

## To Lease

### Beaufort House, 15 St Botolph Street, EC3

#### Accommodation (NIA):

Floor	Area (sq m)	Area (sq ft)
Part 4 <sup>th</sup> floor	1,771	19,062
3 <sup>rd</sup> Floor	2,605	28,039
Gnd Floor West	1,424	15,330
Total	5,800	62,431

#### 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)

#### 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 £12.65 per sq ft (2015/2016)

#### Service Charge

Estimated at £13.50 per sq ft

#### Timing

The floors are 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

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**Subject to Contract**

updated - 25/01/16

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