

**MODERN, AIRCONDITIONED  
OFFICES WITH CAR PARKING  
SPACES.**

**KALMARs**

COMMERCIAL

020 7403 0600

**NEW LEASE AVAILABLE**



**UNIT G-H, CADMUS COURT, SEAFARER WAY, LONDON, SE16 7DW  
2,174 - 4,908 SQ FT (202 - 456 SQ M)**

## LOCATION:

The property forms part of a prestigious development by Berkeley homes which is in the center of a massive regeneration area set around the former Surrey Docks. This is a convenient location for servicing central London with public transport nearby including Surrey Quays, Windrush line, Canada Water, Jubilee line, the bus station, and Greenland pier riverboat service.

## DESCRIPTION:

The property was constructed approximately 6 years ago as part of a very significant development by leading London developers Berkeley Homes. It is arranged on ground and first floor with large full height windows on both levels, and it has been fitted to high standards.

The ground floor is open plan with toilets and 4 access doors. The first floor has a large open plan area, 4 independent meeting rooms, toilets, kitchen and plant room.





**SIZE: 2,174 - 4,908 Sq Ft  
(202 - 456 Sq M)**



**COSTS:**

Rateable value - £86,000 per annum

Rates payable - @ £51.02 current year, £44,544 per annum

Service Charge - £3.10 per sq ft

VAT: VAT is payable on the rent and service charge.

LEGAL COSTS: Both parties to pay their own legal costs.



**VIEWINGS:**

By arrangement with the owner's sole agents KALMARs Commercial.



**CONTACT:**

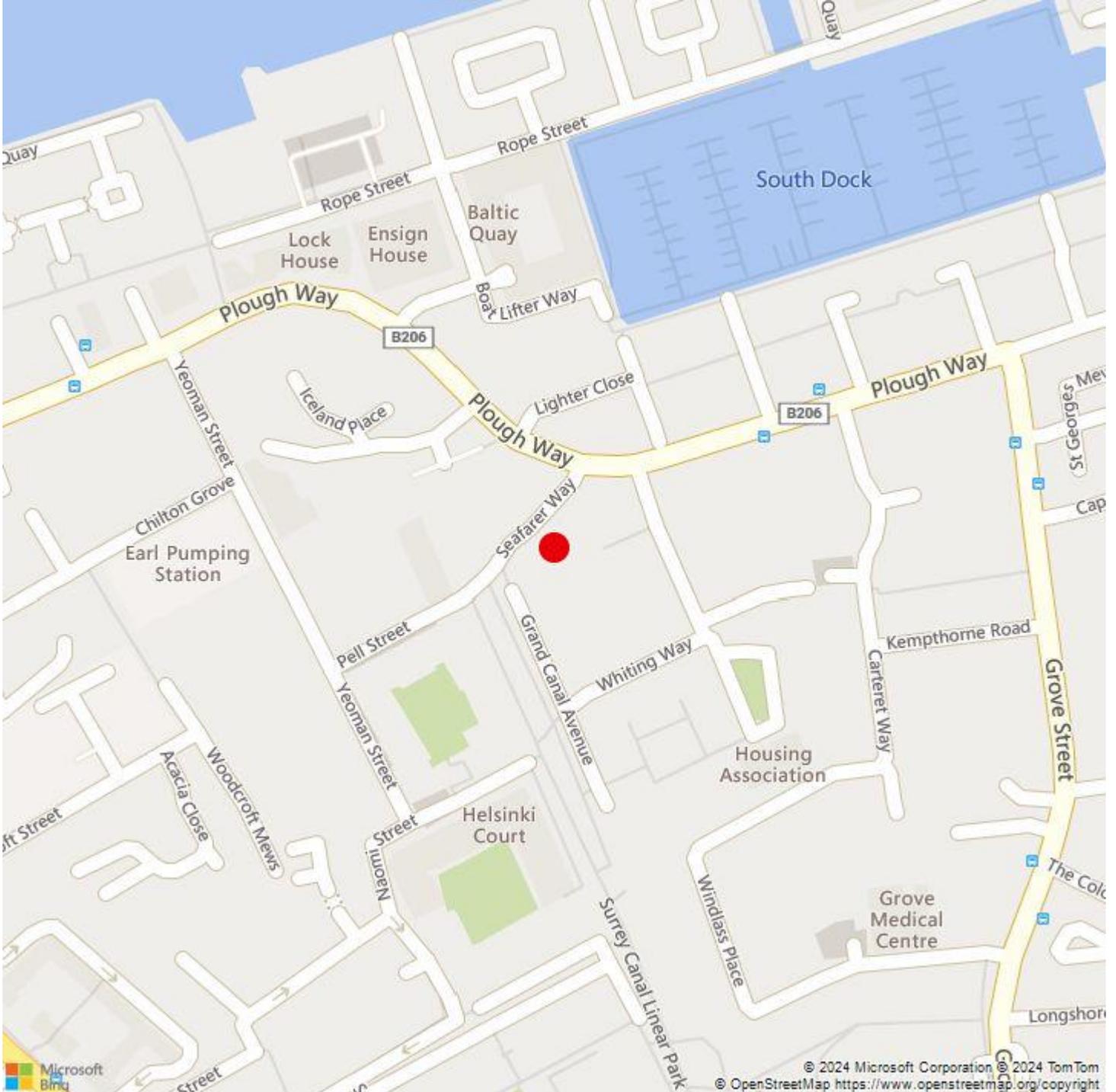
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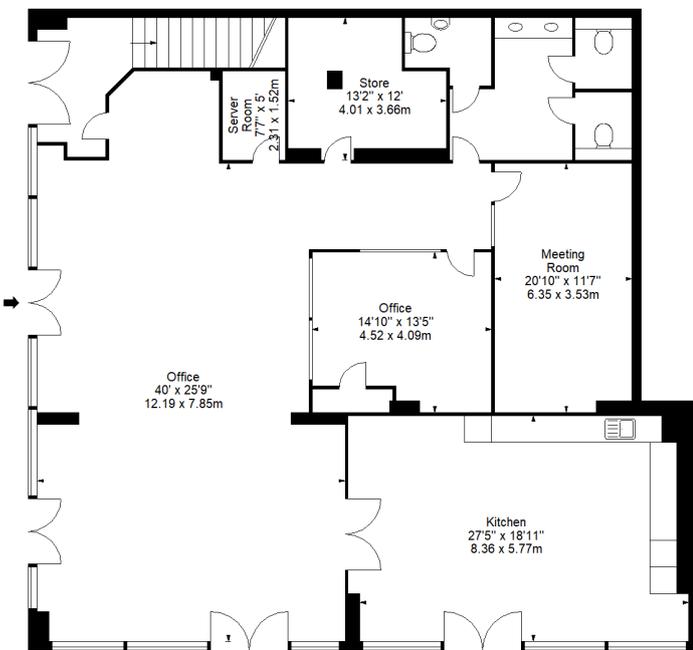
**KALMARs**

