

Exchange Tower

London E14



38,940 sq ft

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Location

Positioned at the centre of the 9 acre Harbour Exchange campus, Exchange Tower is less than a minutes walk from South Quay (DLR) station and an 8 minute walk to Canary Wharf (Jubilee, DLR and Elizabeth Line) station.

Description

Comprising 480,000 sq ft over ground and 16 upper floors, Exchange Tower provides highly flexible 30,000 sq ft floor plates which can be divided to create units from 2,500 sq ft upwards.

The building has a wide-ranging tenant mix, reflecting the flexibility and quality of the building as well as the variety of amenities available in the local area.

Specification

- VAV air-conditioning
- 14 x passenger lifts
- 2 x goods lifts
- 2.65m floor to ceiling height
- 150mm raised floor
- Stand-by power
- Ground floor cafe
- Bike store (500 bike racks, 100 lockers and 20 showers)
- Set within 9 acre campus
- 11th floor can be split to create units of 3,263 & 4,184 sq ft

Accommodation

Floor	Area (sq. ft.)	Availability
16 th	8,040	Immediate
Part 11 th	7,550	Immediate
Part 6 th	5,967	Q1 2019
Part 3 rd	5,673	Immediate
Part 1 st (Exposed services)	8,770	Q1 2019
Part Grd (Atria)	2,940	Immediate
Total	38,940	

Viewing - strictly by appointment through:-

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VAT

The building has been elected for VAT

Lease

New lease available direct from the Landlord

Quoting rent

Premium rent for the 16th floor

Guiding late £30's per sq ft

Rates

Estimated £11.53 per sq ft

Service Charge

Estimated £10.52 per sq ft

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