

OFFICE SUITE TO LET

866 SQ FT (80.5 SQ M)

**Suite 12 (second floor)
Beaufort Court
Admirals Way
London E14 9XL**

Location

Beaufort Court is ideally situated on the north side of Marsh Wall opposite its junction with Millharbour and located just a short walk from South Quay DLR station. This provides connections to the City, Lewisham and Stratford. The pedestrian bridge close by provides easy access to the Jubilee line for travel to the West End. Shopping facilities, bars and restaurants are located nearby at Canary Wharf and South Quay

Description

The suite is situated on the second floor of a multi let office building and is accessed by lift or stairs from the ground floor atrium. The suite has one partitioned internal office. Male and female WC's are located within the demise, together with a kitchen and shower facilities. There is also a private balcony for the exclusive use of the tenant.

Amenities

- 1 parking space
- 1 shower
- 24 Hour manned security
- Demised male & Female WC's
- Existing partitioned office
- Gas central heating
- Fitted galley style kitchen
- Raised access floor
- Visitors car parking space
- Balcony

Lease Terms

A new sub lease is available for a term to be agreed until November 2015. Alternatively a longer term may be available direct from the landlord.



Rent

£25.00 per sq ft per annum exclusive.

Service Charge

We understand the service charge for the year ending 2014/15 is £6,838.32.

VAT

The building is elected for VAT.

Legal Costs

Each party is to be responsible for their own legal and professional costs.

Rates

Interested parties are advised to make their own enquiries with the relevant authority (London Borough of Tower Hamlets). We understand the suite has a Rateable Value of £14,750.

Energy Performance Certificate (EPC)

An EPC has been requested. Further details available by request.

Viewing

Strictly by prior appointment through:

Phil Richards

philrichards@astonrose.co.uk
020 7409 9440

Sam Conway

sammyconway@astonrose.co.uk
020 7079 1958

Subject to contract

February 2015

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


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