

TO LET / FOR SALE - D1 (NON RESIDENTIAL INSTITUTIONS) / HEALTHCARE / OFFICE / RETAIL

# 9 BEAUFORT COURT

Admirals Way, E14 9XL



## Key Highlights

- 690 sq ft
- Private secure parking space
- Manned building reception
- Private meeting room
- Rent Reduced to £13,000 (£18.84 psf)
- Can be provided fully furnished
- Open plan office
- Private shower



## Summary

Available Size	690 sq ft / 64.10 sq m
Rent	£13,000 per annum + VAT
Price	Offers in the region of £345,000
Rates Payable	£8.45 per sq ft
Service Charge	£10.91 per sq ft
Estate Charge	N/A
EPC	Upon enquiry

## Description

Suite 9 Beaufort Court is located on the 1st floor of Beaufort Court.

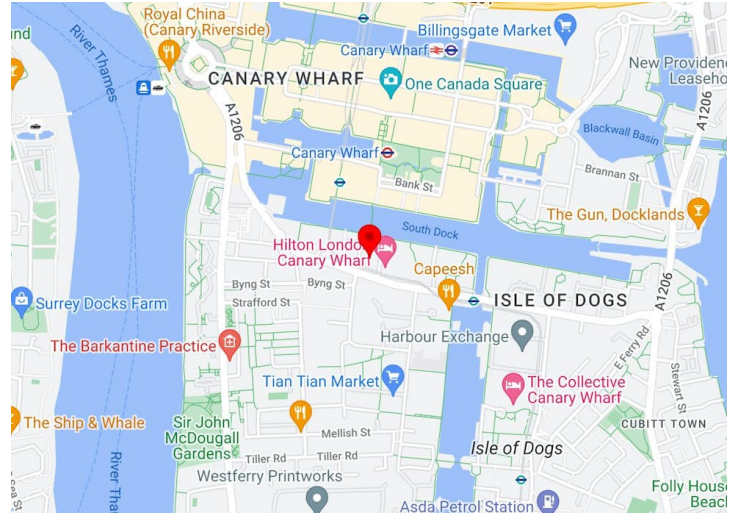
The suite is accessed via a lift and stairwell from the communal building reception/atrium.

The office is set up as open plan with a waiting area and private meeting room. The suite also has a kitchenette, shower and male/female W/Cs.

## Location

Beaufort Court is found in the centre of the Isle of Dogs and just a 2 minute walk from Canary Wharf and the Jubilee Line.

The Docklands Light Railway and Elizabeth Line are also within a short walk and provide excellent transport routes throughout London.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - 9	690	64.10	Available
<b>Total</b>	<b>690</b>	<b>64.10</b>	

## Viewings

Please contact Cherryman for further information and to arrange a viewing.

## Terms

The long leasehold of 200 years from 1984 is for sale.

Asking for offers in the region of £395,000 + VAT.