



8TH FLOOR

3 HARBOUR EXCHANGE
CANARY WHARF, E14

PLUG & PLAY
OFFICE SPACE
AVAILABLE!

Approx. 1,562-4,134 sq ft
Fully fitted

AMENITIES

- Building Commissionaire
- 3 Passenger Lifts
- VAV Air-Conditioning (Heating and Cooling)
- Exceptional Natural Light and Views of Canary Wharf
- 1GB Dedicated Fibre Line
- Secure Bike Rack and Shower Facilities
- Basement Car Parking Available
- Full Access Raised Floor
- 2.7m Floor to Ceiling Height

Rent (Passing) : £31.00 psf

Service Charge : £11.50 psf

Rates Payable (18/19) : £11.73 psf

FINANCIALS

LAYOUT

The space has been fully fitted to a high standard and includes desks for 41 staff in an open plan configuration, 2 meeting rooms, 2 executive offices and a kitchen.

Available Upon Request

EPC

OPTIONS

OPTION 1 – The office is available as a whole for a term to October 2020 on a fully furnished basis.

OPTION 2 – A self-contained part of approximately 1,562sq ft can be provided for a term until September 2020. The space will be fully furnished and available at an inclusive monthly rent of £10,000.

OPTION 3 – A new and longer lease may be available from the Landlord (subject to terms).

**Viewing and Further Information
Strictly by prior appointment:-**

Alex Cummings
020 7758 4133
07966 697 476

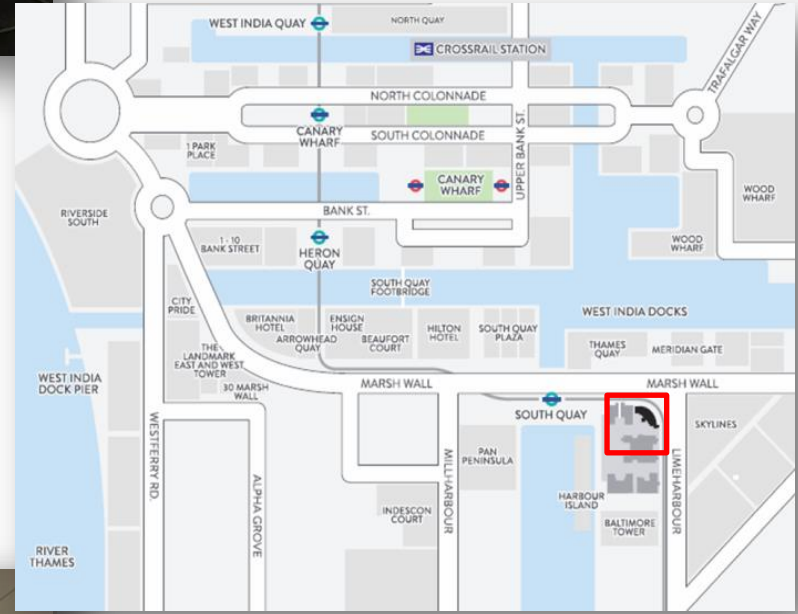
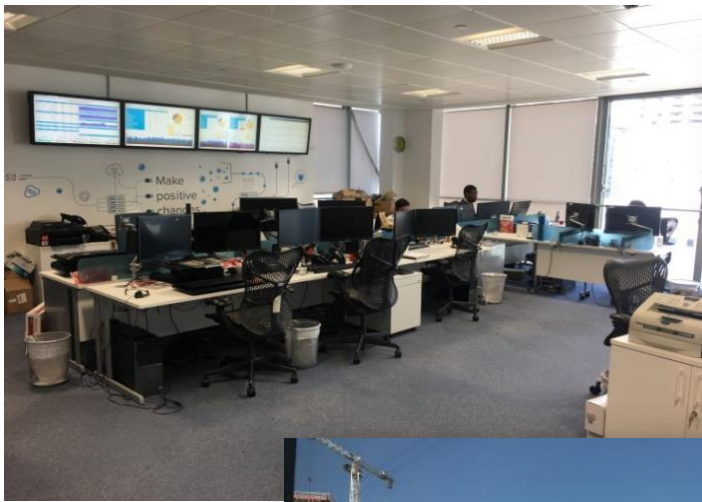
ac@cummings-commercial.com

