



OFFICES TO LET 1935 Sq Ft

45 BEAUFORT COURT, ADMIRALS WAY, LONDON E14 9XL

Cherryman



## 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 with connections to the City, Lewisham, and Stratford. The pedestrian bridge close by also allows easy access to the Jubilee line station 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 fifth floor of a multi-let office building and is accessed by lift or stairs from the ground floor atrium. The unit currently has 2 partitioned internal offices and a boardroom. Male and female WC's are situated within the demise together with kitchen and shower facilities.

## Lease Terms

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

## Amenities

- 4 car parking spaces
- Gas central heating
- 1 Shower
- Fitted Kitchen

- 24 Hour manned security
- Raised access floor
- Male & Female WC's
- Visitors car parking

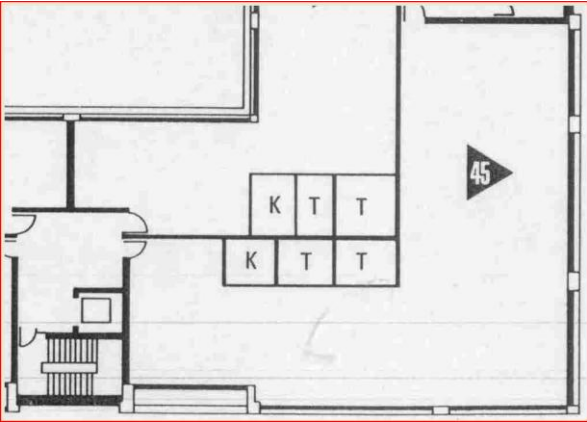
## Outgoings

| Rent (p.a) | Business Rates (p.a until April 2015) | Service Charge (per sq.ft p.a) | TOTAL (per sq.ft p.a) |
|------------|---------------------------------------|--------------------------------|-----------------------|
| £47,000    | TBC                                   | TBC                            | TBC                   |

## Energy Performance Certificate:

The building holds an "E" (112) score rating. A report is available upon request.

## Floor Plan



December 2014

**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 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.commercialleasecodeEW.co.uk](http://www.commercialleasecodeEW.co.uk)

## FURTHER INFORMATION:

For further information and viewing please contact:

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