

E Class Office / Medical Consultancy Unit

755 sq ft

TO LET

Suite 2, Beatty House, Admirals Way, London E14 9UF



Description

The available suite is on the ground floor of Beatty House and comprises 2 open plan offices, one to the south overlooking the landscaped Waterside development and the other to the north overlooking South Dock and Canary Wharf. The office suite has recently been completely redecorated and presents in excellent condition.

Location

Beatty House is situated on the popular Waterside development on the north side of Marsh Wall, a short distance from Canary Wharf.

This is an excellent business location with first class public transport, South Quay DLR is within 2 minutes' walk and the Canary Wharf Estate, Jubilee Line Station, is within 5 minutes' walk.

Canary Wharf provides an impressive range of retail, restaurant and leisure facilities.



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Lease

The property is available on a new lease from the Landlord.

Rent

At an initial rent of £26,500 per annum exclusive of vat, business rates, service charge and all other outgoings.

Service Charge

A service charge is payable for the maintenance of the common parts of the building and the landscaping and security provided on the Waterside Estate.

Business Rates

Business Rates are payable to the London Borough of Tower Hamlets. Interested parties should make their own investigations of Tower Hamlets Rating Department.

Energy Performance Assessment Rating

An EPC has been commissioned and will be available for inspection by interested parties.

Specification

- Open plan layout
- Excellent natural light
- Fully fitted carpets
- Fitted kitchen
- WC with shower
- Central heating
- Double glazing
- Video entry phone
- Private patio area

Accommodation

The office extends to a net internal area of approximately 755 sq ft. Two Car parking spaces are allocated with the property at the front of the building.

Legal Costs

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

Viewing/Further Information:

Strictly by appointment through sole agents
sbh Page & Read



NICK HAYWOOD

020 7474 9898
nick@sbhpageread.co.uk



BEN PATER

020 7474 9898
ben@sbhpageread.co.uk

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