



OFFICES TO LET 2,912 & 9,464 sq.ft

HARBOUR ISLAND, Harbour Exchange Square, London E14 9GE

Cherryman



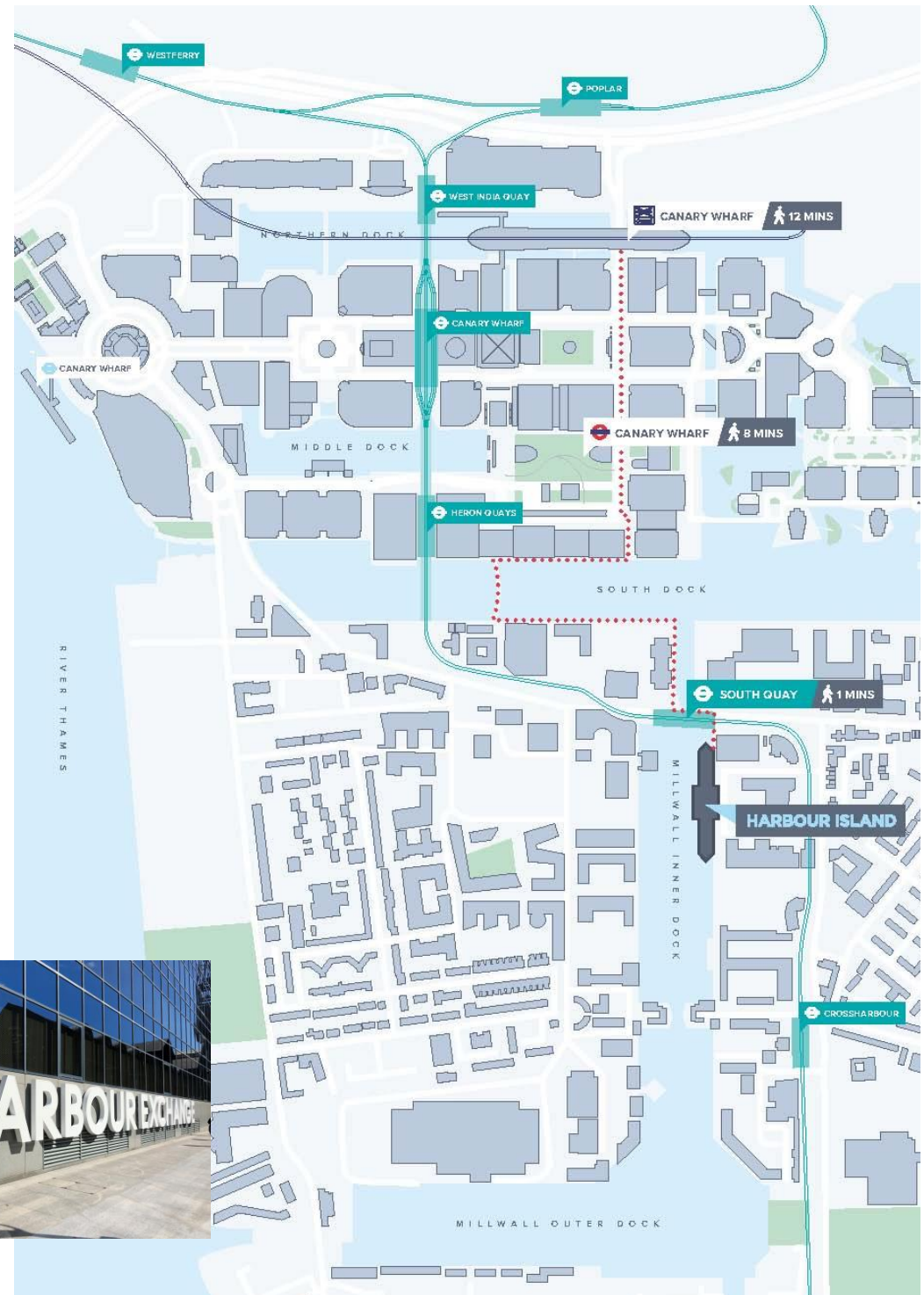
## Location

Harbour Island forms part of the Harbour Exchange Estate within the Isle of Dogs – the central office district of London's Docklands.

The Estate lies directly to the south of Canary Wharf on the eastern side of the Millwall Inner Dock, above which Harbour Island is constructed.

