3 HARBOUR EXCHANGE

LONDON E14

A LANDMARK BUILDING ON HARBOUR EXCHANGE SQUARE

KEY HIGHLIGHTS

Existing office building of **90,814 sq ft** (NIA) covering 10 floors

Extensive car-parking area for 107 cars

Situated in South Quay just south of Canary Wharf in **an area undergoing significant transformation**

Adjacent to South Quay DLR

Plans for a new pedestrian bridge into Canary Wharf

Excellent potential for redevelopment, conversion or retro-fit (subject to all necessary consents)

Full vacant possession

Long-leasehold interest being sold with 161 years remaining or **available to let as a headquarters opportunity**

Situated in a **prime South Quay location** surrounded by major corporates in a range of sectors including **finance, tech and education.**

Quoting price of **£22,000,000**

A sale at this level would equate to the equivalent to a **very low capital value of £242 per sq ft**


Crossharbour
South Quay
Canary Wharf
Canary Wharf
3 HARBOUR EXCHANGE
Harbour Exchange Square
Crossrail Place

SOUTH QUAY

Harbour Exchange is a unique Central London estate in Docklands' South Quay, surrounded by vibrant local amenities and enhanced by its proximity to Canary Wharf.

Once a major office hub, the area is now being transformed with landmark residential schemes such as South Quay Plaza and Millharbour Village. The Estate comprises ten self-contained buildings on a landscaped seven-acre campus with piazza-style public space and extended water frontage offering striking views of Canary Wharf.

Home to Elizabeth School London, SP Jain School of Global Management and the University of Sunderland, the estate has become a hub for education, bringing a diverse student population and reinforcing its lively, mixed-use campus feel.


1


2


3

4


5

3 Harbour Exchange is situated in a prominent position overlooking Marsh Wall to the north and Limeharbour to the east.

To the north of the Harbour Exchange Estate is Canary Wharf's Wood Wharf. The master plan, designed by Allies and Morrison Architects, creates a strong and complementary mix of uses, including residential, phased office space, 550,000 sq ft of shops, restaurants and community uses.

1. South Quay
2. Hazev, South Quay
3. Capeesh, South Quay
4. Harbour Exchange Square
5. Harbour Exchange Square

CANARY WHARF

Canary Wharf has a working population of approximately 120,000 people and a further 150,000 people living within a 1-mile radius.

It is one of London's premier business districts, attracting a diverse tenant base from all sectors, and evolving into an established location for health and life sciences.

The area offers a wide range of lifestyle activities, over 300 shops, cafés, bars and restaurants. There is a growing residential sector with 2,368 apartments complete and a further 3,500 + in the pipeline.

Canary Wharf Group is one of the largest sustainable developers. With over 16.5 acres of parks and waterside gardens across the Estate, a partnership with the Eden Project has seen it establish a blueprint for urban spaces.

