

15 St Botolph Street
London EC3


BEAUFORT HOUSE
aldgate


Rent £17.50 psf
Flexible and fitted

204,664 SQ FT OF CITY LANDMARK OFFICE

Beaufort House is a distinctive office building, accessed via an attractive pedestrianised square. The reception offers an impressive welcome to the available office space, while the floors offer a mix of fitted out and open plan accommodation, which can be adapted to suit the occupier.

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24 hour
access &
security
- 

Fitted &
flexible
- 


Car parking
available





Beaufort House
offers the best value
office space in
the City at just
£17.50 per sq ft.





DRAMATIC TRIPLE HEIGHT RECEPTION

- 

VAV air
conditioning
- 

Raised floor
(150mm void)
- 

Metal tiled
suspended ceiling
- 

2.9m floor to
ceiling height
- 

10 passenger lifts
and 2 goods lifts



HIGHLY SPECIFIED OPEN PLAN AND PLUG & PLAY FLOORS

Floor	Condition	Sq Ft	Sq M
9th	Fitted - No desks	28,275	2,626.8
8th	Fitted	25,353	2,355.3
7th	Fitted	25,353	2,355.3
6th	Fitted	29,353	2,727.0
Part 5th	Open Plan	9,100	845.4
Part 4th	Plug & Play	7,200	668.9
3rd	Fitted OR Plug & Play	28,039	2,604.9
2nd	Plug & Play	51,991	4,830.1
Total		204,664	19,013.7



POSITIONED PERFECTLY BETWEEN THE CITY & ALDGATE

An area that benefits from the best of both with Devonshire Square, Spitalfields Market and the Truman Brewery all within easy reach.

Aldgate and Aldgate East underground stations provide quick links close by with Liverpool Street and Whitechapel stations offering access to the Elizabeth Line upon its completion.



2
mins walk



3
mins walk



5
mins walk



7
mins walk



11
mins walk



Viewings

Strictly through sole joint agents:

Lisa Moran
07808 073 959
lmoran@jamesandrew.co.uk

Terms

Space is available on new leases direct from the Landlord.

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

Rob Macnab
020 7861 5354
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**JAMES ANDREW
INTERNATIONAL**



BEAUFORTHOUSEEC3.COM

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