



AVAILABLE TO LET

## Beaufort House

Flexible/ Fitted Office Space For Rent  
£39.50 psf (Guiding) **NOT elected for VAT**

**Virtual Tours Below:**

9th Floor <https://my.matterport.com/show/?m=sd18LwSJUJM> (desks now removed)

Pt 5th Floor <https://my.matterport.com/show/?m=WvzKWskjXr7>

3rd Floor <https://my.matterport.com/show/?m=MN5qbTx8pB>

2nd Floor <https://my.matterport.com/show/?m=N7yfGoaABnk>

**JAMES ANDREW  
INTERNATIONAL**

**Lisa Moran**

lmoran@jamesandrew.co.uk

t. 02031416601 m. 07808 073959

**Harry Blanshard**

hblanshard@jamesandrew.co.uk

t. 02031416602 m. 07721738337









**2nd Floor (Plug & Play)**

620 Desks + 32 Meeting Rooms



**3rd Floor (Fitted - desk available via separate negotiations)**

9 Meeting Rooms

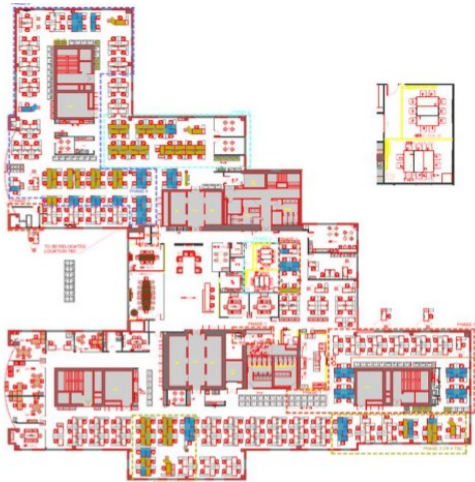


**Pt 4th Floor (Plug & Play)**

64 Desks + 8 Meeting Rooms



**Part 5th Floor (Open Planned)**

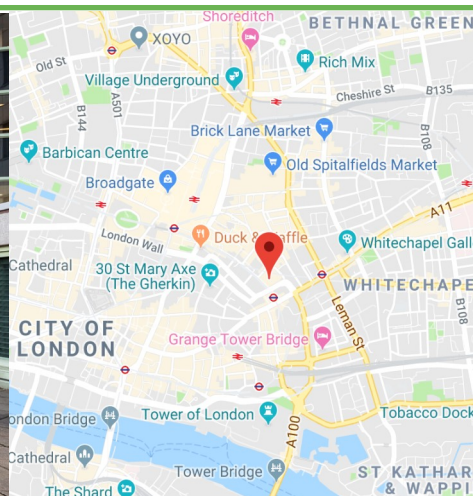
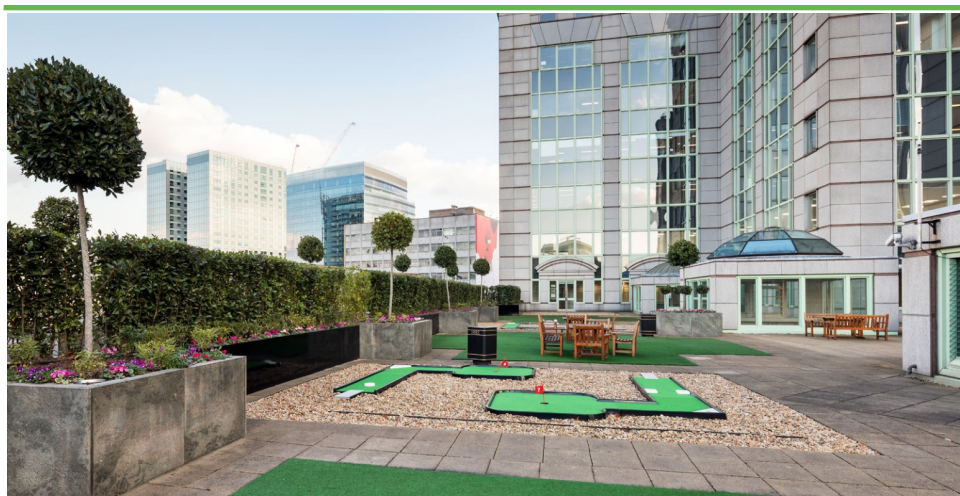


**9th Floor (Fitted - no desks)**

17 Meeting Rooms

# Beaufort House

**JAMES ANDREW  
INTERNATIONAL**



## 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	Spec	Size (Sq Ft)	Rent psf.	SC psf.	Rates psf. (est)	Availability
9th Floor	Fitted - no desks	28,275	£39.50	£15.50	£19.01	Available
Pt 5th Floor	Open plan	9,100	£39.50	£15.50	£19.01	Available
Pt 4th Floor	Plug & Play	7,000	£39.50	£15.50	£19.01	Available
3rd Floor	Fitted or Plug & Play	28,039	£39.50	£15.50	£19.01	Available
2nd Floor	Plug & Play	51,991	£39.50	£15.50	£19.01	Available
<b>Total</b>		<b>124,505 Sq Ft</b>	<b><i>Not elected for VAT</i></b>			

### More information

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

### Contact us

James Andrew International

76 Cannon Street, London EC4N 6AE

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

#### Lisa Moran



[lmoran@jamesandrew.co.uk](mailto:lmoran@jamesandrew.co.uk)

t. 020 3141 6601 m. 07808 073959

#### Harry Blanshard



[hblanshard@jamesandrew.co.uk](mailto:hblanshard@jamesandrew.co.uk)

t. 020 3141 6602 m. 077217 3833

13/08/2020 Misrepresentation 1. James Andrew International on its own behalf and on behalf of the vendor/lessor of this property whose agent James Andrew International is, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representative of fact; and (c) the vendor/lessor does not make or give, and neither James Andrew International nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. James Andrew International is the trading name of James Andrew International (City) Ltd a company registered in England No. 8791 355.