

OFFICE TO LET
29 BEAUFORT COURT, ADMIRALS WAY,
LONDON, E14 9XL



64 sq m (695 sq ft)



Suite 8, Beaufort Court, Admirals Way, London, E14 9XL, Fax: 020 7538 0055

Location:

Beaufort Court is immediately to the South of Canary Wharf next door to the new Canary Wharf Hilton and South Quay DLR station which provides connections through to the City, Stratford, City Airport, Beckton, Lewisham and Woolwich. Canary Wharf is linked by a neighbouring pedestrian bridge with the Jubilee Line (Green Park 12 mins) and shopping facilities, bars and restaurants of Canary Wharf within a few minutes walk.

Accommodation:

The unit is situated on the third floor of this multi-let office building and is accessed by the lift or stairs which are accessed from the ground floor atrium. The suite has two portioned offices and an open plan area. In property also benefits from having its own kitchenette, Male and Female WC's and a shower.

Amenities:

- Car parking
- Centrally heated
- Shower room
- Fitted Kitchen
- 24 Hour manned security
- Raised access floor
- Suspended ceiling
- Male & Female WC's (& Shower)
- Visitors car parking

Lease Terms:

New lease available on a full repairing and insuring term.

Rent:

The quoting rent is £17,500 per annum.

Rates:

We are advised by the London Borough of Tower Hamlets that the rates payable for the office accommodation for the year to April 2012 are £5087.75 per annum.

Service charge:

The current service charge applicable to the suite for the year ending April 2012 is approx. £5,798 per annum.

Viewing:

By prior appointment with Sole Agents Cherryman

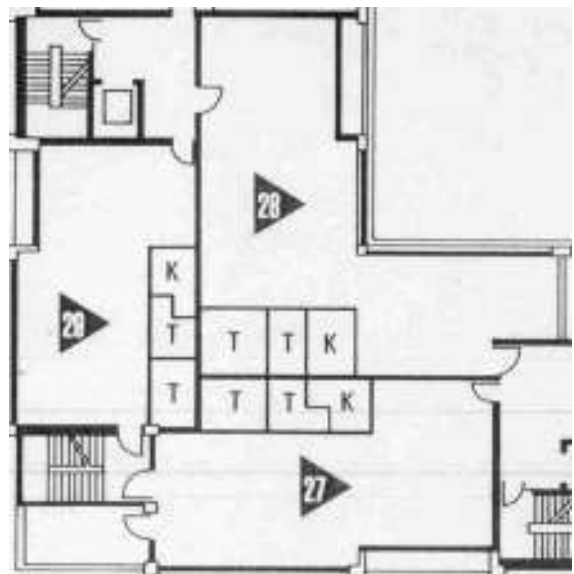
Contact:

Colin Leslie on 0207 40 400 40
Or e-mail: colin@cherryman.co.uk

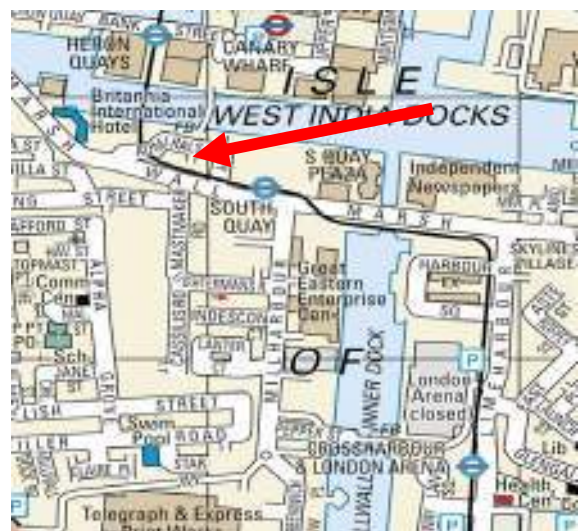
Bob Ashton on 0207 40 400 40
Or e-mail: bob@cherryman.co.uk

Subject to Contract

August 2011



29 Beaufort Court Floor Plan



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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 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 website www.commercialleasecodeEW.co.uk

OFFICE TO LET
23 BEAUFORT COURT, ADMIRALS WAY,
LONDON, E14 9XL



123 sq m (1,325 sq ft)

Cherryman
0207 40 400 40
www.cherryman.co.uk

Suite 8, Beaufort Court, Admirals Way, London, E14 9XL, Fax: 020 7538 0055

Location:

Beaufort Court is immediately to the South of Canary Wharf next door to the new Canary Wharf Hilton and South Quay DLR station which provides connections through to the City, Stratford, City Airport, Beckton, Lewisham and Woolwich. Canary Wharf is linked by a neighbouring pedestrian bridge with the Jubilee Line (Green Park 12 mins) and shopping facilities, bars and restaurants of Canary Wharf within a few minutes walk.

Accommodation:

The unit is situated on the second floor of this multi-let office building and is accessed by the lift or stairs which are accessed from the ground floor atrium. The suite has been partitioned into a number of meeting rooms and offices. The property also benefits from having its own kitchenette, Male and Female WC's and a shower.

Amenities:

- 1 car parking
- Centrally heated
- Shower room
- Fitted Kitchen
- Manned security desk
- 24 hr access
- Raised access floor
- Suspended ceiling
- Male & Female WC's (& Shower)
- Visitors car parking

Lease Terms:

New lease available on a full repairing and insuring term .

