

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

15 BEAUFORT COURT

Admirals Way, E14 9XL



Key Highlights

- 825 sq ft
- 24 hour access
- Video entrance system
- Manned building reception 7am-7pm
- Alternative uses will be considered - Medical/Aesthetics
- Hyperoptic broadband
- 4 mins walk from Canary Wharf tube station
- Close to Elizabeth Line (Crossrail)



Summary

Available Size	825 sq ft / 76.65 sq m
Rent	£15,000 per annum
Rates Payable	£10.45 per sq ft Qualify for SBRR at £15,000 RV
Service Charge	£10.91 per sq ft Excluding VAT
EPC	Upon enquiry

Description

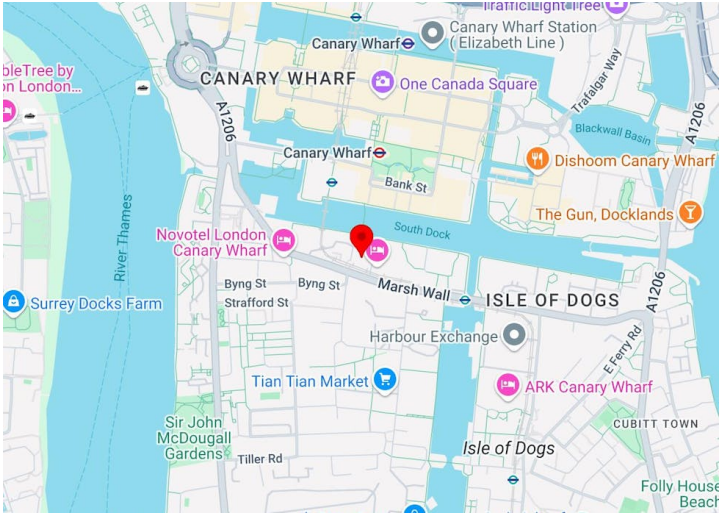
Suite 15 is situated on the 1st floor of Beaufort Court which is a multi-let office building and is accessed by a lift or staircases from the ground floor atrium.

The suite is made up of a mixture of open plan office and two meeting rooms or private offices. There are both male and female WC's situated within the demise and separate shower facilities.

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 the pedestrian footbridge just a few meters away. Canary Wharf estate has an enormous array of shopping facilities, restaurants cafes and bars.

South Quay DLR station is also a short walk away and provides connections to the City Lewisham, City Airport and Stratford. The retail facilities have also improved within South Quay with the likes of Pret, Tesco Metro and Co –Op.



Accommodation

The accommodation comprises of the following

sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year
825	£18.18	£11	£10.50	£32,737.50

Terms

New flexible lease terms available directly from the landlord.

Alternative uses will also be considered to include medical/aesthetics

Viewings

Viewings to be arranged directly with Cherryman.

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