

**FOR SALE - OFFICE**

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# 7 BEAUFORT COURT

Admirals Way, E14 9XL



- 822 sq ft
- Secure private parking space
- 24 hour access
- Central heating
- Stones throw from Canary Wharf
- Raised access floor
- Shower facilities
- Visitors parking

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Suite 8, Beaufort Court

Admirals Way

London

E14 9XL

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**Cherryman**

Location

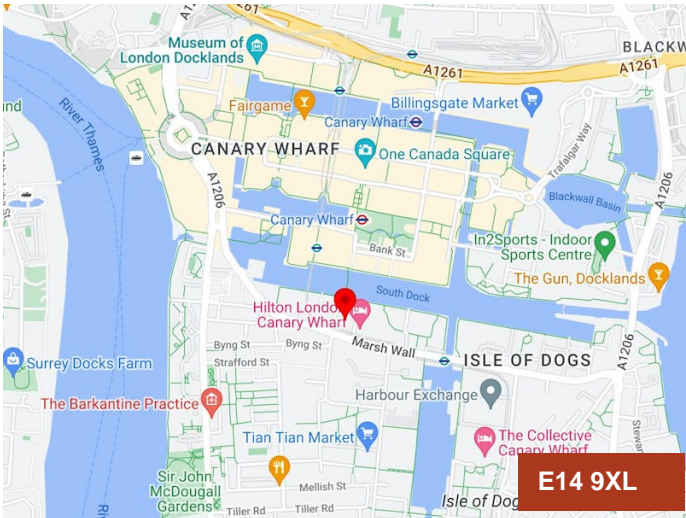
Beaufort Court is positioned within the Waterside Estate which is found in the heart of South Quay. The South Quay bridge which connects the area to the Canary Wharf estate is located just a couple mins walk away.

The Jubilee Line is located 5 mins away and the Elizabeth Line is also within easy walking distance (8 mins).

Accommodation

The office suite is situated on the first floor and is in an "L" shape position. The space has been partitioned to provide an open plan area as well as a boardroom and private office. The space has recently been re-carpeted and painted throughout.

sq ft	Price	Rates Payable (sq ft)	Service Charge (sq ft)
822	£465,000REDUCED PRICE	£11.75	£9.50



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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.

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