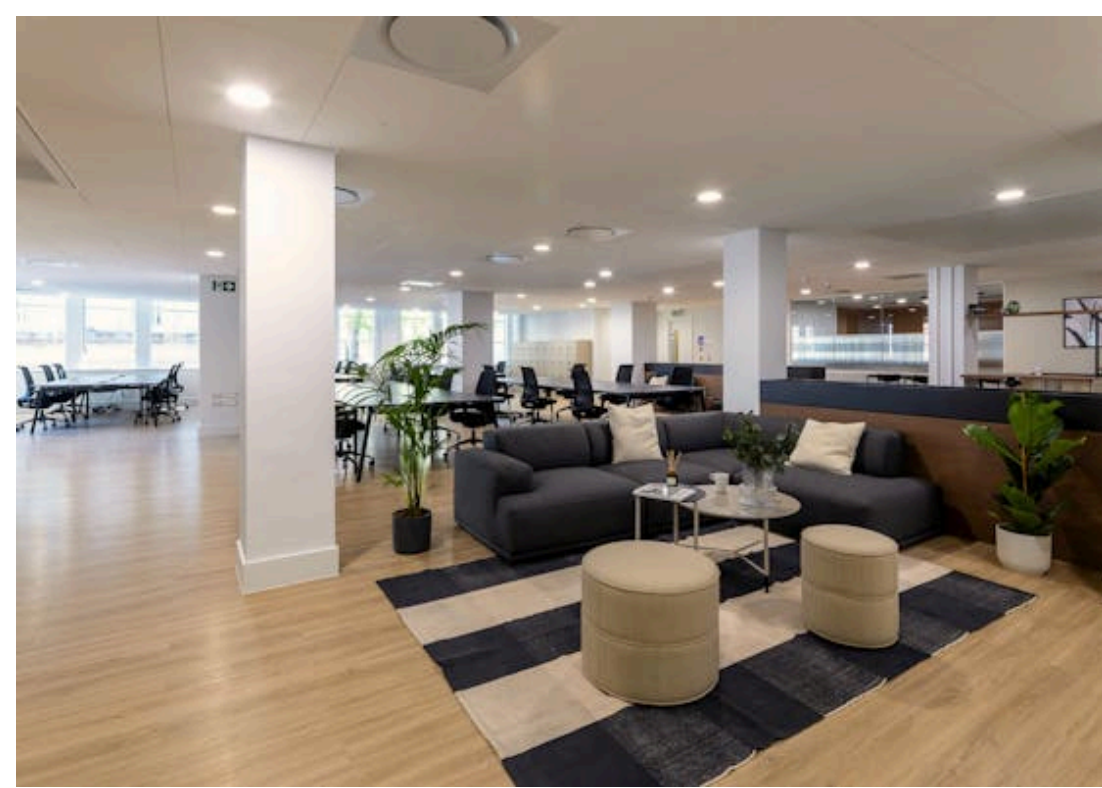


Bank
(0.2 Miles)



