15 St Botolph Street London EC3

BEAUFORT HOUSE

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.



24 hour access & security



Fitted & flexible



Car parking available





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

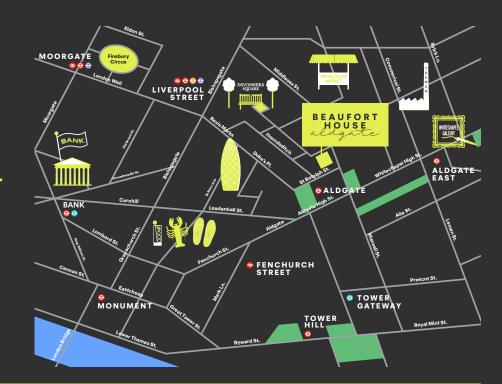
Floor	Condition	Sq Ft	Sq M
9th	Fitted - No desks	28,275	2,626.8
8th	Fitted	25,353	2,355.3
7th	Fitted	25,353	2,355.3
6th	Fitted	29,353	2,727.0
Part 5th	Open Plan	9,100	845.4
Part 4th	Plug & Play	7,200	668.9
3rd	Fitted OR Plug & Play	28,039	2,604.9
2nd	Plug & Play	51,991	4,830.1
Total		204,664	19,013.7

aldgate

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

0



5 mins walk

₹



7 mins walk

₹ ⊖ ⊖ ⊕ ••



11 mins walk











Viewings

Strictly through sole joint agents:

Terms

Space is available on new leases direct from the Landlord.

Lisa Moran

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Peter Gray

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BEAUFORTHOUSEEC3.COM

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