

Kings House
36-37 King Street
London EC2V 8BB
020 3141 6600
www.jamesandrewcity.co.uk



**BEAUFORT HOUSE
15 ST BOTOLPH STREET
LONDON EC3
9,100 sq ft**

Overview: The building totals approximately 380,000 sq ft and is located on an island site just east of Devonshire Square. The property is a short walk from both Aldgate and Aldgate East underground stations and Liverpool Street Station.

Description: The main reception and common parts have been refurbished and new bike racks and showers are currently being installed. The floors themselves are undergoing a comprehensive refurbishment program to provide brand new Grade A offices.

Accommodation:

Floor	Sq Ft	Sq M	
5 th (Part)	9,100	845	Available
5 th (Part)	18,900	1,755	Let
2 nd	51,991	4,830	Let
Ground	15,330	1,425	Under Offer
	9,100	845	

Amenities:

- VAV Air Conditioning
- Raised floor (150mm void)
- Metal Tiled Suspended Ceiling
- Communal roof terrace
- 2.9m floor to Ceiling Height
- 10 Passenger Lifts and 2 Goods Lifts
- 24 Hour Access & Security
- New Bike Racks and Showers being installed
- Car parking (by separate arrangement)



**JAMES ANDREW
INTERNATIONAL**

Kings House
36-37 King Street
London EC2V 8BB
020 3141 6600
www.jamesandrewcity.co.uk

Lease: For a new flexible lease by arrangement from the landlord

Rent: £45.00 per sq ft pa

Rates: £17.73 per sq ft

Service Charge: £13.00 per sq ft pa

Possession: Available now in partly fitted condition

VAT: The building is **NOT** elected for VAT

Strictly by appointment through the joint sole agents

Lisa Moran
lmoran@jamesandrew.co.uk
020 3141 6601

Harry Blanshard
hblanshard@jamesandrew.co.uk
020 3141 6602

Knight Frank
020 7606 0606



5th Floor – 9,100 sq ft

Subject to Contract

January 2018