

Superb Self-Contained Office Suite  
with Private Terrace & Views over Canary Wharf

**FOR SALE**

1,400 Sq Ft (130.11 sq m)

**Suite 37, Beaufort Court, London, E14 9XL**

Local Knowledge, Regional Coverage

Basildon  
01268 851600

Docklands  
020 7474 9898

Enfield  
020 8342 2700

Farringdon EC1  
020 7256 7400

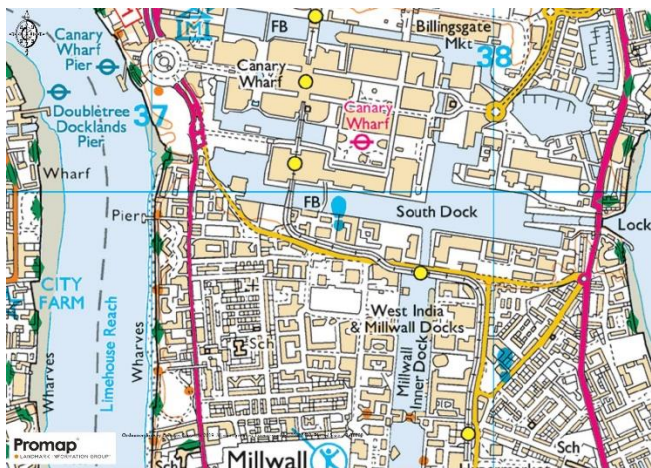
Harlow  
01279 626555

Romford  
01708 877866

## Location

Beaufort Court is a well located office building situated on the north side of Marsh Wall, just 2 minutes from the footbridge to the Canary Wharf Estate, within the heart of the Docklands South Quay Business District.

The property is ideally situated for easy access to the excellent retail, restaurant and leisure facilities within Canary Wharf, the London underground service (Jubilee Line) and forthcoming Cross Rail service. South Quay DLR Station is a short distance away and provides connections to the Bank, Lewisham, City Airport and Stratford.



## The Property

The office is on the fourth floor of this popular building and comprises a self-contained suite with private terrace, with views over South Dock and Canary Wharf.

Beaufort Court has a 24 hour manned reception, central atrium and reception area and passenger lifts serving all floors.

Suite 37 is offered in excellent condition with the benefit of the following features:

- Air conditioning
- Suspended ceiling with recessed lighting
- Raised floors
- Fitted carpets
- Male and Female WC's
- Fitted kitchen
- Private terrace
- 2 car parking spaces

## Floor Area

The internal floor area extends to approximately 1,400 sq ft.

## Terms

The property is available for sale. The long leasehold interest expiring in June 2184

## Price

Price on application

## VAT

VAT is not payable on the purchase price.

## Service Charge

To be advised.

## Business Rates

Business rates payable to LB Tower Hamlets for 2081/19 are c £14,000

## Energy Performance Certificate

An Energy Performance Certificate has been commissioned and will be available for inspection by interested parties.

## Legal Costs

Each party is responsible for their own legal costs in relation to this transaction.

## Viewing/Further Information

Strictly by appointment through sole agents:



**Nick Haywood**

[nick@sbhpageread.co.uk](mailto:nick@sbhpageread.co.uk)

**020 7474 9898**

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