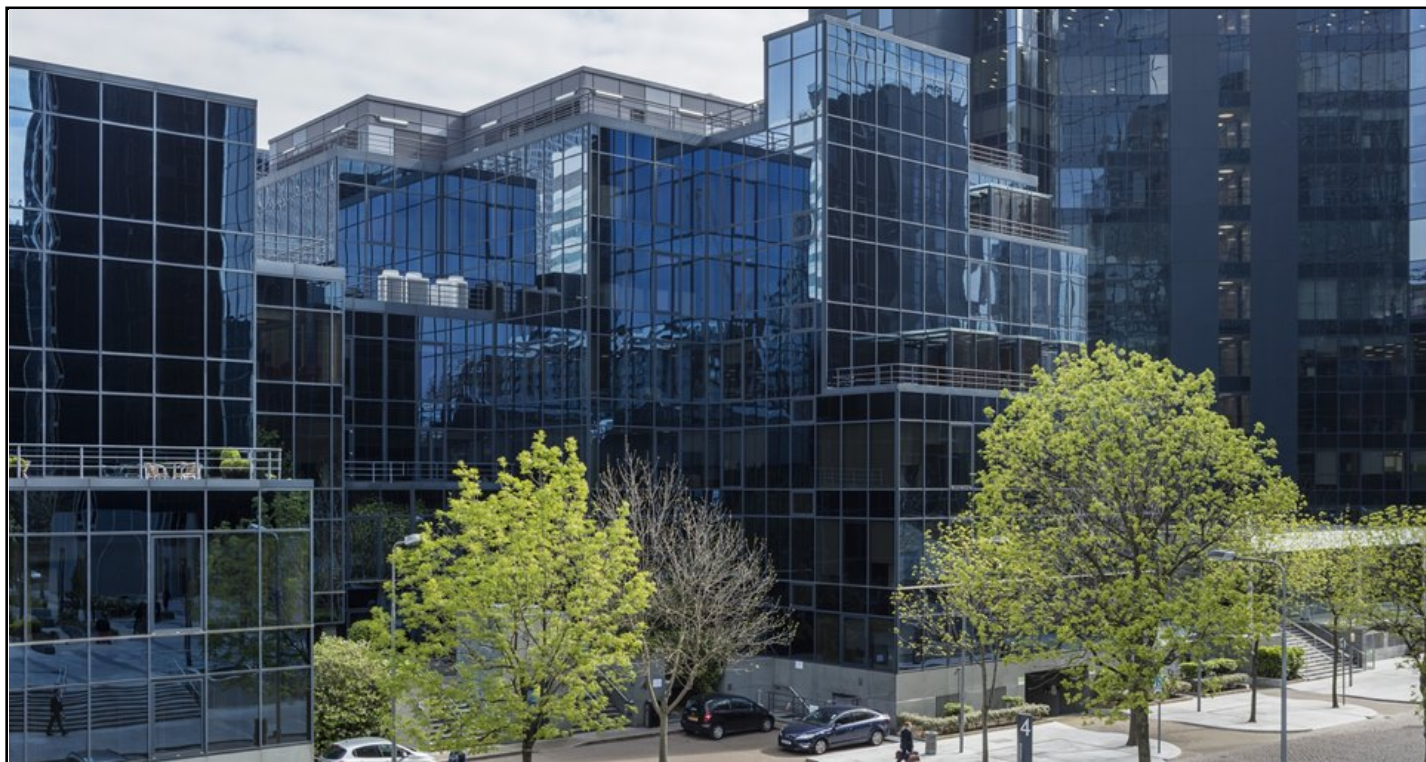


# 4 HARBOUR EXCHANGE

LONDON, E14 9GD



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

4 Harbour Exchange is an impressive glass clad building providing efficient, light filled floors which are wrapped around a central core. The accommodation affords good views towards Canary Wharf and also the Harbour Exchange Estate.