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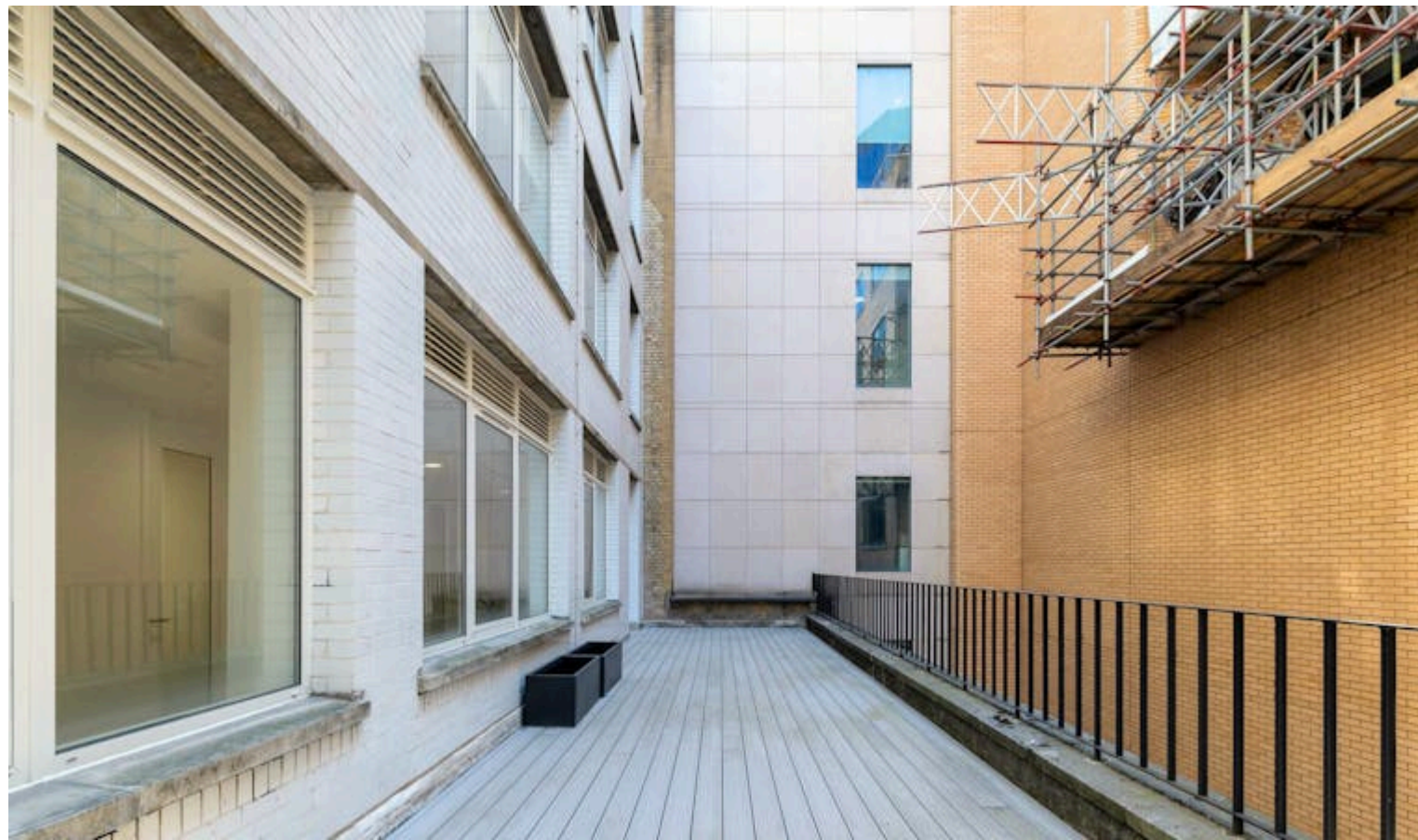
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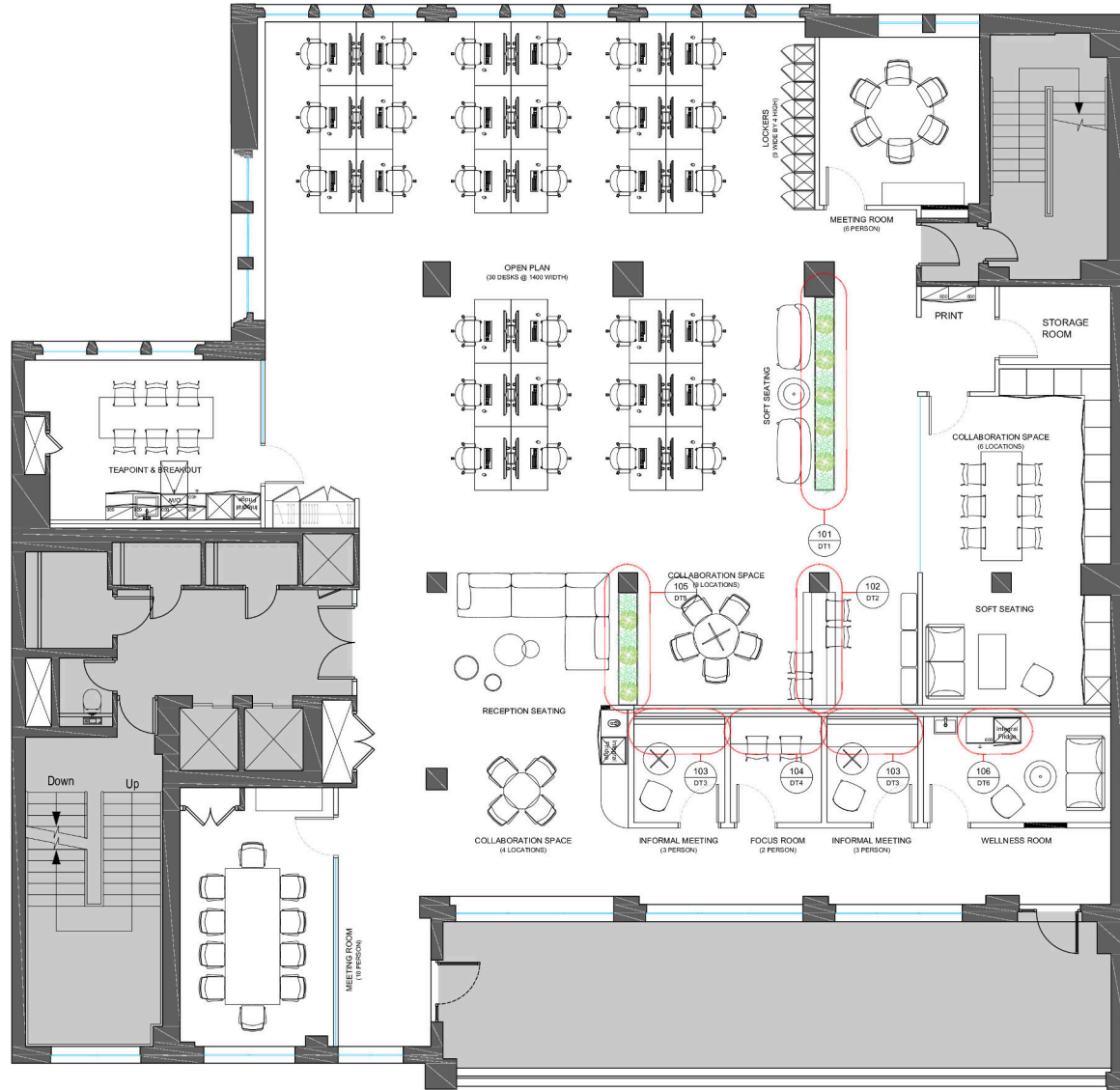
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- Excellent natural light
- Newly refurbished manned reception
- Air conditioning
- Private terrace
- New end of trip facilities

