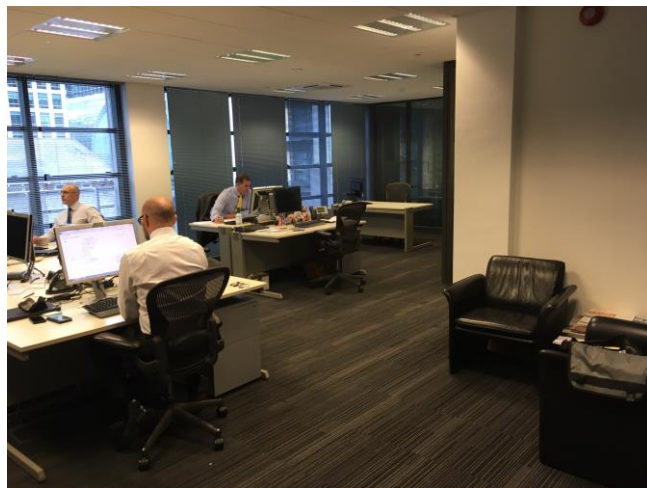
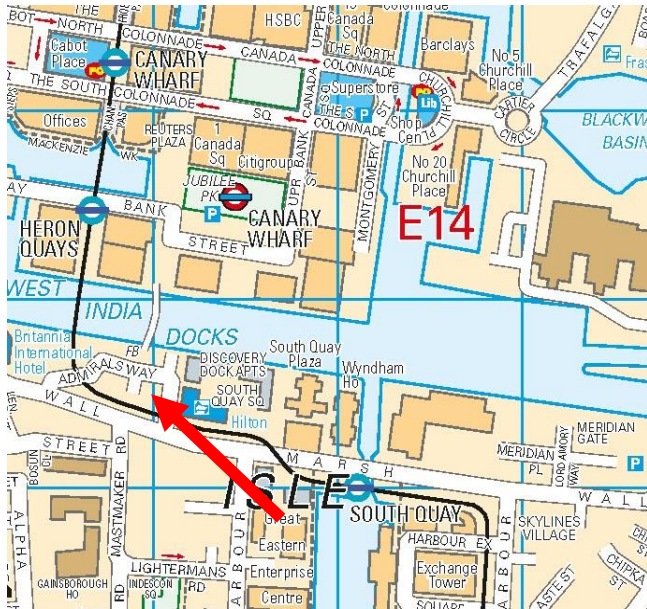




OFFICE TO LET – 123 SQ.M (1,325 SQ.FT)
SUITE 23 BEAUFORT COURT, ADMIRALS WAY, LONDON E14 9XL

Cherryman

Map



Internal Picture - Suite 23

Important Whilst the particulars contained in this document are believed to be correct at the time of going to press, their accuracy is not guaranteed and any intending purchaser or tenant must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a guide only and do not constitute part of the contract.
2. No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

You should be advised that the Code of Practice on commercial leases in England & Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the

Location

Beaufort Court is ideally situated on the north side of Marsh Wall, just a 2 minute walk from the Canary Wharf Estate and Jubilee Line. Access is provided by an excellent positioned pedestrian footbridge just a few meters away. Canary Wharf estate has an enormous array of shopping facilities, restaurants cafes and bars.

South Quay DLR station is also a short walk away and provides connections to the City Lewisham, City Airport and Stratford. The retail facilities have also improved within South Quay with the likes of Pret, Tesco Metro and Co -Op.

Description

Suite 23 is situated on the 2nd floor of Beaufort Court which is a multi-let office building in the heart of London Docklands.

The suite is accessed by a lift & staircases from the ground floor atrium. The suite is an 'S' shape and is made up of a mixture of open plan office, meeting room, break out space and a separate private office. There are both male and female WC's situated within the demise together with a kitchen and separate shower facilities. The suite also benefits from 1 parking spaces within the secure basement. The suite has a north facing aspect looking towards Canary Wharf.

Quoting Rent

The quoting rent is £40,000 per annum.

Lease

A new lease is available directly from the landlord for a term to be agreed.

VAT

This property is elected for VAT

Energy Performance Certificate

Rating of "C" scoring 54.

Amenities

- 24 hour access
- Raised access floors
- Male & Female WC's
- 1 parking space
- Air conditioning
- LG7 lighting
- Fitted Kitchen
- Showers Facilities
- Central Heating
- Visitors parking
- Manned security (7am-7pm)

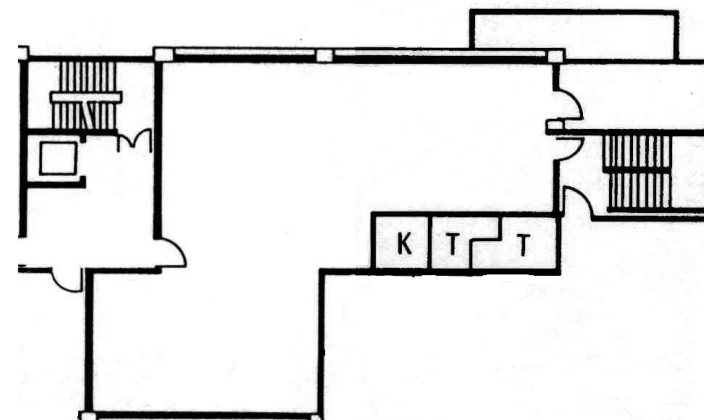
Accommodation

Demise	Sq. m.	Sq.ft.
Suite 23	123	1,325

Rental Outgoings

Rent	Business Rates	Service Charge
£40,000 p.a (£30.18 psf)	c. £10.65 psf	c.£8.50 psf

Suite 23 Floor Plan



Contact



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February 2019

Cherryman