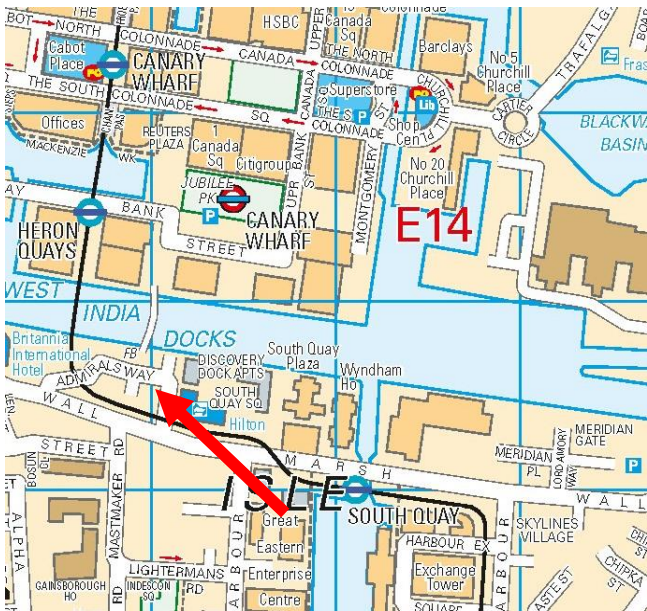




OFFICE TO LET – 230 SQ.M (2,475 SQ.FT)  
SUITE 31 BEAUFORT COURT, ADMIRALS WAY, LONDON E14 9XL

Cherryman



Existing Open Plan Area



### Location

Beaufort Court is ideally situated on the north side of Marsh Wall, just a 2 minute walk from the Canary Wharf Estate and Jubilee Line. Access is provided by way of a pedestrian footbridge. The Canary Wharf estate now has an enormous array of shopping facilities, restaurants cafes and bars.

South Quay DLR station is also a short distance away and provides connections to the City Lewisham, City Airport and Stratford. The retail facilities have also improved at South Quay with the likes of Pret, Tesco and Co –Op.

### Description

The suite is situated on the 3<sup>rd</sup> floor of a multi-let office building and is accessed by lift or stairs from the ground floor atrium. The majority of the suite is currently open plan with three additional partitioned offices (board & meeting rooms). Male and female WC's are situated within the demise together with a kitchen and shower facilities. The office also benefits from its own private terrace.

### Conventional Lease Terms

A new lease is available for a term by arrangement directly from the landlord.

### VAT

This property is elected for VAT

### Energy Performance Certificate

Available on request.

### Amenities

- 24 hour access
- Raised access floors
- Male & Female WC's
- 3 parking space
- Fitted Kitchen
- Shower facilities
- Central Heating
- **835 sq.ft private terrace**
- Visitors parking

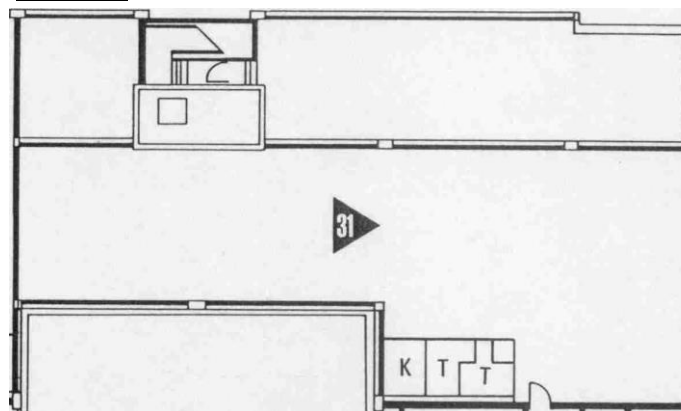
### Accommodation

Demise	Sq. m.	Sq.ft.
Suite 31	230	2,475

### Outgoings

Rent	Business Rates	Service Charge
£80,500 P.A (£32.52 psf)	£9.50 psf (inclusive of parking)	Approx £8.50 psf

### Floor Plan



### FURTHER INFORMATION

For more information please contact

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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.gov.uk](http://www.commercialleasecode.gov.uk)