Current CAT fit out 1st flo...



0 1 2.5 5m
SCALE 1:50

NOTE
This drawing is not to be scaled.
Approved contractors are requested to verify that the Rose Limited of any discrepancies or variations leading to withdrawal prior to manufacture and construction.
All construction 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 verify Poldon Rose Limited in writing of all preparation works that are required to be carried out prior to their works.

DRAWING STATUS
CONSTRUCTION
TOTAL SQUARE FEET
3,965 FT²

REVISIONS

| REV | DATE | DESCRIPTION | BY | CHK |
|-----|------------|--|----|-----|
| C | 20.01.2025 | REVISION OF DRAWING FOR REPORT, CLIENT AND CONTRACTOR APPROVAL | TR | BD |
| B | 14.01.2025 | ISSUE FOR CONSTRUCTION | TR | BD |
| A | 06.01.2025 | ISSUE FOR CONTRACT | TR | BD |
| REV | DATE | DESCRIPTION | BY | CHK |

CLIENT
EUROPEAN SPERM BANK

PROJECT ADDRESS
AUGUSTINE HOUSE
6A AUSTIN FRIARS
EC2N 2HA

DRAWING TITLE
FIRST FLOOR
GENERAL ARRANGEMENT

Creating a Work/Love Balance

Peldon Rose

Peldon Rose Limited
Starring House, 42 Worple Road
London SW19 4EQ
Telephone: 020 8971 7777
web: peldonrose.com

| | | |
|------------------------|------------|----------|
| DATE | SHEET | DRAWN BY |
| 09.01.2025 | A1 | TB |
| SCALE | CHECKED BY | |
| 1:50 @ A1 - 1:100 @ A3 | GK | |

| PROJECT NUMBER | FLOOR TYPE | NUMBER | REVISION |
|----------------|------------|--------|----------|
| L11029 | 01 | 01 | C |

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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 | £22.19 | £18.63 | £450,192.34 | Available |
| Total | 3,887 | 361.11 | £75 | £22.19 | £18.63 | £450,192.34 | |

CROSSLAND OTTER HUNT

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

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.

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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Visit Our Office
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