

HX1&2, Harbour Exchange

London E14

69,375 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. For further information please visit: www.hx1-2.london.

Specification

- VAV air-conditioning
- 14x passenger lifts
- 2x goods lifts
- Stand-by power
- Bike store (500 bike racks, 100 lockers and 20 showers)
- 24 Hour access
- 2.65m floor to ceiling height
- 150mm raised floor

Accommodation

Floor	Area (sq. ft.)	Condition	Availability
Part 10 th	14,926	Fitted-out	Available
Part 9 th	2,859	Fitted-out	Available
Part 9 th	2,400	Fitted-out	Q3 2022
Part 6 th HX1	2,610	Fitted-out	Q2 2022
Part 6 th HX1	5,967	Unrefurbished	U/O
Part 6 th HX2	7,301	Fitted-out	U/O
5 th	15,929	Fitted-out	Available
Part 3 rd	5,673	CAT A+	U/O
Part 1 st	8,770	Exposed services	Available
HX Suite	2,940	Unrefurbished	Available
Total	69,375		



VAT

The building has been elected for VAT

Lease

New lease available direct from the Landlord

Quoting rent

Guiding late £30s per sq ft. Premium rent for 16th floor.

Rates

Estimated £12.52 per sq ft

Service Charge

Estimated £11.98 per sq ft

Viewing - strictly by appointment through:-

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