1


2

1. The Alchemist
2. Jubilee Park
3. Dishoom
4. The Grandstand
5. Canada Place

3

4

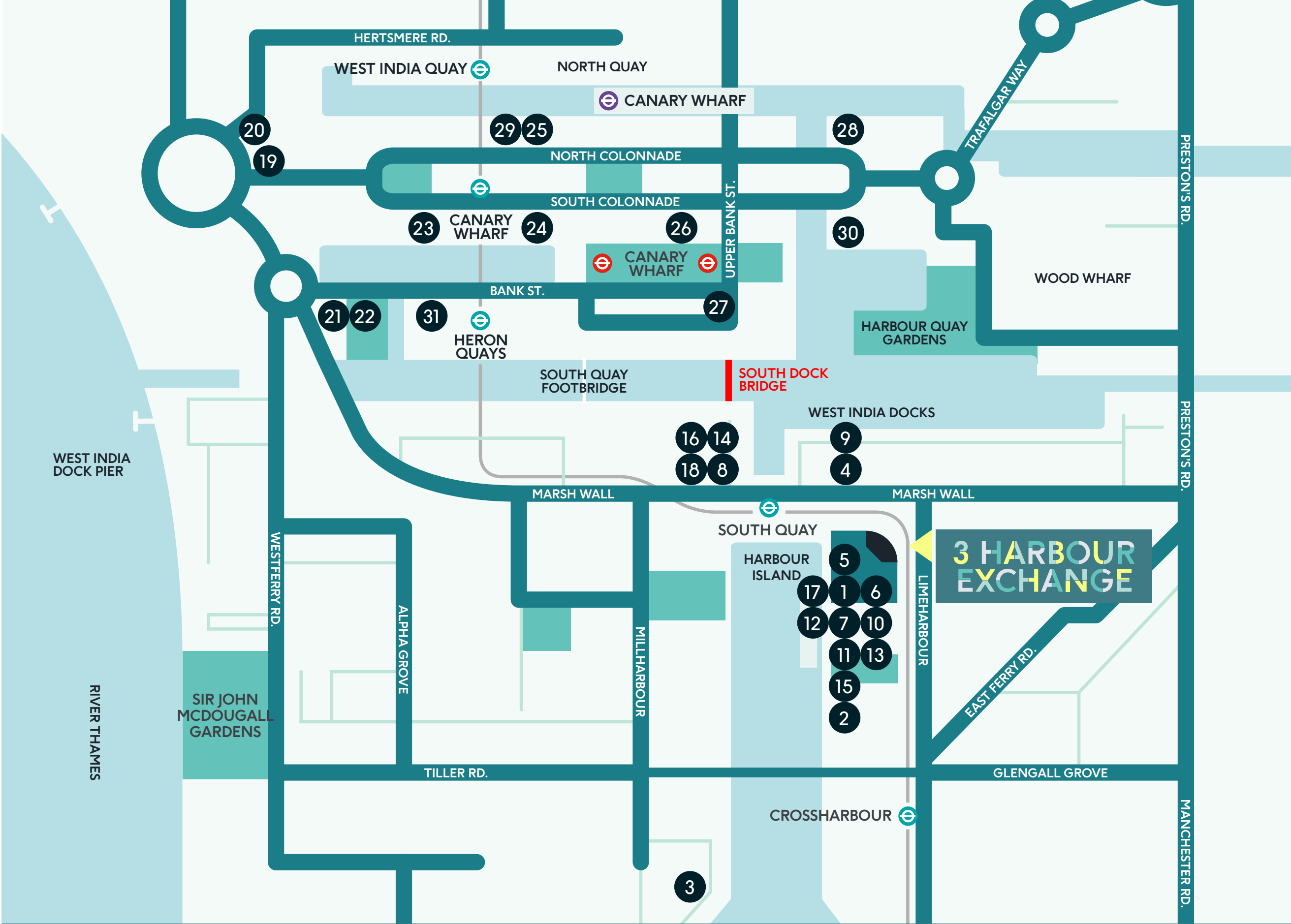
5

SITUATION

Situated in a prime South Quay location surrounded by major corporates in a range of sectors including finance, tech and education.

There are plans for a new pedestrian link between South Quay, Canary Wharf and Wood Wharf. Envisaged to handle future pedestrian flows, it is expected to reduce walking times to the Elizabeth line and other public transport, while improving access to jobs, retail and services at Canary Wharf.


