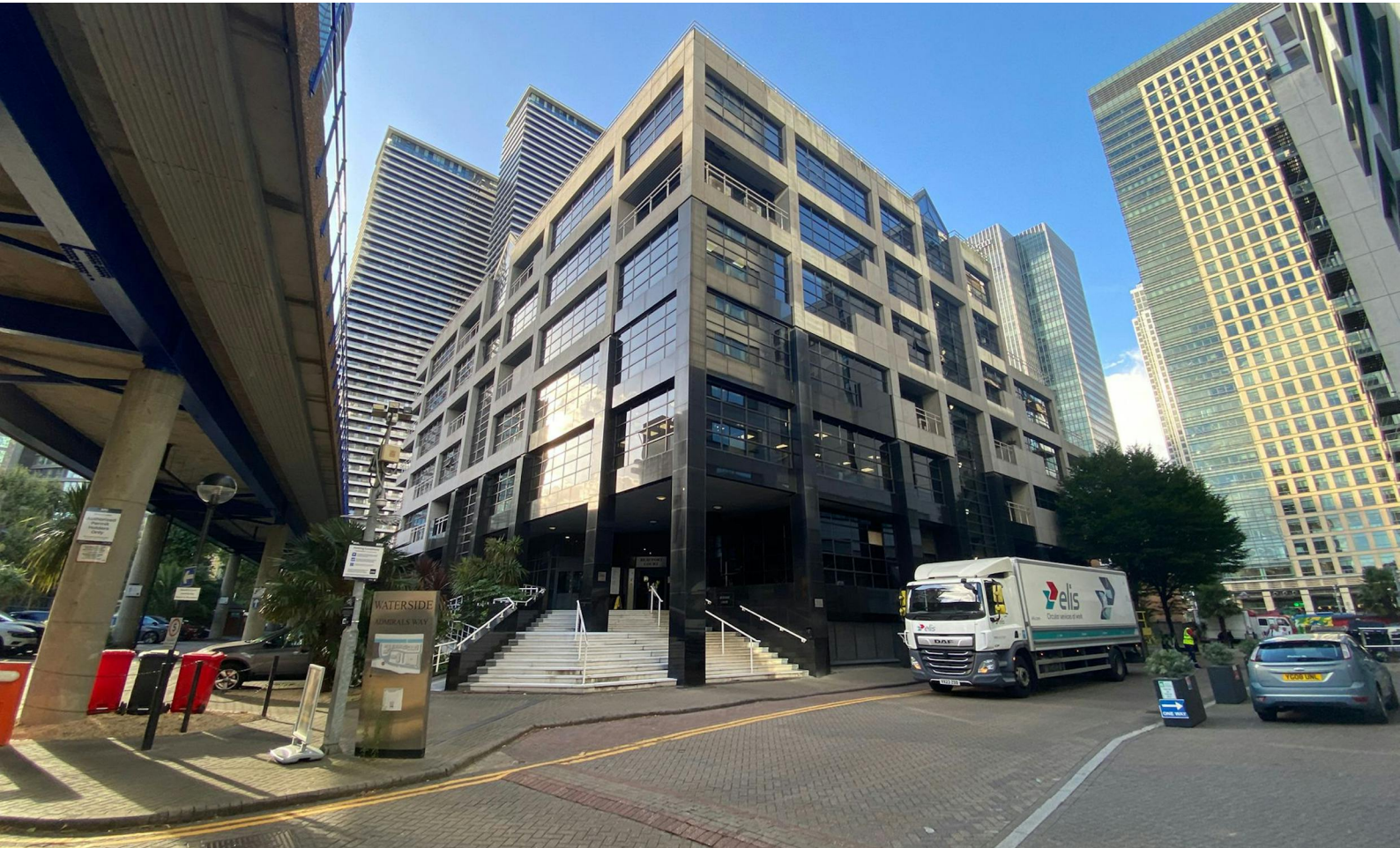




Suite 35, Beaufort Court, Admirals Way, London, E14 9XL

Canary Wharf Office Suite

- Prestigious landmark building in Docklands
- Close to amenities and transport of Canary Wharf
- Ideal for owner-occupiers and investors
- 24 hour access
- Open plan office to include partitioned offices and Board Room accessible from two separate entrance doors
- 2 Parking Spaces with concierge and security staff.
- Air conditioning to supply heat and cooling services

Interested?
Request more information.

020 8221 9610
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Summary

Available Size	1,050 sq ft
Price	£525,000
Rates Payable	£12,175.60 per annum
Rateable Value	£21,000
Service Charge	£11,143.36 per annum
EPC Rating	B (50)

Description

Beaufort Court is a 6 storey purpose built office building with basement and concierge. The unit is on the 4th floor and is currently partitioned into a number of offices and meeting rooms. There are male and female WC's, a shower cubicle, as well as a small kitchenette area. There are floor to ceiling windows on two sides of the unit providing excellent natural light. The property also benefits from part timber and tiled carpets, suspended ceilings and air conditioning. There are 2 parking spaces, one outside and one within the property basement. There are exquisite views of Canary Wharf and its surroundings.

Location

The unit is located within Beaufort Court office complex on Admirals Way, Canary Wharf. It is a few minutes walk from both Canary Wharf tube on the jubilee line and South Quay Station on DLR providing excellent links to Central and East London. All of the shops, restaurants, bars, gyms and amenities of Canary Wharf are also within easy walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th - Fourth Floor	1,050	97.55	Available
Total	1,050	97.55	

Tenure

The property is being offered vacant, held on a long leasehold of 200 years from 24th June 1984 at a peppercorn rent.

Legal Costs

Each party to bear their own legal costs with the purchaser to provide an undertaking for abortive costs should they withdraw from the transaction.



Viewing & Further Information

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