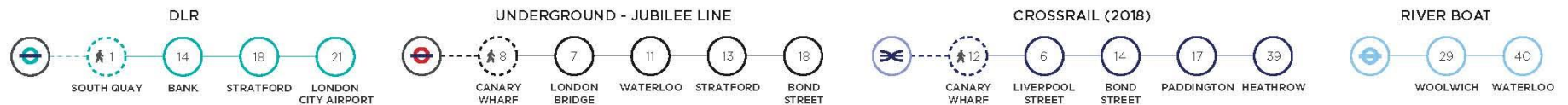
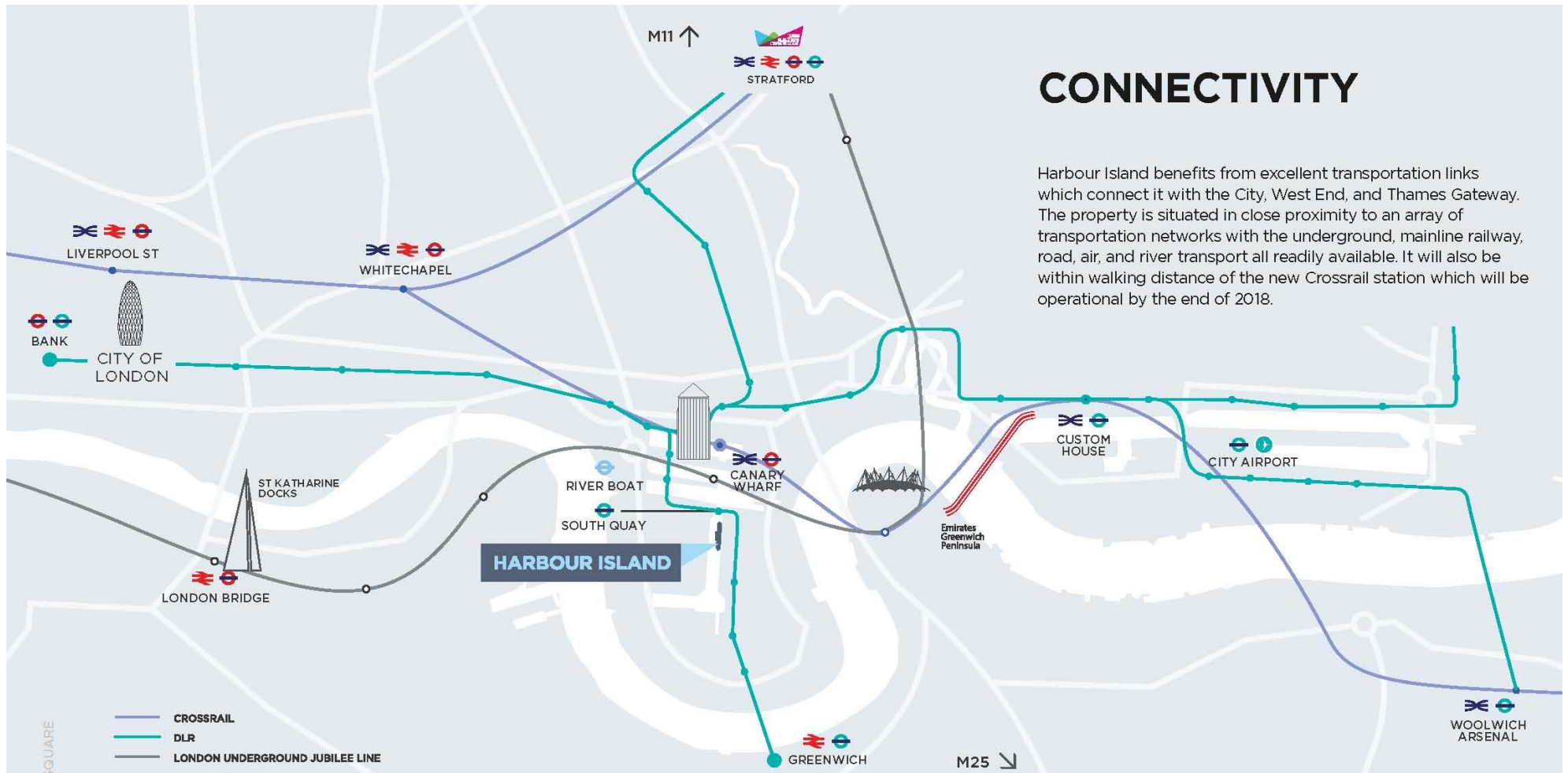
The Harbour Exchange Estate comprises approximately 1 million sq ft over 9 buildings. Occupiers include Lee Kum Kee, Financial Ombudsman Service, British American Tobacco, Equinix and Booking.com.

Canary Wharf, to the north, comprises approximately 17 million sq ft of office and retail accommodation. Amenities include over 200 shops, bars and restaurants with 4 retail malls. The occupier base is predominately banking and finance based with some of the largest global banking operators including Barclays, Citigroup, Bank of America Merrill Lynch, Credit Suisse, HSBC and Morgan Stanley.



# CONNECTIVITY

Harbour Island benefits from excellent transportation links which connect it with the City, West End, and Thames Gateway. The property is situated in close proximity to an array of transportation networks with the underground, mainline railway, road, air, and river transport all readily available. It will also be within walking distance of the new Crossrail station which will be operational by the end of 2018.



\* Travel time in minutes

The Jubilee Line is just an 8 minute walk away from the property and connects Canary Wharf with important transport hubs.

