



Modern Office Suite within Popular Docklands Office Building

TO LET

1,935 sq ft

Suite 45, Beaufort Court, London, E14 9XL

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

Beaufort Court is a well located office building situated on the north side of Marsh Wall within the heart of London Docklands South Quay Business District.

The property is well located only 3 minutes walk from Canary Wharf, which provides excellent retail, restaurant and leisure facilities and London Underground services (Jubilee Line). The South Quay DLR station is within 2 minutes walk from the property providing regular services to Stratford, Bank and Lewisham.

The Property

The property comprises a self contained office suite on the fifth floor of this popular building. Beaufort Court has a 24 hour manned reception, central atrium with reception area and passenger lifts servicing all floors.

Suite 45 is of open plan design with some partitioning to provide individual offices and meeting rooms.

The suite benefits from the following features:

- Air conditioning
- Excellent natural light
- Raised floors
- Male and female WC facilities
- Fully fitted kitchen
- 4 car parking spaces

Floor Area

The net internal floor area extends to approximately 1,935 sq ft.

Lease

The property is offered on a new lease from the Landlord on effective full repairing and insuring terms.

Rent

At an initial rent of £43,538 per annum exclusive.

Service Charge

We are advise that the service charge is £13,500

Business Rates

The business rates payable to LB Tower Hamlets for 2013/14 are £15,812.

Energy Performance Asset Rating

An energy performance certificate has been commissioned and will be available to interested parties for inspection.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing/Further Information:

Strictly by appointment through agents:

Nick Haywood

Director

020 7474 9898

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