



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=MN5qbTqx8pB>

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

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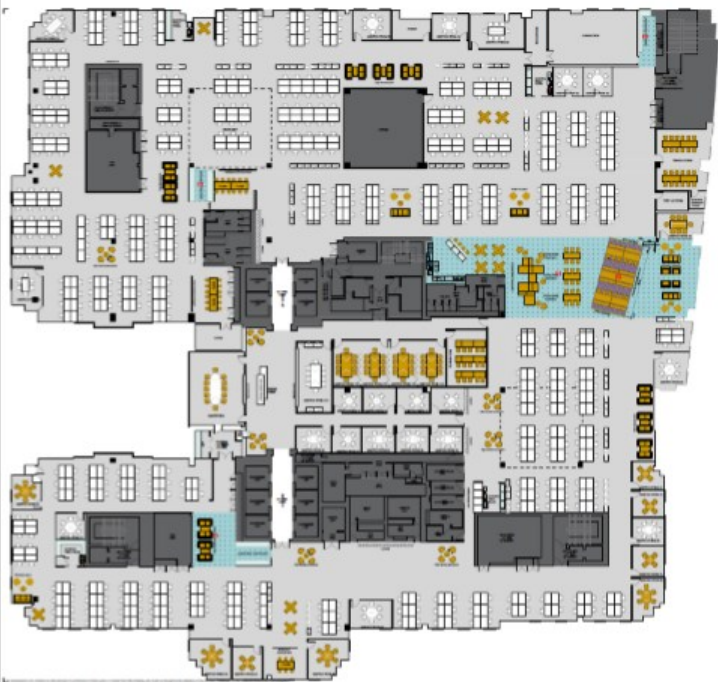
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2nd Floor (Plug & Play)

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)



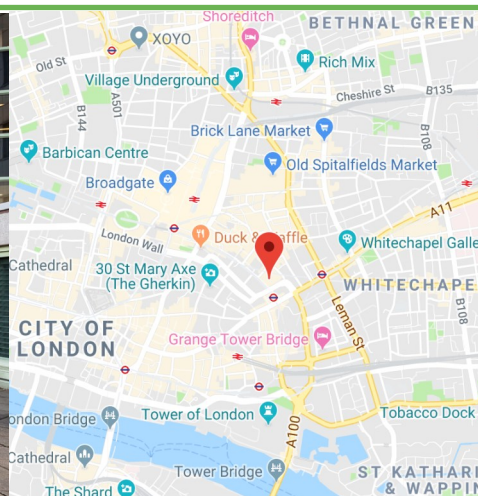
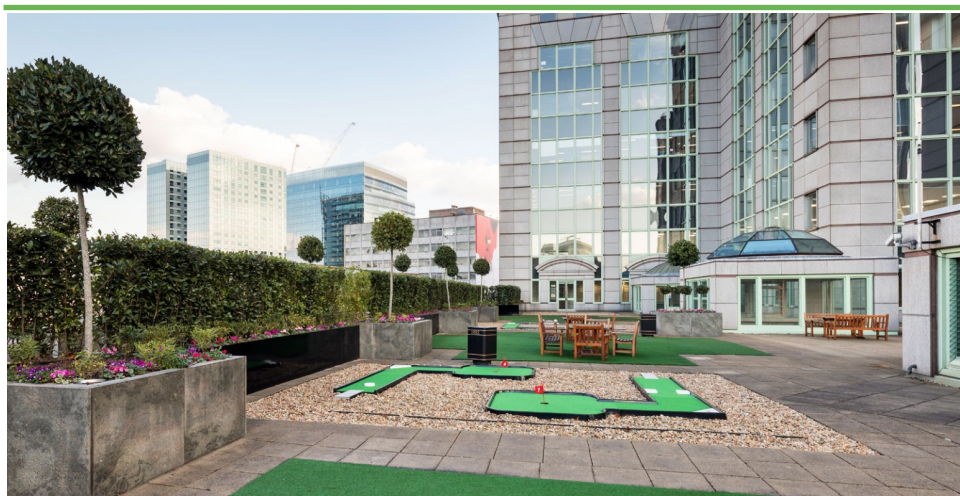
9th Floor (Fitted - no desks)

17 Meeting Rooms

Beaufort House

London EC3A 7DT

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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	Spec	Size (Sq Ft)	Rent psf.	SC psf.	Rates psf.	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
Total		124,505 Sq Ft	Not elected for VAT			

Contact us

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