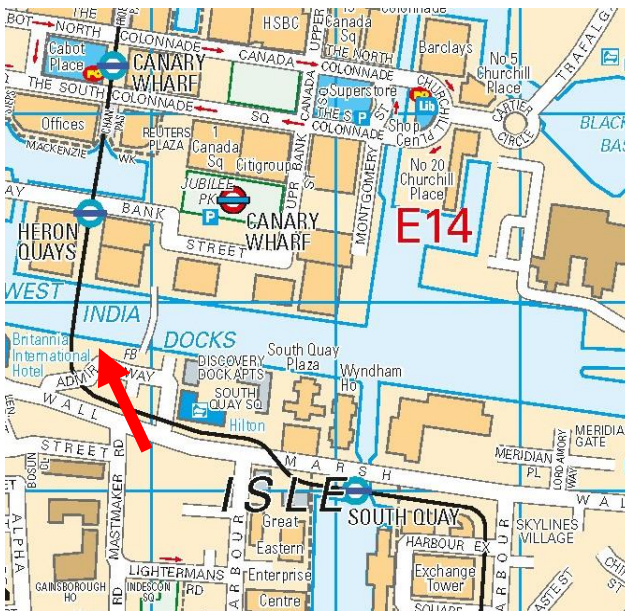




OFFICE INVESTMENT FOR SALE – 82.70 SQ.M (890 SQ.FT)
4 BEATTY HOUSE, ADMIRALS WAY, LONDON E14 9UF

Cherryman



Location

Beatty House is 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 providing connections to the City, Lewisham, City Airport and Stratford. Crossrail is also due to open next year (2018).

There are further retail offerings around south Quay, including restaurants, sandwich bars and convenience stores.

Description

Suite 4 is located on the 1st floor with dockside views to the north looking to the Canary Wharf estate. The suite comprises an open plan office with views to Canary Wharf, a separate meeting room/directors office, a W/C, shower, kitchen and two balconies facing both to the North and South.

Tenancy

Suite 4 is currently let from 4th August 2015 for 5 years. The lease is Outside the Landlord & Tenant Act 1954 (as amended) at an annual rent of £20,000 per annum, including 1 surface parking space. The lease incorporates a tenant rolling break option from the 4th August 2018, subject to 6 months written notice.

Covenant

The office is currently let to Docklands Solicitors LLP est 2005 (Part of Whitehead Monockton Limited est 2013). For further information please visit below websites:

www.docklandssolicitors.com / www.whitehead-monockton.co.uk/

Tenant financial information is available upon request.

Amenities

- 24 hour access
- Perimeter trunking
- Male & Female WC's
- One parking space
- Fitted Kitchen
- Shower facilities
- Central Heating

Office Demise

Demise	Sq. m.	Sq.ft.
4 Beatty House	82.70	890

Outgoings

Rates Payable 2017/18 (inc car parking)	Service Charge 2017/18
£9,930.00	£TBC

Energy Performance Certificate

Certificate is available upon request.

Tenure

The property is being offered on the basis of a long leasehold (expiring 2184).

Pricing

The suite is available to purchase at a price of **£623,000 +VAT (£700 psf)**. This reflects a Net Initial Yield of 3.05%, assuming purchase costs of 5.11%.

VAT

This property is elected for VAT.

Contact



Colin Leslie colin@cherryman.co.uk

Rupert Cherryman rupert@cherryman.co.uk

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.

April 2017