South Dock Bridge CGI



LOCAL OCCUPIERS

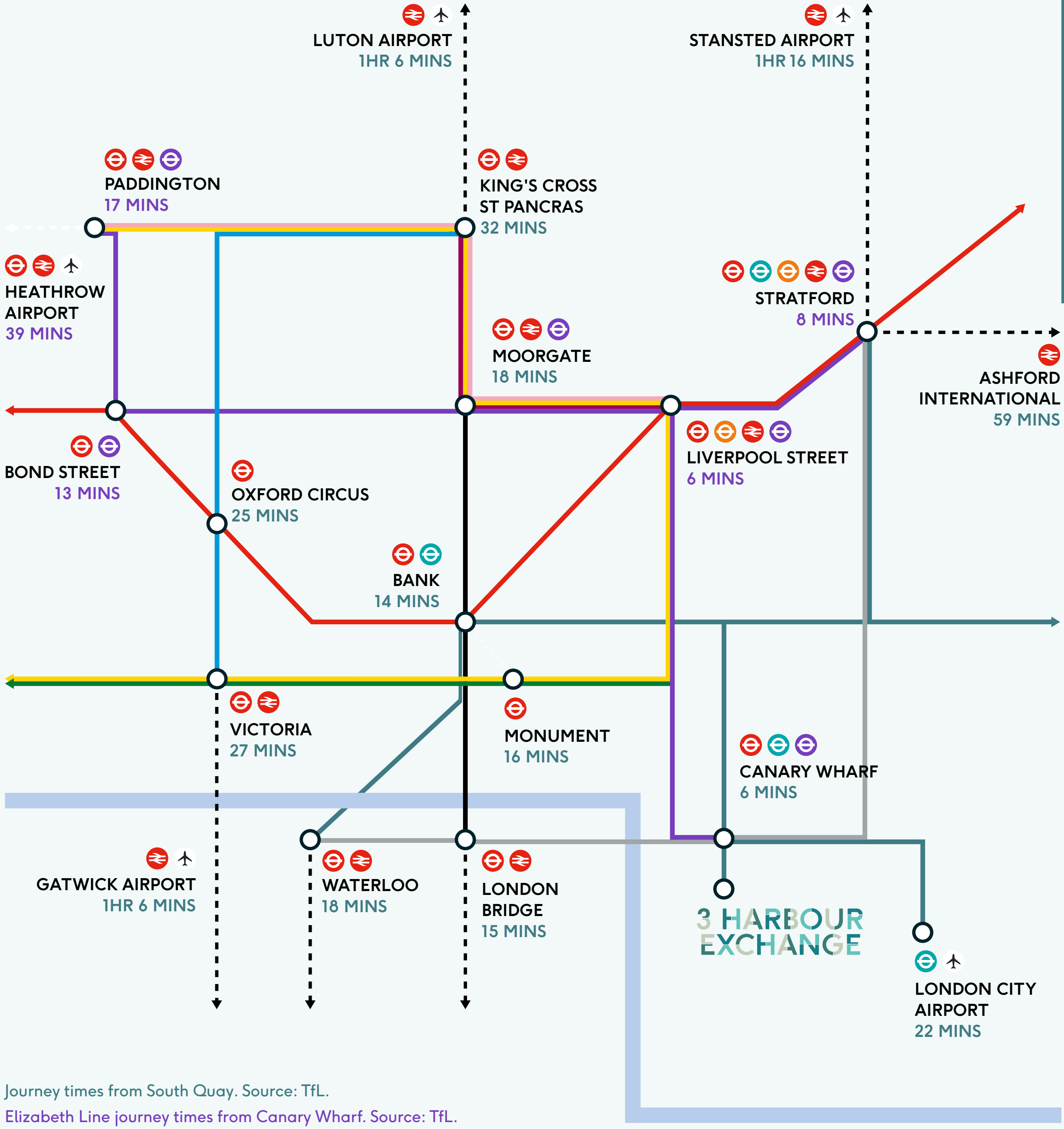
1. Financial Ombudsman Services
2. Equinix
3. Telstra Global
4. Broadbridge Financial Solutions
5. University of Sunderland London Campus
6. Elizabeth School
7. QBE
8. ISS Group
9. Lyca Mobile
10. China Telecom
11. SP Jain London School of Management
12. Bancroft Ltd
13. JTC
14. Guinness World Records
15. HMM
16. Forsters
17. Kidd Rapinet
18. Havin Bank
19. Revolut
20. IFRS
21. Societe Generale
22. European Bank
23. HM Government
24. TOG
25. BP
26. CITI
27. Deutsche Bank
28. Barclays
29. ANZ
30. EY
31. Morgan Stanley

CONNECTIVITY

Communications to Harbour Exchange are excellent with easy access to London's efficient and rapidly expanding public transport network.

The introduction of the Elizabeth Line has further enhanced connectivity to Canary Wharf, greatly improving journey times through London and providing access to Heathrow Airport in just 39 minutes.

South Quay Station



Journey times from South Quay. Source: TfL.

Elizabeth Line journey times from Canary Wharf. Source: TfL.

LOCAL DEVELOPMENTS

The South Quay area is going through a significant transformation with numerous completed or proposed tall tower developments covering a wide range of uses including residential, student accommodation, hotels, serviced apartments and co-living.

LANDMARK PINNACLE E14 9AB

Description:	76 storey 700 apartments
Developer:	Chalegrove Properties Ltd
Architect:	Squire and Partners
Status:	Completed

30 MARSH WALL E14 9TP

Description:	47 storey 1,069 student apartments
Developer:	Tide Construction
Architect:	EPR Architects
Status:	Under construction

40 MARSH WALL E14 9TP

Description:	38 storey 305 room hotel
Developer:	Accor UK
Architect:	BUJ Architects
Status:	Completed

54 MARSH WALL E14 9TP

Description:	41 storey 216 apartments
Developer:	Daejan Holdings
Architect:	Rolfe Judd
Status:	Under construction

WARDIAN E14 9AB

Description:	55 storey 767 apartments
Developer:	Ballymore Group
Architect:	Howells Architects
Status:	Completed

