

# EXCHANGE TOWER

HARBOUR EXCHANGE SQUARE, LONDON, E14



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Up to 42,000 sq ft of excellent fitted accommodation available over the 2nd and 3rd floors. The offices are largely open plan with a variety of meeting rooms, break out space and kitchen facilities including a fully equipped canteen. The space is available in part or all together on a new sublease or by way of assignment until December 2024.

## ACCOMMODATION

### FLOOR

3rd (north)

3rd (south)

2nd (south)

### TOTAL

Floor area subject to measurement

### AREA

10,049 sq ft

15,918 sq ft

15,897 sq ft

**41,864 sq ft**

## LOCATION

The property is located at the heart of the Harbour Exchange Estate, situated within the Isle of Dogs - the central office district within London's Docklands. The property is approximately a minute's walk from South Quay (DLR) station and an 8 minute walk to Canary Wharf (Jubilee, DLR and Elizabeth Line) station. The City of London is approximately 15 minutes by DLR to the west of Harbour Exchange Estate, with London City Airport only a 26 minute DLR journey to the east.

## SPECIFICATION/AMENITIES

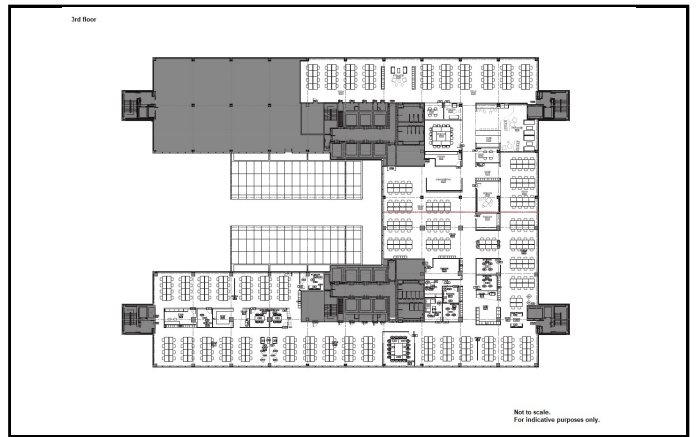
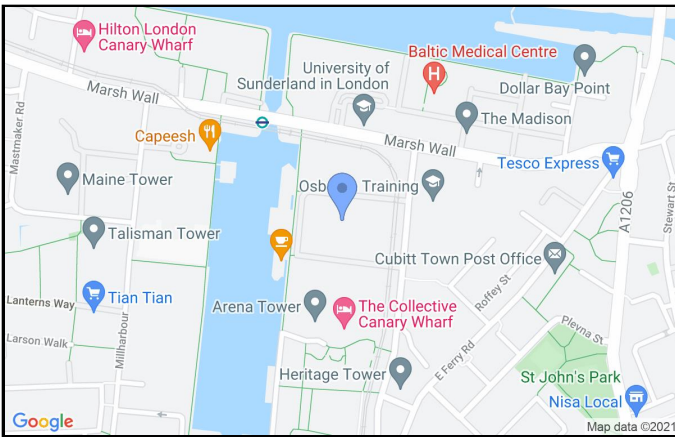
- Excellent quality fitout (plug and play)
- VAV air-conditioning
- 2.95m floor to ceiling height
- 24 hour access
- 14 x passenger lifts / 2 x goods lifts
- Ground floor cafe
- Bike storage, showers and lockers
- Parking

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## TERMS

### LEASE

The space is available on a new sublease until December 2024.

### RENT

£31.00 per sq ft p.a.x.

### RATES

£12.52 per sq ft (estimate)

### SERVICE CHARGE

£11.98 per sq ft

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### COLIN HARGREAVES

0203 440 9804

colin.hargreaves@gryphonpropertypartners.com

### JAMIE MAJOR

0203 440 9809

jamie.major@gryphonpropertypartners.com

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. July 2021