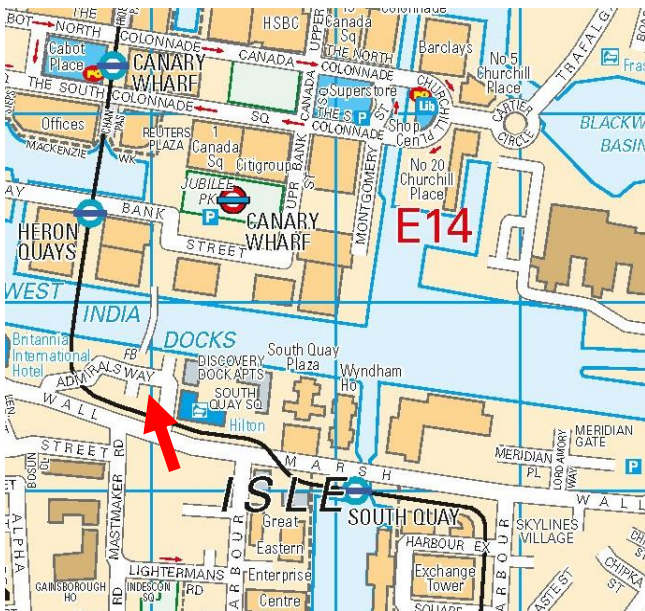




OFFICE FOR SALE/TO LET – 177.4 SQ.M (1,910 SQ.FT)
SUITE 39 BEAUFORT COURT, ADMIRALS WAY, LONDON E14 9XL

Cherryman



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

The 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 4th floor of a multi-let office building and is accessed by lift or stairs from the ground floor atrium. The suite is an 'L' shape with an abundance of natural light which is currently laid out with a mixture of open plan office, meeting rooms and three individual executive offices. There are male and female WC's situated within the demise together with a kitchen and two separate shower facilities. There is also the benefit of having 4 parking spaces within the estate.

Terms

The long leasehold (expiring 2184) is available to purchase at a quoting **price of £1,245,000 (£651.83 psf)**.

Alternatively the landlord may considering letting the offices on a new lease by arrangement at a **rent of £57,500 per annum (£30.10 psf)**.

VAT

This property is elected for VAT

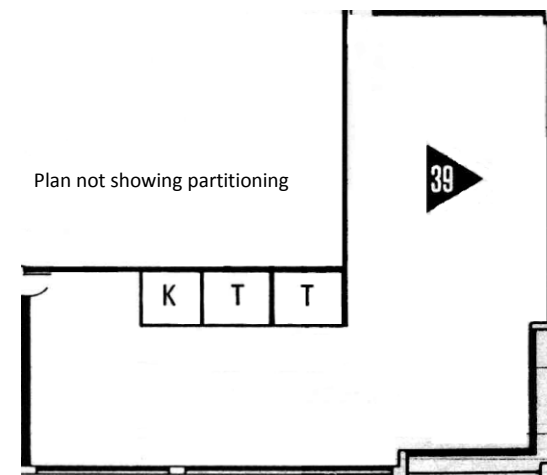
- Fitted Kitchen
- Two Showers
- Central Heating
- Visitors parking
- Manned security (7am-7pm)
- Separate comms room
- 24 hour access
- Raised access floors
- Male & Female WC's
- 4 parking space
- Air conditioning
- LG7 lighting

Demise	Sq. m.	Sq.ft.
Suite 39	177.40	1,910

Business Rates	Service Charge
£10.61 psf (£11.55 inc parking)	c.£8.50 psf

Energy Performance Certificate

Rating of "D" scoring 82



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 his 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 licenced conveyance before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

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