

36 HARBOUR EXCHANGE SQUARE

London E14

A fully fitted office with views of the River Thames, only a minute walk from South Quay Station.



Summary

2nd Floor | 3,011 Ft² (280 M²)

Passing Rent | £28.66 /Ft²

Sub-lease Rent | On Application

Contact us

Viewing is strictly by prior appointment
with Colliers International through:

020 7487 1900



PROPERTY DESCRIPTION

36 Harbour Exchange Square is located beside the River Thames, a minute walk from South Quay DLR Station and less than 10 minutes from Canary Wharf Underground.

The floor was fully fitted out approx. 3 years ago and is in a great condition with incredible natural light throughout and river views.

The floor is being offered fully fitted with a mixture of open plan & cellular fit out including 11 offices/meeting rooms, a large board room and kitchen/break out.

VAT

The building is elected to VAT therefore payable on rent and service charge.

Tenure

Leasehold.

Lease Term

A sub-lease to September 2020 or assignment to September 2025 with a mutual break in September 2020. Surrender and new lease also available by negotiation.

AMENITIES

The building has undergone a comprehensive refurbishment and benefits from the following amenities:

- Excellent natural light and river views
- Air conditioning
- LED lighting
- Raised floor
- Suspended ceiling
- 24-hour security and access
- 2 passenger lifts
- Fit out includes
 - Open plan desking area allowing for c. 15 desks
 - 11 offices / meeting rooms
 - Large board room
 - Kitchen and breakout area
 - Reception / waiting area
 - Toilets within demise

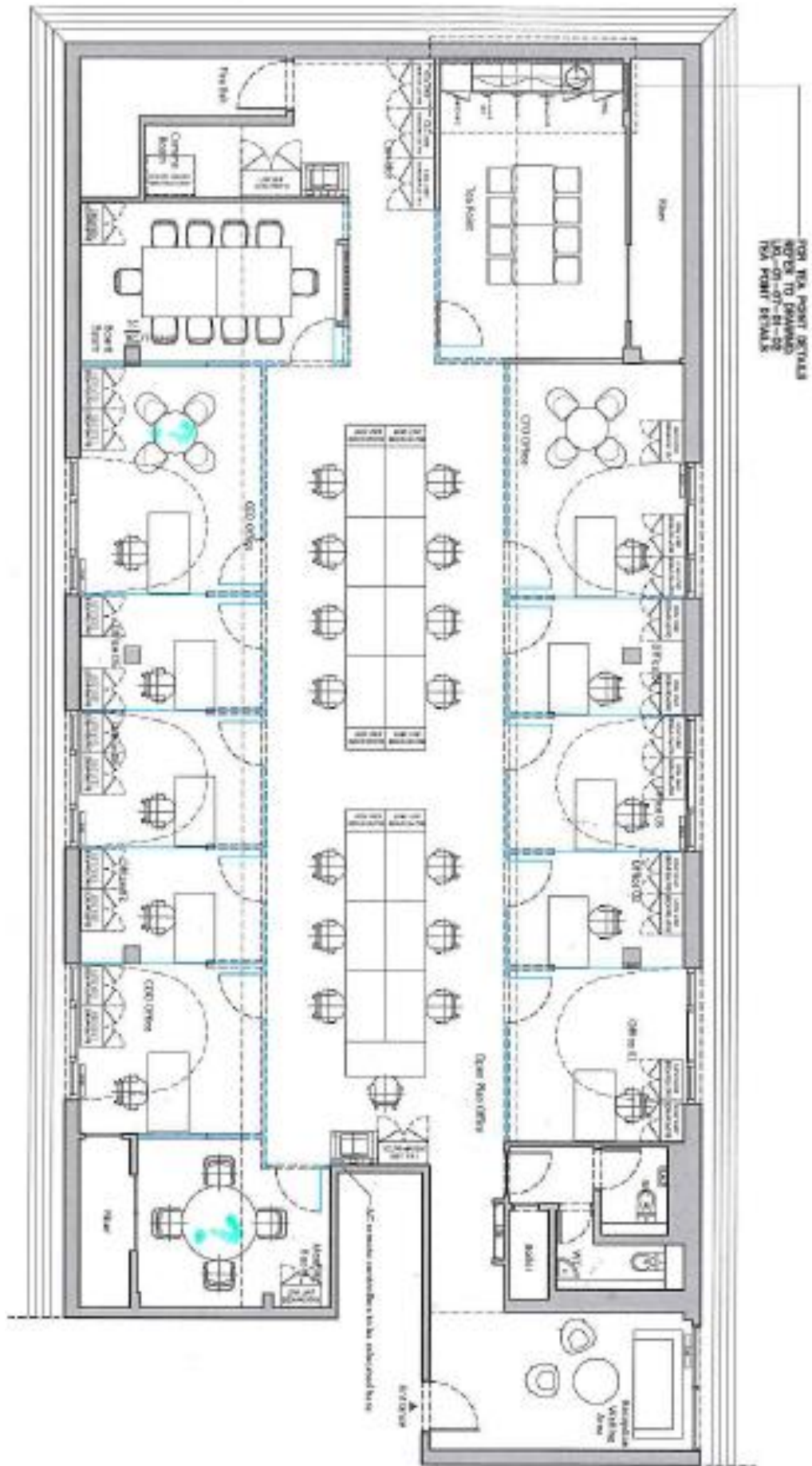
FLOOR AREAS & OUTGOINGS

Floor / Unit	Ft ² Approx.	Rent /Ft ²	Service Charge /Ft ²	Rates /Ft ²	Total /A	Availability / Status
2 nd	3,011	£28.66	c. £10.87	£11.35	£153,199	Available

Prospective tenants are advised to confirm any rating liability directly with the Local Authority









CONTACT US

All appointments to view must be arranged via Colliers International, through:

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