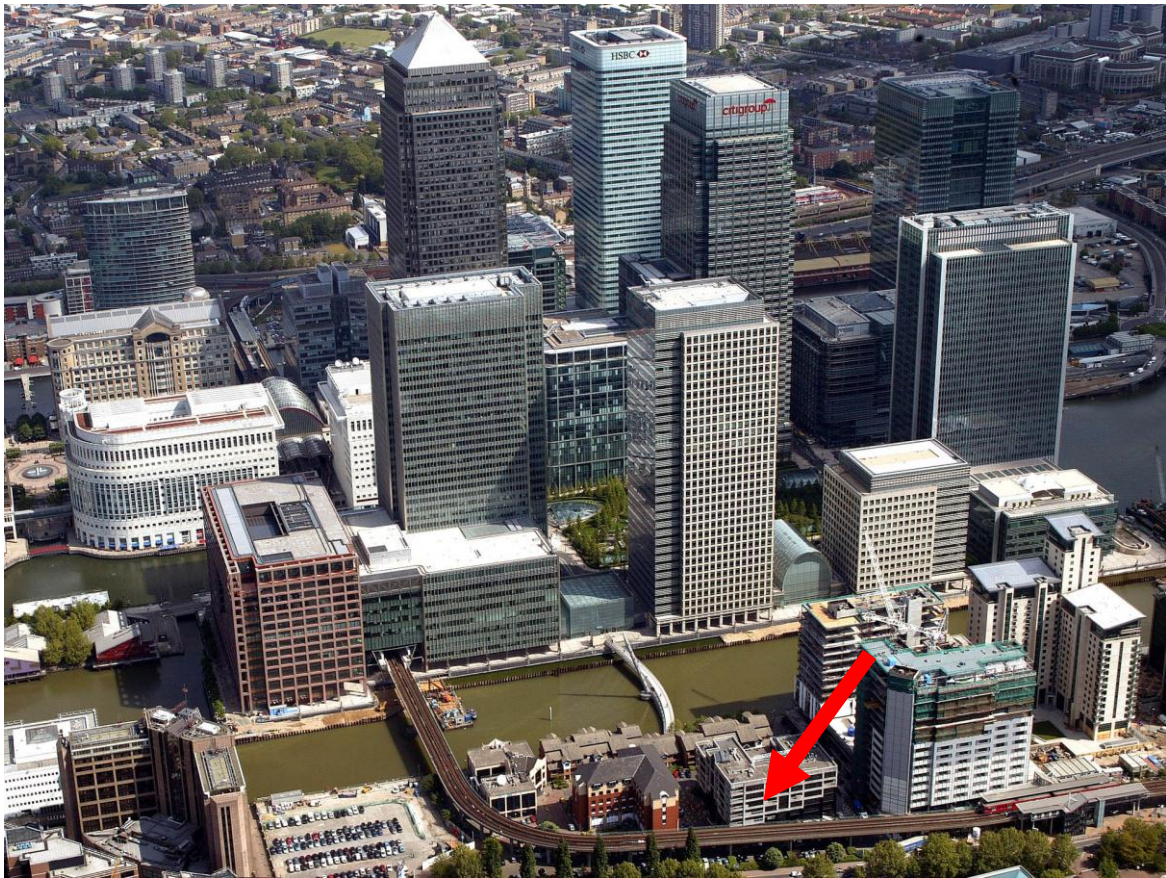


DOCKLANDS OFFICE TO LET

45 BEAUFORT COURT, LONDON E14 9XL



179.8 sq m (1,935 sq ft)

Cherryman
0207 40 400 40

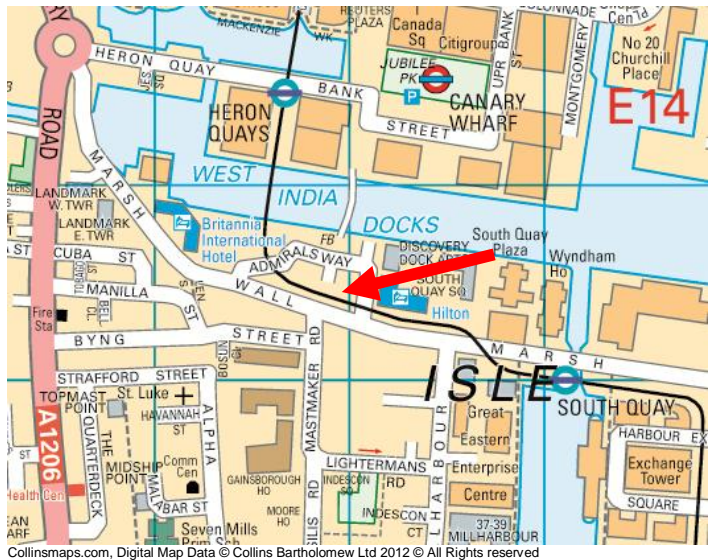
www.cherryman.co.uk

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

Location:

Beaufort Court is located immediately to the south of Canary Wharf next to the Canary Wharf Hilton. South Quay DLR station is a 2 minute walk (Bank, Stratford, City Airport) and the Jubilee line is a few minutes' walk via the pedestrian footbridge (London Bridge, Waterloo, Green Park, Stratford).

The main Canary Wharf estate provides extensive shopping facilities, bars and restaurants, whilst additional retail is also available at South Quay including Pret a Manger and Tesco.



Accommodation:

The available space forms parts of the 5th floor of this multi-let office building.

	SQ. FT.	SQ. M.	Availability
Suite 45	1,935	179.8	Immediately

Amenities:

- Air conditioning
- Raised access floors
- Suspended ceilings
- Panoramic views
- Fitted offices and kitchen
- Male & Female WCs with shower
- 24 hour access and security
- Car parking spaces available

Terms:

	TOTAL	SQ. FT.	SQ. M.
Quoting rent	£43,538	£22.50	£242.19
Business rates 13/14	£15,812	£8.17	£87.94
Service charge	£13,509	£6.98	£75.13

VAT:

The property is elected for VAT.

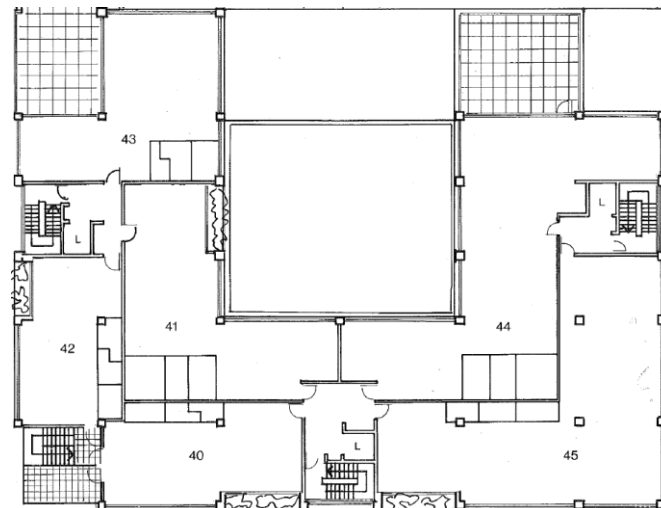
Tenure:

The space is available on a new lease direct from the Landlord.

EPC:

An EPC has been commissioned and is available upon request.

Floorplan:



Viewing and Further Information:

Stephen Payne on 0207 093 1566 (stephen@cherryman.co.uk)

Colin Leslie on 0207 093 1907 (colin@cherryman.co.uk)

Subject to Contract

November 2013

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 website www.commercialleasecode.co.uk