

23 BEAUFORT COURT

Admirals Way, E14 9XL



- 1,325 sq ft
- Private parking space
- Hyperoptic broadband
- Kitchenette
- Great Canary Wharf views
- 4 mins walk from Canary Wharf tube station
- 24 hour access

Suite 8, Beaufort Court

Admirals Way

London

E14 9XL

020 740 400 40

info@cherryman.co.uk

Cherryman

Accommodation

The accommodation comprises of the following

sq ft	sq m	Rent (sq ft)
1,325	123.10	£30.19

Description

Suite 23 is situated on the 3rd 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 an ‘L’ shape and is made up of a mixture of open plan office, meeting room and a separate private office.

There are both male and female WC’s situated within the demise together with a kitchen and separate shower facilities. The suite also benefits from 1 demised parking spaces within the secure basement carpark.

Suite 23 is one of the prime suites in the Beaufort Court looking at Canary Wharf.

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 an excellent positioned 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.

Terms

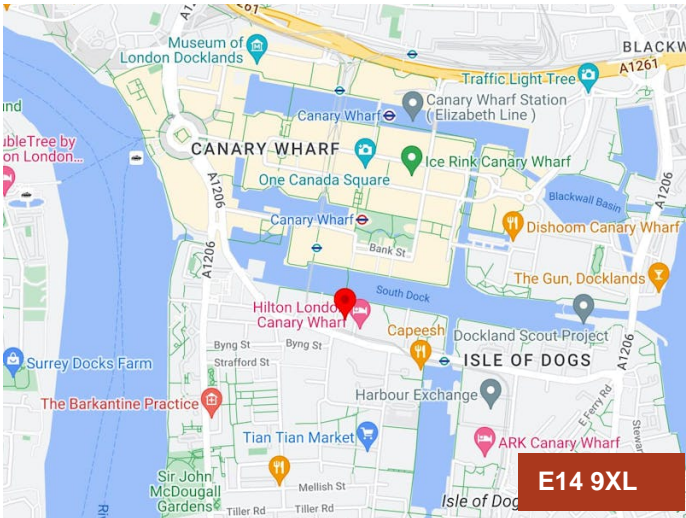
New flexible lease terms available directly from the landlord.

Viewings

Viewings to be arranged directly with Cherryman.

colin@cherryman.co.uk
07775665714
0207 40 400 40

Business Rates



Rates payable: £11.57 per sq ft

(based upon Rateable Value: £26,250)

- Plus rates for 2 parking bays

Colin Leslie

0207 093 1907

0777 566 5714

colin@cherryman.co.uk

IMPORTANT NOTICE

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 this 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 licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations. Generated on 22/10/2024

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