

# 5 Harbour Exchange

## London E14



### 29,284 sq ft

[savills.co.uk](http://savills.co.uk)

### Location

Positioned in the heart of the 9-acre Harbour Exchange campus, HX-5 is a 1 minute walk from South Quay (DLR) station and a 10 minute walk to Canary Wharf (Jubilee, DLR and Elizabeth Line) station.

### Description

HX-5 provides approximately 38,197 sq ft of Grade A office accommodation arranged over upper ground and 3 upper floors. The building is capable, subject to vacant possession, of providing a largely self-contained building (excluding the upper ground floor) with flexible floor plates.

For further information please visit; [www.hx5.london](http://www.hx5.london).

### Specification

- VRF air-conditioning system
- Fully accessible raised floors
- Terrace on the 2<sup>nd</sup> floor
- 2 passenger lifts & 1 goods lift
- 24 hour access and security
- Shower facilities & cycle storage can be made available
- Car parking available

### Accommodation

Floor	Area (sq. ft.)	Availability / Status
3 <sup>rd</sup>	9,461	Available subject to VP
2 <sup>nd</sup>	9,458	Available subject to VP
1 <sup>st</sup>	10,365	Available
<b>Total</b>	<b>29,284</b>	



### VAT

The building has been elected for VAT

### Lease

New lease available direct from the Landlord

### Quoting rent

Upon Application

### Rates

£12.36 per sq ft (Y/E March 2021)

(For guidance only. Interested parties are advised to make their own enquiries with the Local Authority)

### Service Charge

£12.40 per sq ft

### Viewing - strictly by appointment through:-

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