



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£22,000 PER ANNUM

- 2nd floor office
- Approx 774 sq ft GIA
- Parking included
- Suitable for a variety of businesses
- 24 hour access
- Building reception manned from 7am-7pm
- Video entrance system

# 14 BEAUFORT COURT, ADMIRALS WAY, CANARY WHARF, LONDON, E14 9XL



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

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#### Location

Beaufort Court is located in Canary Wharf, to the north of Marsh Wall, and benefits from numerous transport links. The closest tube stations are Canary Wharf (Jubilee and Elizabeth Lines), South Quay and Heron Quays (both DLR) and the area is served by local buses. Canary Wharf also benefits from a wide variety of shops, cafes, bars and restaurants.

#### Description

Comprising a second floor office suite to the east side of Beaufort Court. The premises have a gross internal area of 774 sq ft (71.9 sq m) and benefit from kitchenette and toilet facilities as well as a com's room and parking space. The premises would be suitable for a variety of businesses.

All measurements quoted are approximate only.

#### Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £22,000 per annum. Further terms are to be agreed.

#### Business Rates

Tower Hamlets Council have informed us of the following:

2023 Rateable Value: £13,750

2025/26 UBR: 0.499 P/£

2025/26 Rates Payable: £6,861.25

Interested parties may benefit from Small Business Relief and are advised to confirm current rate liability with the Local Authority.

#### Legal Costs

To be met by the ingoing tenant.

#### Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

#### EPC

The premises have an Energy Performance Certificate rating of C.



