

A photograph of the Exchange Tower at Harbour Exchange Square in London. The building features a prominent glass facade with large, arched windows. In the foreground, a wide set of concrete steps leads up to the entrance, where several people are sitting and walking. The image is overlaid with a large blue triangle pointing downwards and a large orange triangle pointing upwards, meeting at the center. The text 'EXCHANGE TOWER' is centered within the blue triangle.

EXCHANGE TOWER

Harbour Exchange Square
London E14 9GE

Discover Exchange Tower



Flexible Grade A office space

Stunning panoramic views

A well-connected waterfront
location moments from South Quay
DLR, and a short walk
from Canary Wharf

Ground floor café

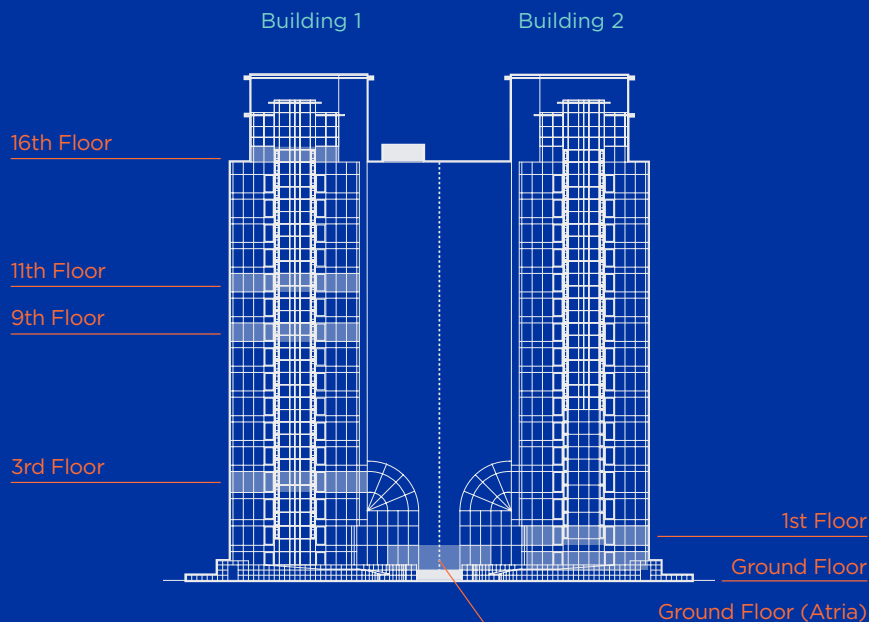
Set within 9 acre campus

Storage space for 500 bikes plus
shower and changing facilities

A broad range of occupiers including;
Barclays, CLS Group, Booking.com
and Financial Ombudsman Service



Schedule of Availability



Building 1

16th Floor		Rent per sq ft*
Entire	7,940 sq ft	£39.50
11th Floor		Rent per sq ft*
11.01	3,263 sq ft	£38.50
11.02	4,184 sq ft	£38.50
11.01 + 11.02	7,447 sq ft	£38.50
9th Floor		Rent per sq ft*
9.01	2,820 sq ft	£38.50
3rd Floor		Rent per sq ft*
3.01	5,673 sq ft	£36.50

* Rent per sq ft per annum

Building 2

1st Floor		Rent per sq ft*
1.01	3,249 sq ft	£37.50
Ground Floor		Rent per sq ft*
G.02A	2,462 sq ft	£35.00
Ground Floor (Atria)		Rent per sq ft*
Ground + Mezz.	2,940 sq ft	£32.50

Business rates and service charge

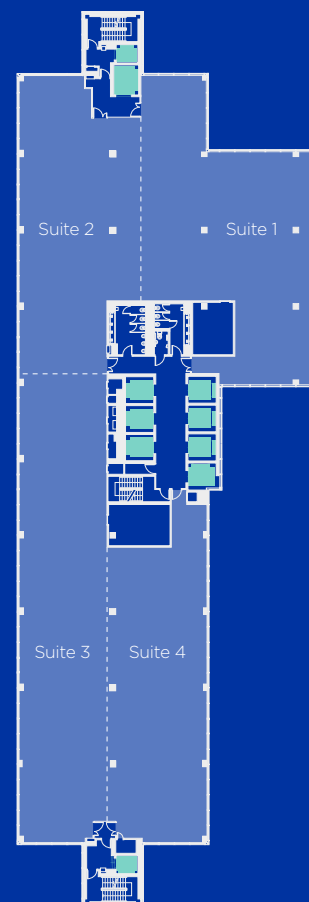
Rates estimated at £11.53 per sq ft
Service charge estimated at £10.52 per sq ft

Layouts & Specification

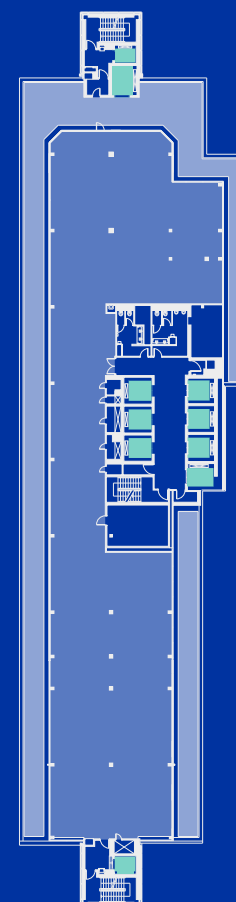


- Suspended ceiling
- VAV air-conditioning
- Minimum 2.65m floor to ceiling height
- Minimum 150mm raised floor
- Occupational density 1:10
- Recently modernised WCs & lift lobbies

Typical Floor Layout



16th Floor Layout





Brilliantly
Located >

Walking Times

South Quay	2 minutes
Canary Wharf	8 minutes
Heron Quays	8 minutes

The arrival of Crossrail in 2018 will cement Docklands' reputation as one of London's best connected places to work. The Jubilee Line already zips to east and west London, with further connections to young professional hotspots in east and southeast London on the DLR and the nearby London Overground.

South Quay is designed to be walkable, bikeable, even sailable using the regular Thames Clipper service – with such a range of transport options, businesses need never be dependent on one Underground route. Even flying is a breeze, with London City Airport just minutes away.

Food and Drink

- 1 Tompkins
- 1 The Attic Bar
- 2 Co-op
- 3 Firezza Pizza
- 4 Goodmans Restaurant
- 5 Hazev Restaurant
- 6 Lotus Chinese
- 7 Pret a Manger
- 8 Tesco
- 9 Bokan Bar & Roof Terrace

Hotels

- 10 Britannia International Hotel
- 11 Hilton Hotel
- 12 Novotel Hotel
- 13 Curio (Hilton)

Gyms

- 14 Baltimore Gym

Corporations

- 15 Barclays
- 16 BP
- 16 Clifford Chance
- 17 British American Tobacco
- 18 Citigroup
- 19 Fosters Architects
- 20 Guinness World Records
- 21 HSBC
- 22 KPMG
- 23 JP Morgan
- 24 Lee Kum Kee
- 25 Morgan Stanley
- 26 Thomson Reuters
- 27 Time Inc.
- 28 China Telecom
- 29 Equinix
- 30 Lycamobile

.... Walking paths
..... Direct walking route





exchangetower.co.uk

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基滙資本



GAW CAPITAL

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