56-58 MARSH WALL E14 9TP

Description:	46 storey 795 co-living studios
Developer:	Olympian Homes Ltd
Architect:	Rio Architects
Status:	Planning consented

CUBA STREET E14 8LB

Description:	52-storey 421 apartments
Developer:	Ballymore Group
Architect:	Morris + Company
Status:	Planning consented

CONSORT PLACE E14 9TP

Description:	65 storey 509 apartments & Hotel
Developer:	Far East Consortium
Architect:	Pilbrow and Partners
Status:	Completed

ENSIGN HOUSE E14 9XQ

Description:	56 storey 500 apartments
Developer:	Far East Consortium
Architect:	Maccreanor Lavington
Status:	Planning consented

QUAY HOUSE E14 9XG

Description:	40 storey 400 room hotel 279 apartments
Developer:	Rockwell
Architect:	Simpson Haugh
Status:	Planning consented

PAN PENINSULA E14 9HA

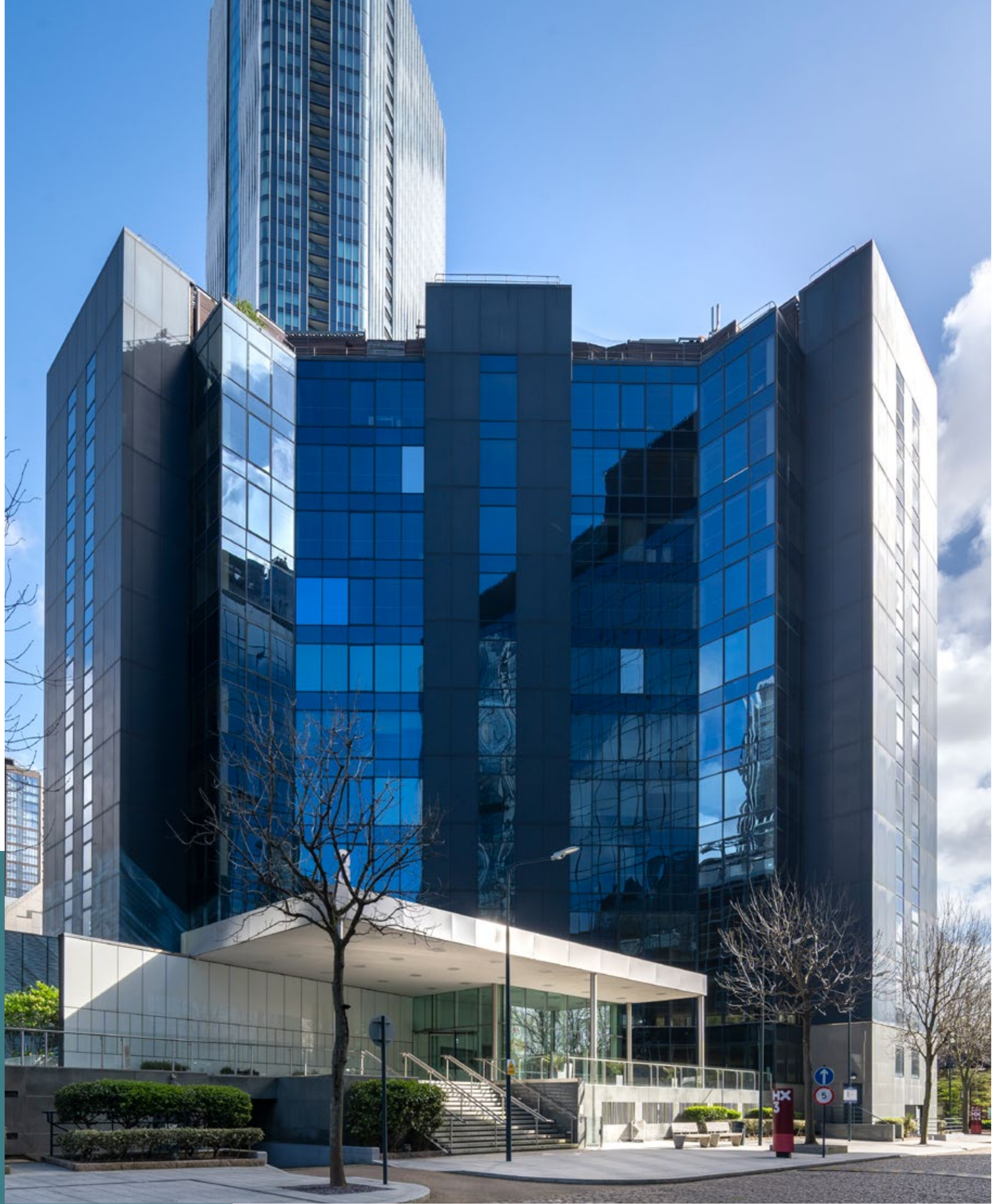
Description:	50 storey 752 apartments
Developer:	Ballymore Group
Architect:	Skidmore, Owings & Merrill
Status:	Completed