Crossrail is Central London's new high frequency, high capacity, high-speed direct rail link. The Elizabeth Line will provide crucial links to Heathrow Airport, the City, the West End, and the Thames Gateway. The line will be operational by the end of 2018. The scheme includes a new Canary Wharf station from which 12 10-car trains per hour will operate in each direction significantly reducing the travel times between Canary Wharf and key transport interchanges.

River Bus key stops include Westminster, Embankment, Blackfriars, Bankside, and London Bridge. A shuttle service between London Bridge and Canary Wharf (13 minutes) operates every 10 minutes during peak hours.

London City Airport is less than 3 miles from Canary Wharf and provides services to 32 destinations in Europe. The DLR serves London City Airport, which is only 14 minutes from Canary Wharf or 10 minutes by taxi.



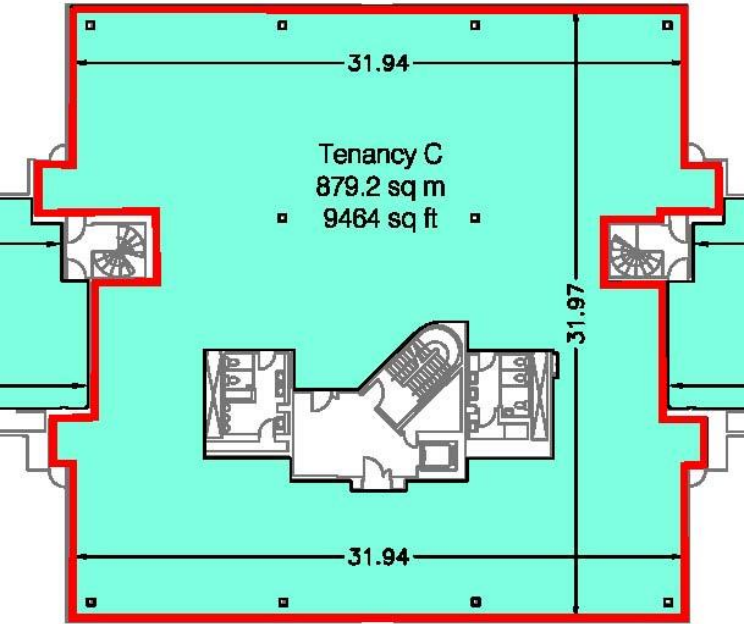
Availability

Floor	Square Feet	Square Metres	EPC
Unit C1 (1 <sup>st</sup> Floor)	9,464	879	C(75)
32 Harbour Exchange Square			

The available first floor is accessed via a recently upgraded communal entrance lobby area. The floor is a regular configuration with extensive dockside views. The unit is to be fully refurbished.

Amenities

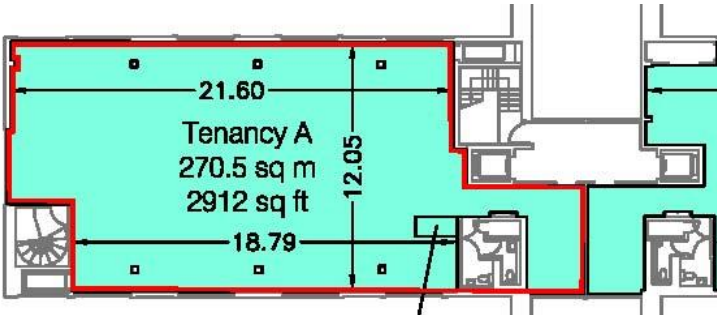
- Underground parking
  - Private dockside balcony
  - Raised Floors
  - Entrance lobby
- air-conditioning
  - 24-hour access
  - Suspended ceiling
  - Passenger lift



Floor	Square Feet	Square Metres	EPC
Unit 2.04 (2 <sup>nd</sup> Floor)	2,912	270.5	C(57)
36 Harbour Exchange Square			

Amenities

- Underground parking
  - Raised Floors
  - Entrance lobby
  - Kitchen
- air-conditioning
  - 24-hour access
  - Suspended ceiling
  - Passenger lift



Terms

A new FRI leases is available directly from the Landlord for a term by negotiation.

Rent	Business Rates	Service Charge
£36 psf p.a	£11.92 psf	£8.82 psf

Car-parking spaces are available at £2,000 per space p.a

VAT:

The building has been elected for VAT.

Energy Performance Certificate

EPC reports are available upon request.



Contact

Cherryman

0207 40 400 40

www.cherryman.co.uk

Colin Leslie

[colin@cherryman.co.uk](mailto:colin@cherryman.co.uk)

Bob Ashton

[bob@cherryman.co.uk](mailto:bob@cherryman.co.uk)

Joint agents:

CBRE  
Jack Knivett or Felicity Ranger  
0207 182 2000

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1. The particulars are produced in good faith, are set out as a guide only and do not constitute part of the contract.
2. No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

You should be advised that the Code of Practice on commercial leases in England & Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations