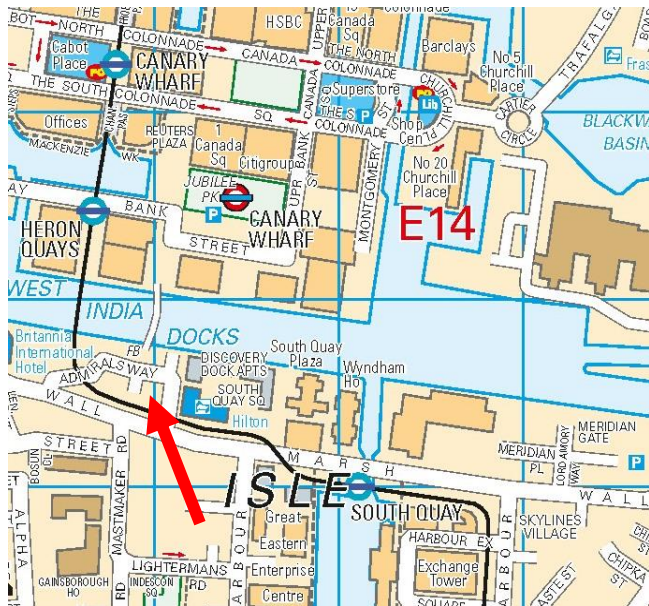




OFFICE FOR SALE— 64.00 SQ.M (690 SQ.FT)
SUITE 42 BEAUFORT COURT, ADMIRALS WAY, LONDON E14 9XL

Cherryman



Beaufort Court atrium

Location

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 all opening.

Description

Suite 42 is situated on the 5th floor of a multi-tenanted office building and is accessed by lift or stairs from the ground floor atrium.

The office has been divided into three separate offices and a reception area. The existing glazed and stud partitioning can be removed easily to give an open plan office. The suite also benefits from an abundance of natural light. There is a private WC within the office as well as a kitchen. The suite also comes with its own secure parking space which is in the basement car park.

Terms

The long leasehold (expiring 2184) is available to purchase at a quoting **price of £485,000 (£702.89 psf)**.

VAT

This property is elected for VAT

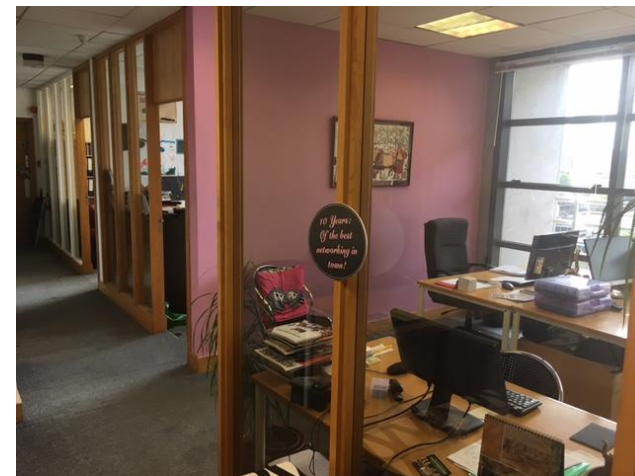
- Fitted Kitchen
- Central Heating
- Visitors parking
- Manned security (7am-7pm)
- 24 hour access
- Raised access floors
- Private WC
- 1 parking space
- CAT 2 Lighting

Demise	Sq. m.	Sq.ft.
Suite 42	64.00	690

Business Rates	Service Charge
£10.61 psf (£11.55 inc parking)	c.£8.70 psf

Energy Performance Certificate

Available on request



Internal office picture

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:

- The particulars are produced in good faith, are set out as a guide only and do not constitute part of the contract.
- 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.



Colin Leslie

colin@cherryman.co.uk

Bob Ashton

bob@cherryman.co.uk

July 2019