SOUTH QUAY PLAZA E14 9SW

Description:	68 storey 888 apartments
Developer:	Berkeley Group
Architect:	Foster + Partners
Status:	Under construction/ completed

MILLHARBOUR VILLAGE E14 9FZ

Description:	1,500 homes, a school, commercial space & park
Developer:	Ballymore Group
Architect:	Howells Architects
Status:	Planning consented



A PRIME HQ AMONGST PRESTIGIOUS CORPORATES AND VIBRANT AMENITIES.

THE BUILDING

The Harbour Exchange Estate is a collection of striking office buildings offering a piazza–style commercial campus surrounded by attractive landscaped public realm and unique water frontage overlooking the world renowned Canary Wharf Estate.

3 Harbour Exchange is an attractive glass-clad office development occupying an island site on the northern tip of the estate within easy walking distance of the South Quay DLR station.

The property was originally completed in 1988 and provides approximately 90,814 sq ft (8,436.9 sq m) of highly specified office accommodation over ground and ten upper floors.

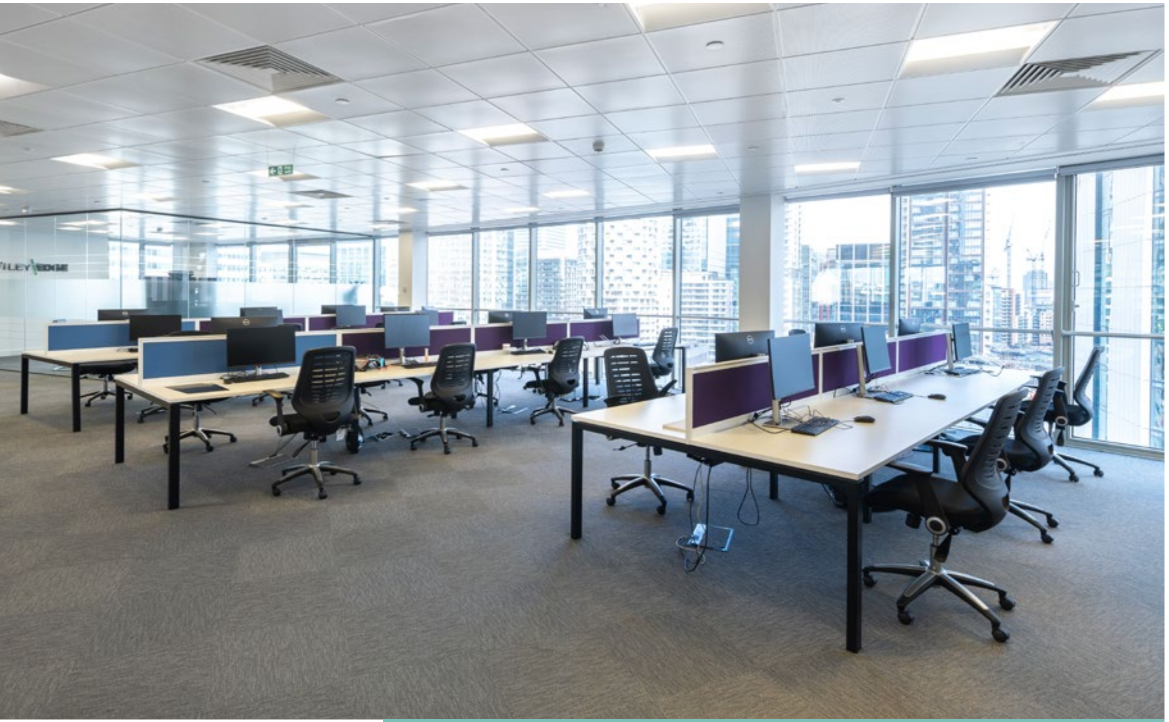
The property has been refurbished recently to include a new reception, enhanced common areas, external canopy, remodelling of the landscape and a comprehensive renovation of the office floors.

The building is of concrete frame construction with a distinctive reflective floor to ceiling double glazing.