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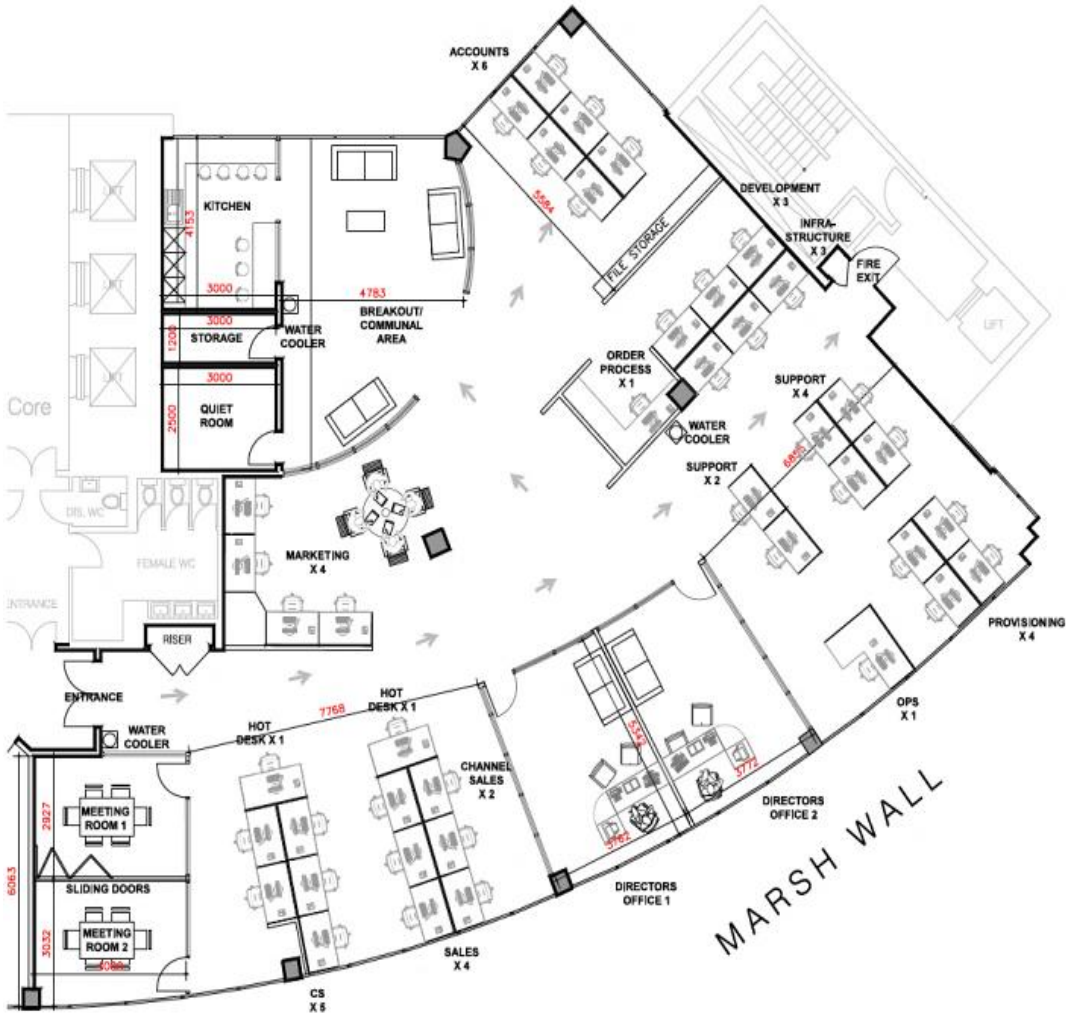
jgc@cummings-commercial.com

VIEWINGS

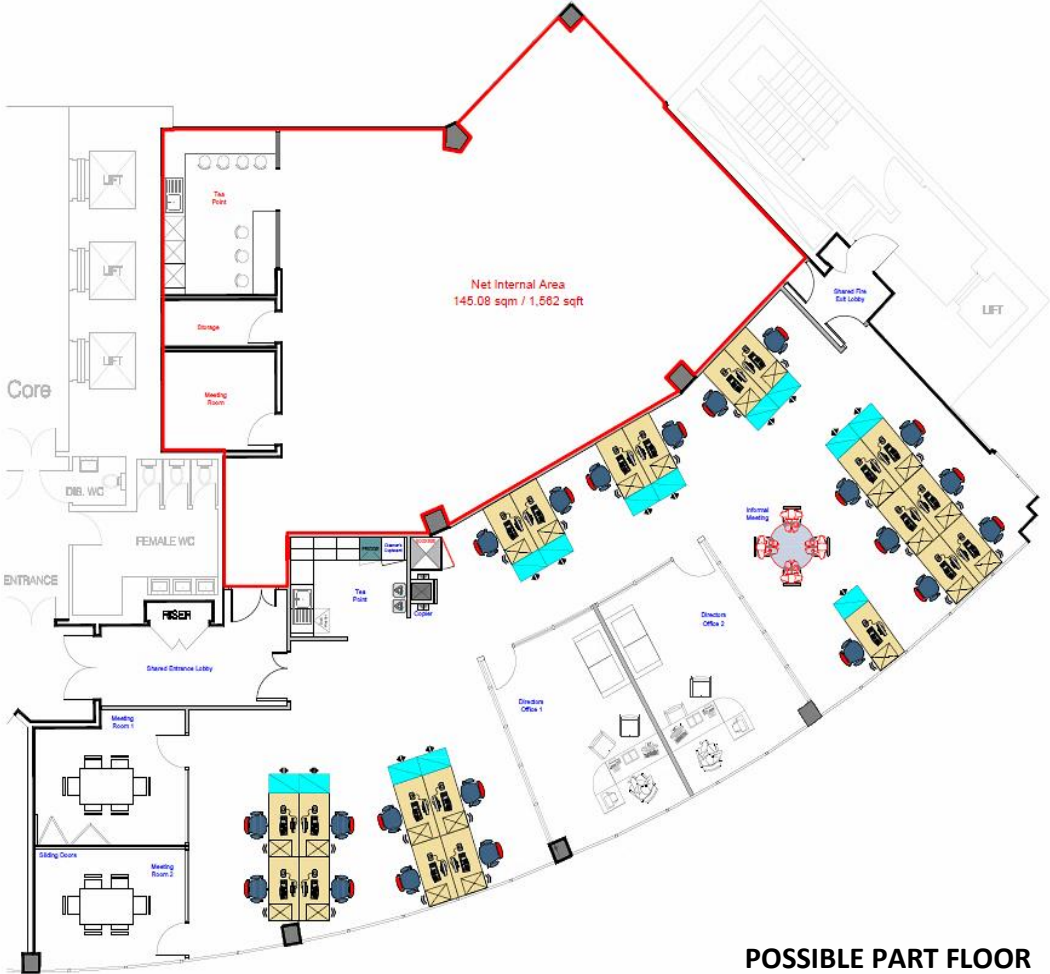
Regulated by RICS



NOTE: The following floorplan demonstrates a few possible options



WHOLE FLOOR (AS IS)



POSSIBLE PART FLOOR