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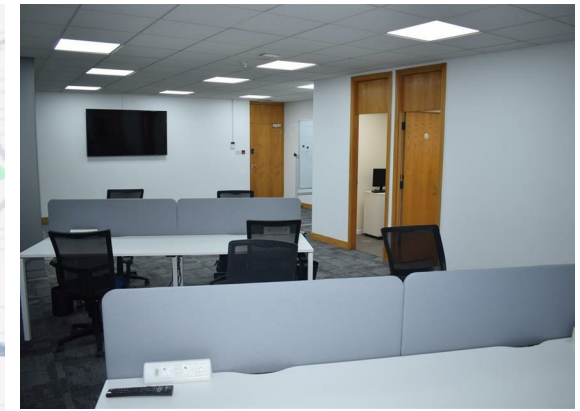
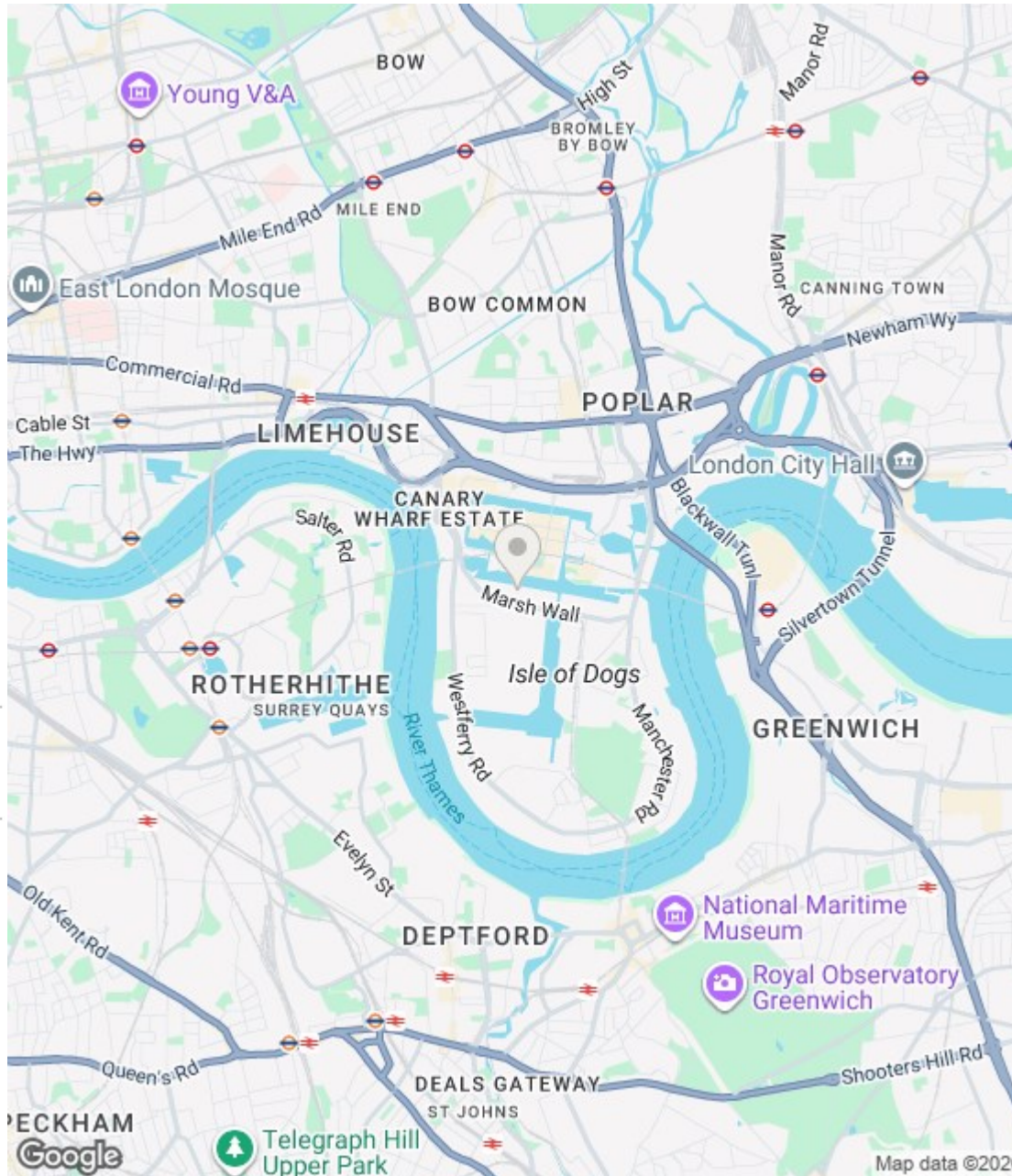
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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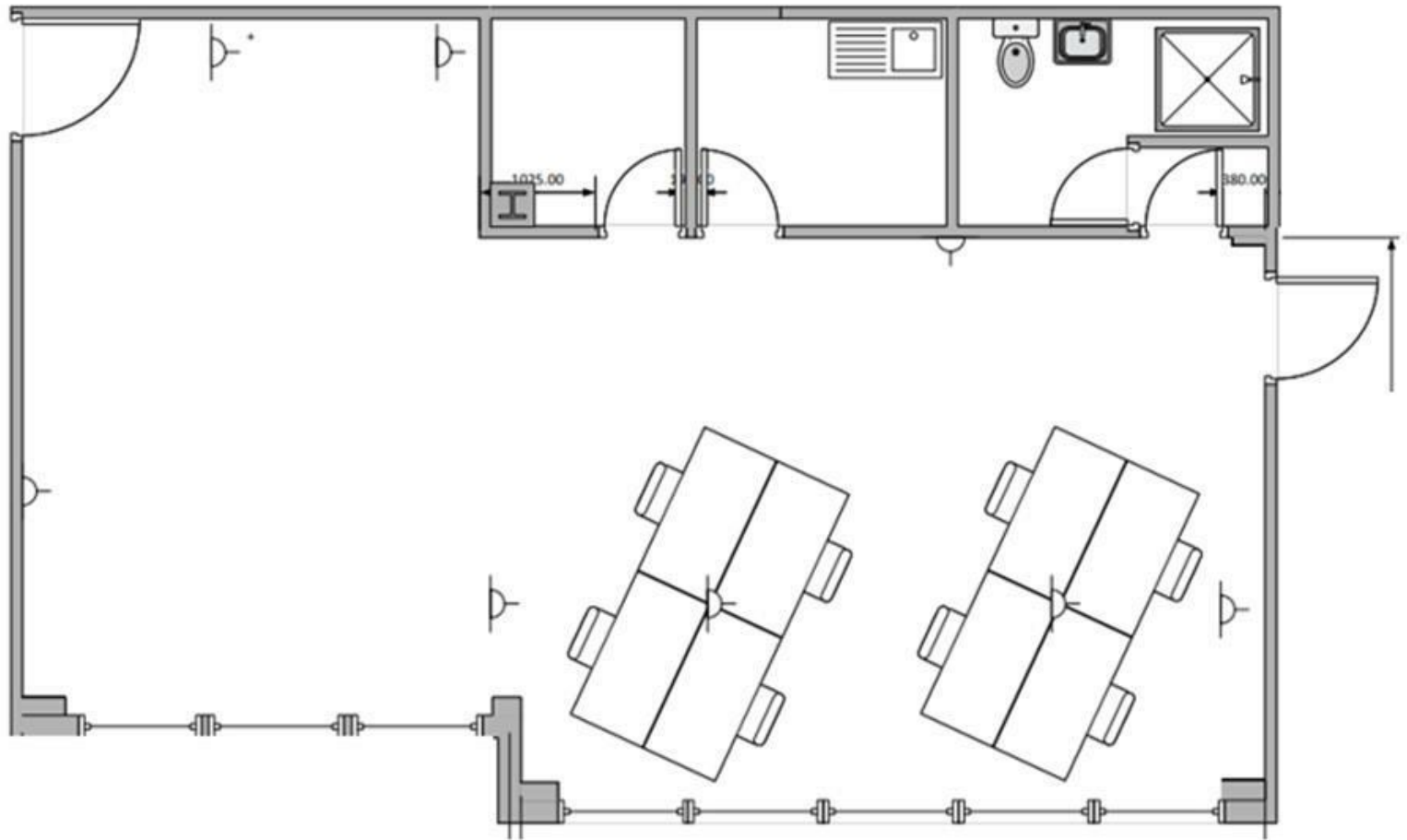
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