

**FURNISHED / PLUG & PLAY
OFFICE TO LET**
9 BEAUFORT COURT, ADMIRALS WAY,
LONDON, E14 9XL



64.5 sq. m. (695 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 to the Canary Wharf Hilton and a short walk from South Quay DLR station (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 the 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 from the ground floor atrium. The suite is predominantly open plan with a separate meeting room.

The suite benefits from an integrated media cupboard with flat screen TV and surround sound speaker system and can come fully furnished with desks, chairs, boardroom table, phones and internet cabling/connectivity.

Additional Amenities:

- Fully furnished
- 1 car parking (additional charge)
- Fitted Kitchen
- Manned security desk
- Raised floor/Suspended ceiling
- Male & Female WCs (& Shower)

Lease Terms:

New lease available on a full repairing and insuring term.

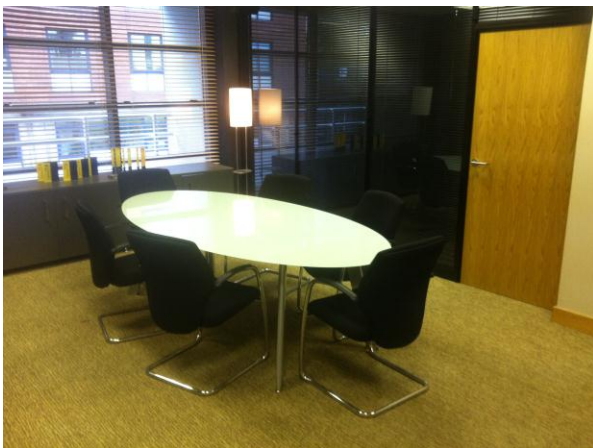
Rent:

The office quoting rent is ££17,000 per annum on a furnished conventional basis.

Flexible/Managed inclusive lease terms are also available

Rates:

We are that the rates payable for the office for the year to April 2013 are £5,287.50 per annum.



Separate internal meeting room

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.

Service charge:

To be confirmed.

Viewing:

By prior appointment with Sole Agents Cherryman.

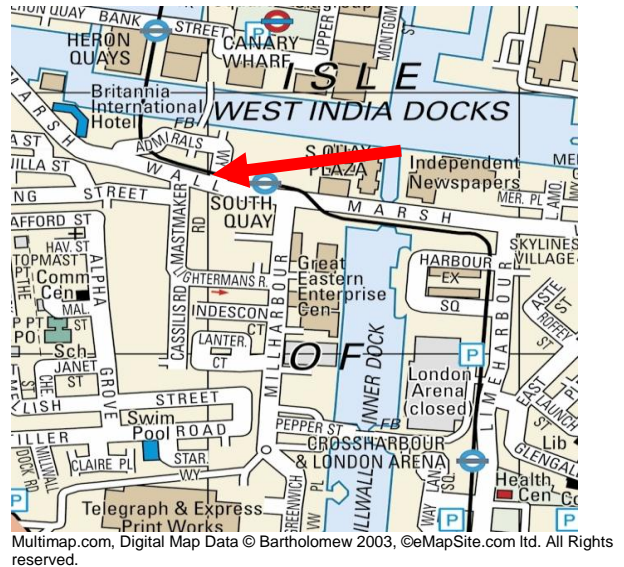
Contact:

Stephen Payne on 0207 40 400 40
Or e-mail: stephen@cherryman.co.uk

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

Subject to Contract

February 2013



Beaufort Court stair entrance

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.commercialleasecodeEW.co.uk