

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

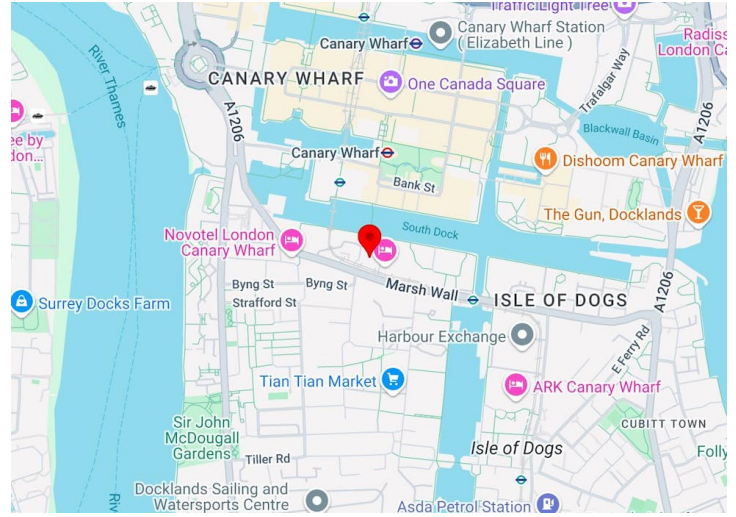
# 32 BEAUFORT COURT

Admirals Way, E14 9XL



## Key Highlights

- 1,035 sq ft
- Good opportunity for owner occupier
- Beaufort Court is ideally situated just a 3 minute walk from Canary Wharf Tube
- Suite access via lift and staircase from Beaufort Court reception
- Rent Reduced to £18,000 p.a (£17.39 psf)
- Private secure parking space
- Quick access to Crossrail Elizabeth Line
- Building has 24hr access



## Summary

Available Size	1,035 sq ft / 96.15 sq m
Rent	£18,000 per annum Excluding VAT
Price	£570,000
Rates Payable	£10.67 per sq ft
Service Charge	£10.91 per sq ft Excluding VAT
Car Parking	2 parking bays included with Suite 32
Estate Charge	N/A
EPC	C (58)

## Description

Suite 32 Beaufort Court is an "L" shaped open plan office suite.

The Suite also benefits from a storeroom, kitchenette and male and female w/c's.

The office also has 2 associated parking spaces. One in the secure basement car park and the other surface bay within the Waterside Estate.

## Location

Beaufort Court is located in the heart of South Quay in the centre of London Docklands. Beaufort Court forms part of the Waterside Estate along with Ensign House and the Waterside Development.

Canary Wharf is located just a short 3 minute walk to the north and accessed via a pedestrian footbridge.

Beaufort Court is a short walk from a number of transport options and types. The London Underground is just 4 minutes walk away at Canary Wharf. The Docklands Light Rail way is also a short walk away to the East. The new Crossrail/Elizabeth Line is also accessible on the Canary Wharf estate along with the Thames Uber Clipper riverboat services.

## Accommodation

Suite 32 Beaufort Court is located on the 5th floor of a multi tenanted/occupied building. Beaufort Court was built in 1986 and is formed of 45 Suites which are under separate long leasehold ownership.

sq ft	Rent	Price
1,035	£18,000 /annum	£570,000

## Viewings

Please make viewing requests directly with Cherryman.

Colin Leslie - colin@cherryman.co.uk

## Terms

Suite 32 Beaufort Court is available to purchase with vacant possession and To Let on a new lease for a term to be agreed.

## Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence.



### Colin Leslie

0207 093 1907 | 0777 566 5714

colin@cherryman.co.uk

Suite 8, Beaufort Court, Admirals Way, London, E14 9XL