Rent:

The quoting rent is £30,000 per annum.

Rates:

We are advised by the London Borough of Tower Hamlets that the rates payable for the office accommodation for the year to April 2011 are £9,315.

Service charge:

The current service charge applicable to the suite for the year ending March 2010 is £10,721.16.

Viewing:

By prior appointment with Sole Agents Cherryman

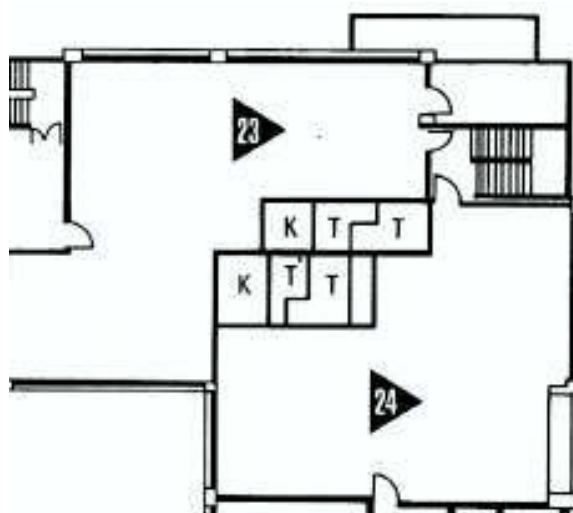
Contact:

Colin Leslie on 0207 40 400 40
Or e-mail: colin@cherryman.co.uk

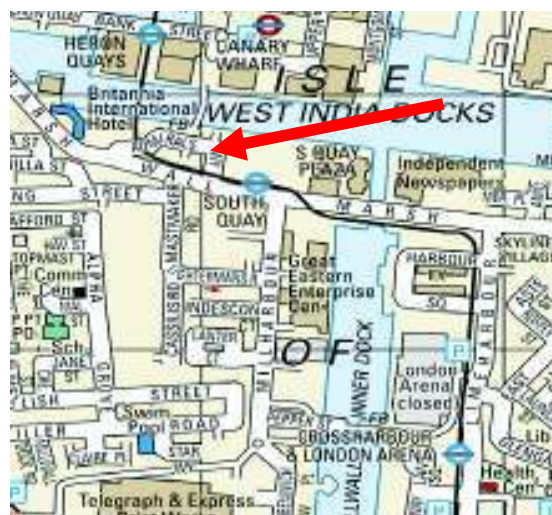
Bob Ashton on 0207 40 400 40
Or e-mail: bob@cherryman.co.uk

Subject to Contract

November 2010



23 Beaufort Court Floor Plan



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OFFICE TO LET
7 BEAUFORT COURT, ADMIRALS WAY,
LONDON, E14 9XL



76.4 sq m (822 sq ft)



Suite 8, Beaufort Court, Admirals Way, London, E14 9XL, Fax: 020 7538 0055

Location:

Beaufort Court is immediately to the South of Canary Wharf next door to the Canary Wharf Hilton and a short walk from South Quay DLR station which provides connections through to the City, Stratford, City Airport, Beckton, Lewisham and Woolwich. Canary Wharf is linked by a neighbouring pedestrian bridge with the Jubilee Line (Green Park 12 mins) and shopping facilities, bars and restaurants of Canary Wharf within a few minutes walk.

Accommodation:

The suite is situated on the first floor of this multi-let office building and is accessed by the lift or stairs which are accessed from the ground floor atrium. The suite is predominantly open plan. The property also benefits from having its own kitchenette, Male and Female WC's and a shower.

Amenities:

- 1 car parking
- Centrally heated
- Fitted Kitchen
- Manned security desk
- Raised access floor
- Suspended ceiling
- Male & Female WC's (& Shower)
- Visitors car parking

Lease Terms:

New lease available on a full repairing and insuring term.

Rent:

The quoting rent is £16,000 per annum.

Rates:

We are advised by the London Borough of Tower Hamlets that the rates payable for the office accommodation (& car parking) for the year to April 2012 are £6,170.25 per annum.

Service charge:

To be confirmed.

Viewing:

By prior appointment with Sole Agents Cherryman

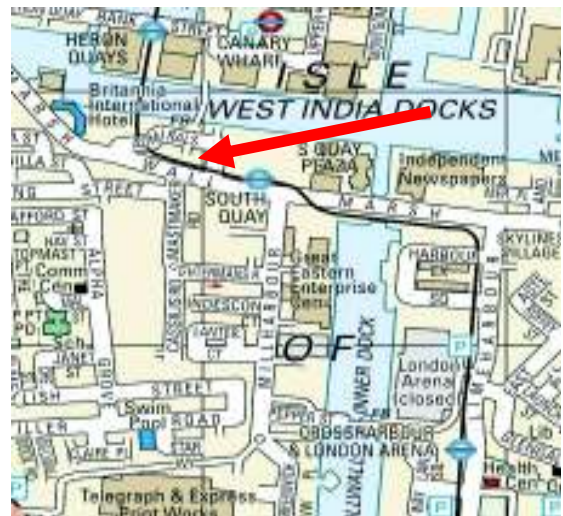
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Beaufort Court stair entrance

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