

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



100.34 sq m (1,080 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 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 the shopping facilities, bars and restaurants of Canary Wharf are within a few minutes' walk.

Accommodation:

The unit 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 arranged as an open plan office. Male and female WCs are situated within the demise together with a kitchen and shower facilities.

Amenities:

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

Rent:

The quoting rent is £20,000 per annum.

Lease Terms:

A new lease available on Full Repairing and Insuring terms.

Rates:

We are advised by the London Borough of Tower Hamlets that the rates payable for the office accommodation for the year to April 2013 are TBC.

Service charge:

The current service charge applicable to the suite for the year ending April 2013 is TBC.

Sale Price:

The landlord may consider selling the long leasehold interest. Interested parties should enquire for further details.

Viewing:

By prior appointment with Sole Agents Cherryman.

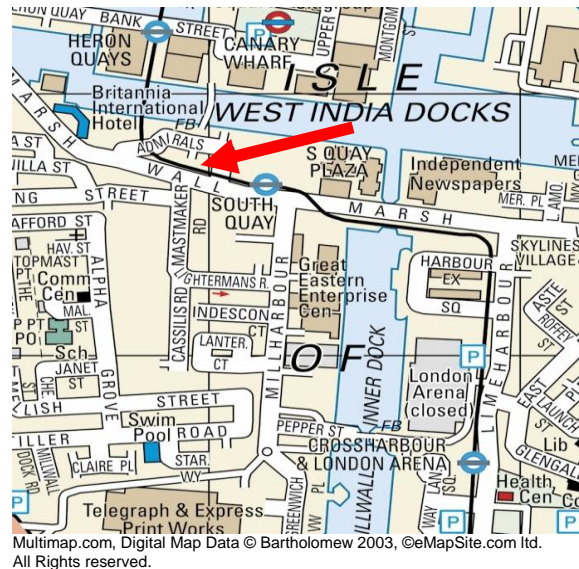
Contact:

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Or e-mail: stephen@cherryman.co.uk

Subject to Contract

February 2013



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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.commercialleasecodeEW.co.uk