



AVAILABLE TO LET

## Beaufort House

Flexible/ Fitted Office Space For Rent  
£45.00 - 49.50 psf (Guiding)

For more information visit

<http://www.jamesandrewcity.co.uk/properties/beaufort-house/>

**JAMES ANDREW  
INTERNATIONAL**

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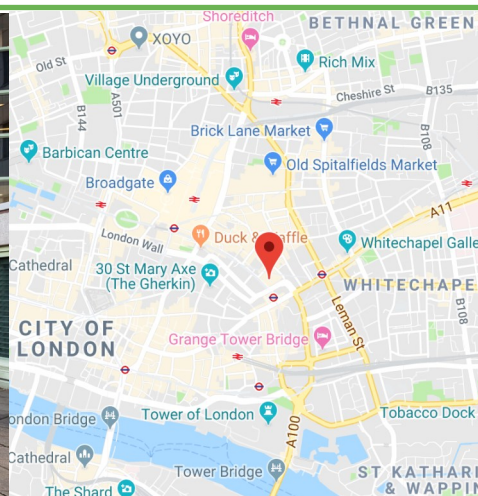
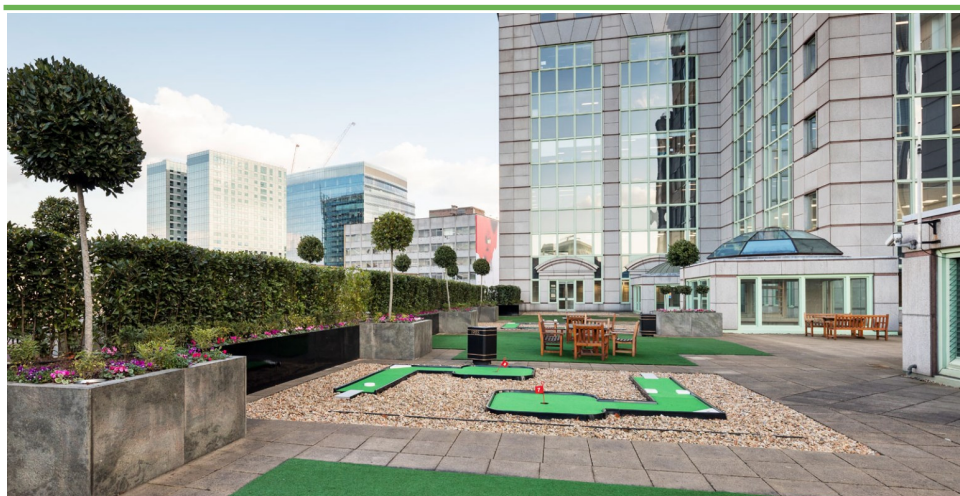






# Beaufort House

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## Fitted Office Space Available On A Flexible Term

### Space

The floors offer a mixture of fitted out and open plan office accommodation which can be adapted to suit, furniture may also be made available

### Location

This headquarters 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 Liverpool Street Station, Aldgate and Aldgate East underground stations.

### Highlights

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

Floor	Size (Sq Ft)	Rent psf.	Service Charge psf.	Rates psf. (est)	Availability
Pt 5th Floor	9,100	£45.00	£15.50	£18.53	Available
3rd Floor	28,039	£49.50	£15.50	£18.53	Available
2nd Floor	51,991	£49.50	£15.50	£18.53	Available
<b>Total</b>	<b>89,230</b>	<b><i>Not elected for VAT</i></b>			

### More information

[jamesandrewcity.co.uk/properties/](http://jamesandrewcity.co.uk/properties/)

### Contact us

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