

To Lease

Beaufort House, 15 St Botolph Street, EC3

Accommodation (NIA):

Floor	Sq m	Sq ft	Status
Part 4 th floor	1,771	19,062	Let
3 rd Floor	2,605	28,039	Let
Gnd Floor West	1,424	15,330	Available
Total	1,424	15,330	Available

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 programme to provide brand new Grade A offices.

Amenities

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

Lease Terms

New effective FRI leases are available direct from the landlord on new terms by arrangement.

VAT

The building is **not** elected for VAT and therefore VAT is not payable on the rent



Rent

£49.50 per sq ft

Business Rates

Approximately £10.05 per sq ft (2015/2016)

Service Charge

Estimated at £13.50 per sq ft

Timing

The floor is available on completion of legal formalities.

Costs

Each party to bear their own costs incurred in this transaction.

Viewing

Strictly by appointment through the joint sole agents

Knight Frank

Peter Gray – 020 7861 1304
peter.gray@knightfrank.com

Rob Macnab – 020 7861 5354
rob.macnab@knightfrank.com

James Andrew International
 020 7224 4436

Subject to Contract

Updated: 22/06/16

Important Notice

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. **Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. **VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934.
Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.