SOUTH LONDON'S LEADING AGENTS

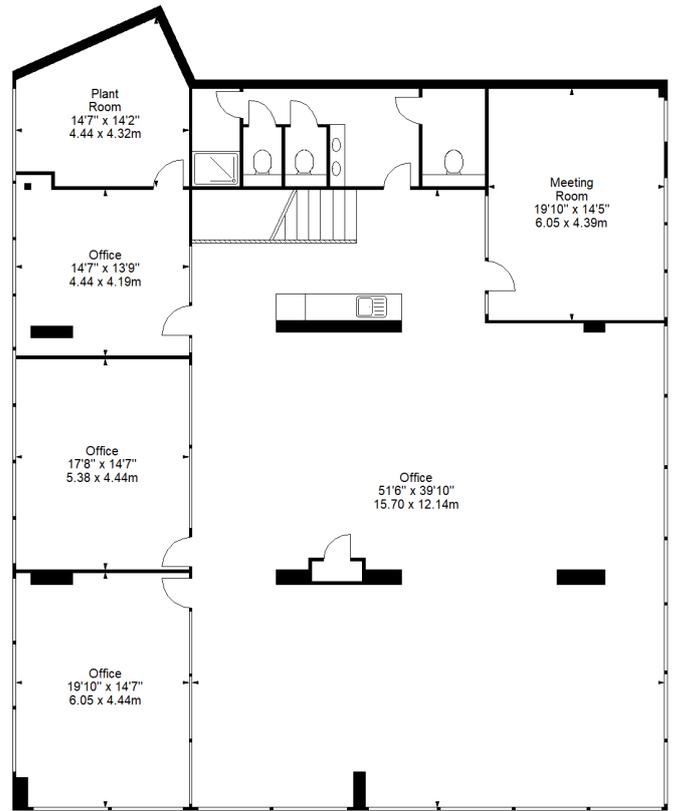


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**Cadmus Court,  
Plough Way, SE16**  
Approx. Gross Internal Area \*  
6006 Ft<sup>2</sup> - 557.96 M<sup>2</sup>



**Ground Floor**  
2679 Ft<sup>2</sup> - 248.88 M<sup>2</sup>



**First Floor**  
3327 Ft<sup>2</sup> - 309.08 M<sup>2</sup>

For Illustration Purposes Only - Not To Scale - Floor Plan by Inter Design Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2024.

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