



ADMIRALS WAY · EAST LONDON E14

Office Suite To Let – Isle of Dogs

Backing directly onto South Dock, this attractive first-floor office suite is ideally located in the heart of the Isle of Dogs, just moments from Heron Quays DLR Station.

The suite comprises three self-contained offices together with a reception area, providing a versatile and professional working environment. Further benefits include stunning river views, a private balcony, and easy access to a wide range of local amenities.

Available for immediate occupation.

Passing Rent: £29,000 per annum, plus VAT

Business Rates: Applicants are advised to make their own enquires with the London Borough Tower Hamlets Council directly.

Small service charge on building and insurance.

Rental Price per annum **£29,000 plus VAT** Leasehold

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.





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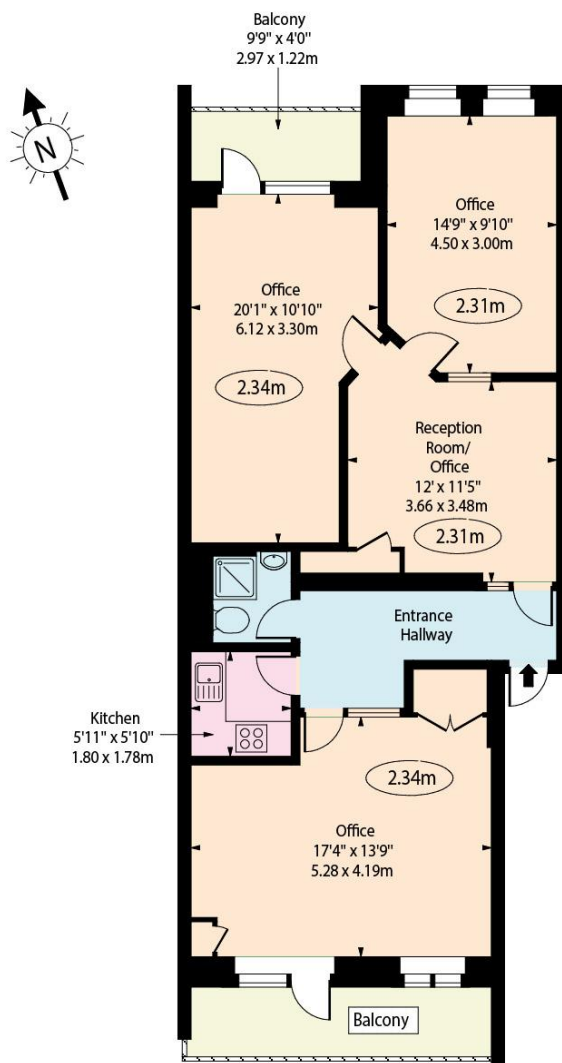
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Beatty House,
Admirals Way, E14 9UF

 - Ceiling Height



First Floor

Approx Net Area 713 Sq Ft - 66.23 Sq M

Approx Gross Internal Area 900 Sq Ft - 83.61 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.54943

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



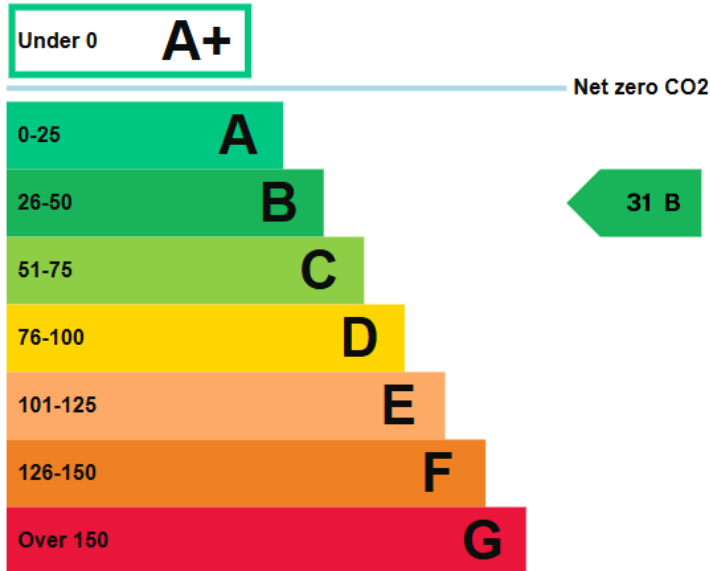
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EPC To Be Confirmed

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

