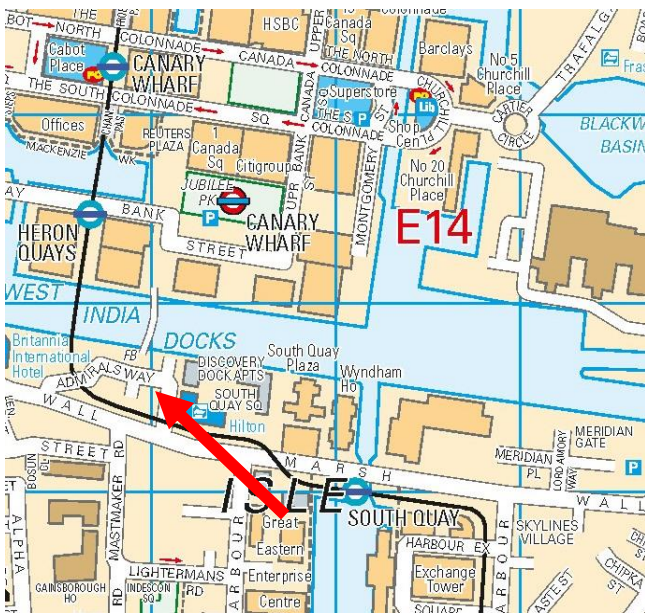




OFFICE TO LET – 95.22 SQ.M (1,025 SQ.FT)  
SUITE 18 BEAUFORT COURT, ADMIRALS WAY, LONDON E14 9XL

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 2nd floor of a multi-let office building and is accessed by lift or stairs from the ground floor atrium. The is "L" shaped and current open plan, there is an internal door that can split the office into two sections of c.500 sq.ft. Male and female WC's are situated within the demise together with a kitchen and shower facilities. The office also benefits from two parking spaces.

### 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.

Important: While 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 this 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 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.co.uk](http://www.commercialleasecode.co.uk)

### Amenities

- 24 hour access
- Raised access floors
- Male & Female WC's
- 2 parking space
- Fitted Kitchen
- Shower facilities
- Central Heating
- Visitors parking

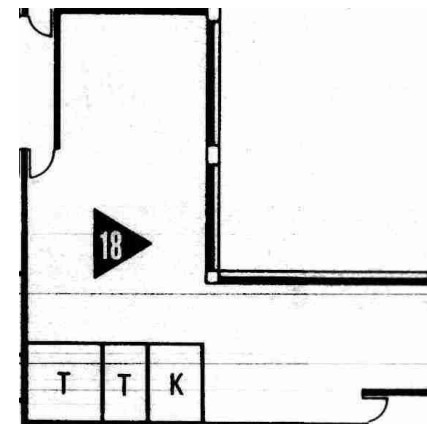
### Accommodation

Demise	Sq. m.	Sq.ft.
Suite 18	95.22	1,025

### Outgoings

Rent	Business Rates	Service Charge
£25,500 P.A (£24.87 psf)	£9.50 psf (inclusive of parking)	Approx £8.50 psf

### Floor Plan



### FURTHER INFORMATION

For more information please contact

Colin Leslie [colin@cherryman.co.uk](mailto:colin@cherryman.co.uk)

Bob Ashton [bob@cherryman.co.uk](mailto:bob@cherryman.co.uk)

Main Office Number - 0207 40 400 40