## ACCOMMODATION

### FLOOR

### AREA

5th	8,889 sq ft
4th	9,140 sq ft
3rd	9,559 sq ft
Ground	6,000 sq ft
Ground - Under Offer	3,018 sq ft

### TOTAL

**36,606 sq ft**

Floor area subject to measurement

## LOCATION

The Harbour Exchange Estate is situated within the Isle of Dogs - the central office district within London's Docklands. The Estate is directly to the south of Canary Wharf which comprises over 15 million sq ft (1.4 million sq m) of office and retail space with over 200 shops, bars and restaurants. Several of the largest banks in the world are located in Canary Wharf including Barclays, Bank of America, Merrill Lynch, Credit Suisse, HSBC, Morgan Stanley and Northern Trust. The City of London is approximately 3 miles to the west of Harbour Exchange Estate. London City Airport is 3 miles to the east.

## SPECIFICATION/AMENITIES

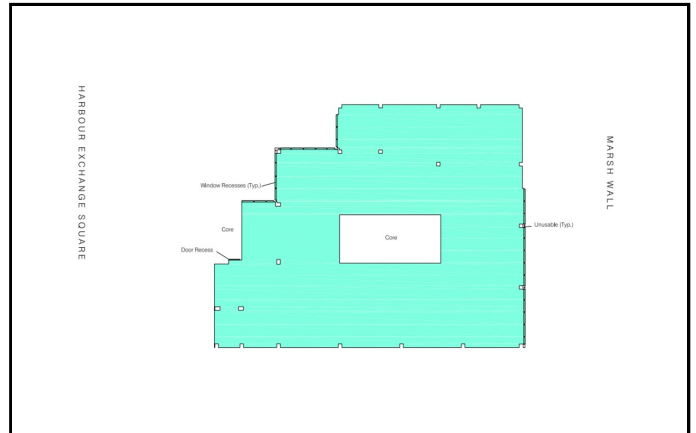
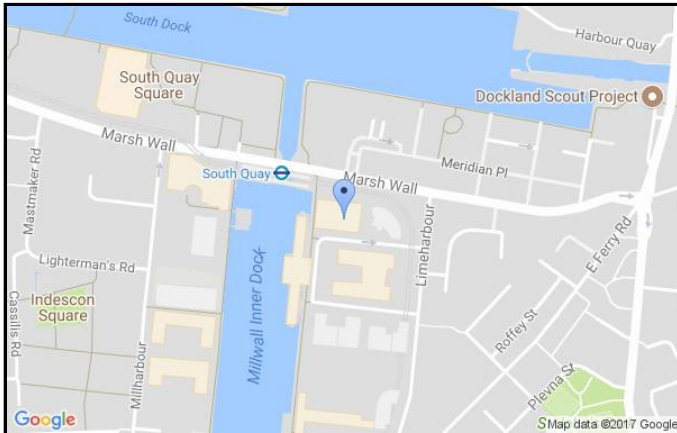
- Floors refurbished
- Entrance to be remodelled/canopy erected
- 2 minutes walk from South Quay DLR
- 4 pipe fan coil air conditioning
- 24 hour access and security
- Raised floors
- Suspended ceilings
- Terraces

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## TERMS

### LEASE

New lease for a term by arrangement.

### RENT

£35.00 per sq ft

### RATES

£11.22 per sq ft

### SERVICE CHARGE

£9.00 per sq ft pa

### POSSESSION

Available

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the joint sole agent:

### COLIN HARGREAVES

0203 440 9804

[colin.hargreaves@gryphonpropertypartners.com](mailto:colin.hargreaves@gryphonpropertypartners.com)

### JEREMY TRICE

0203 440 9802

[jeremy.trice@gryphonpropertypartners.com](mailto:jeremy.trice@gryphonpropertypartners.com)

### Subject to Contract

Misrepresentation Act 1967 Unfair Contract Terms Act 1977 - The Property Mis-descriptions Act 1991

The agents for themselves and for the vendors or lessors of these properties whose agents they are give notice that: 1. The particulars and any inserts therein do not constitute any part of an offer or a contract. 2. All statements contained in these particulars and any inserts therein as to these properties are made without responsibility on the parts of the agents or the vendors or the lessors. 3. All descriptions, dimensions, (which in any event are approximate only) photographs, plans, impressions and other particulars are given in good faith but are for illustrative purposes only and any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness of each of them. 4. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to these properties. June 2017