THE SPACE

The property provides flexible open plan floor plates of approximately 8,400 sq ft. The floors benefit from exceptional levels of natural light and stunning panoramic views across Central London.

The floor plates wrap around a central core with two secondary cores situated either end of the building, each incorporating a firefighting/goods lifts and emergency stairs.



SPECIFICATION

- VAV air-conditioning
- Clear floor to ceiling height of 2.7m
- Metal tiled suspended ceiling
- Fully accessible raised floor with 100mm clear void
- 3 passenger lifts & 2 firefighting/goods lifts
- 1:10 sq m occupational density existing
- Standby generation
- 24 hour access and security
- Shower facilities & cycle storage

ACCOMMODATION

The property comprises the following approximate net internal floor areas:

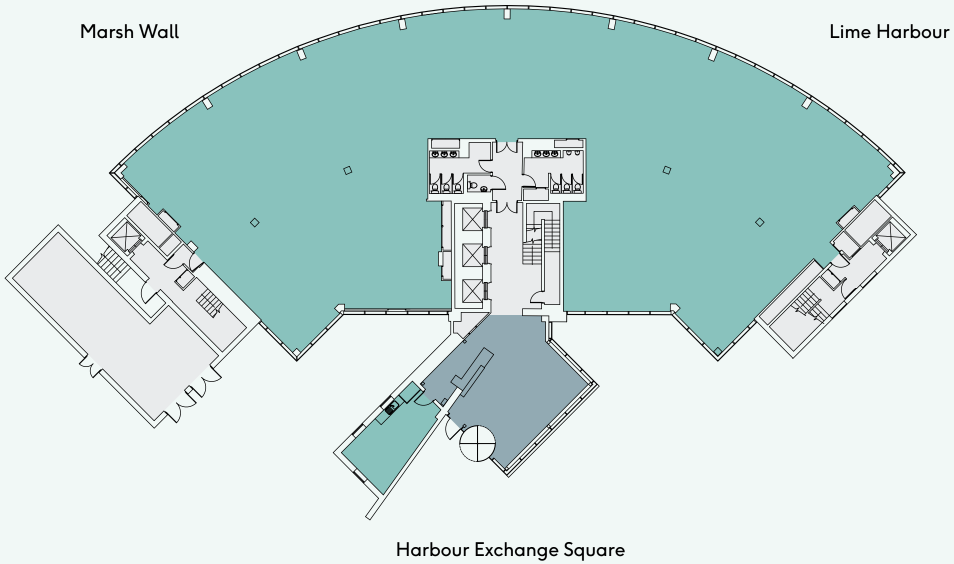
FLOOR	USE	SQ M	SQ FT
10th	Office	781.0	8,407
9th	Office	780.6	8,402
8th	Office	752.0	8,095
7th	Office	771.4	8,303
6th	Office	768.7	8,275
5th	Office	770.3	8,292
4th	Office	732.7	7,887
3rd	Office	725.9	7,814
2nd	Office	778.8	8,383
1st	Office	778.6	8,381
Ground	Office / BMA	796.7	8,575
TOTAL		8,436.9	90,814

Office
Reception
Core

Plans not to scale.
For indicative purposes only.

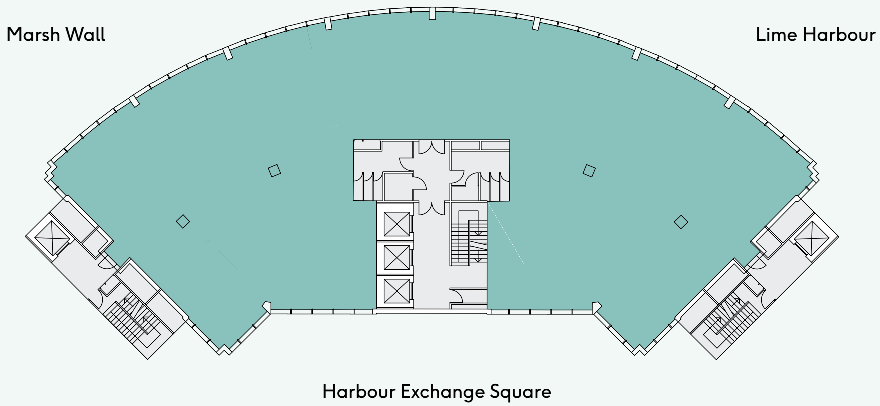
GROUND FLOOR PLAN

8,575 SQ FT - 796.7 SQ M



TYPICAL UPPER FLOOR PLAN

8,407 SQ FT - 781.0 SQ M

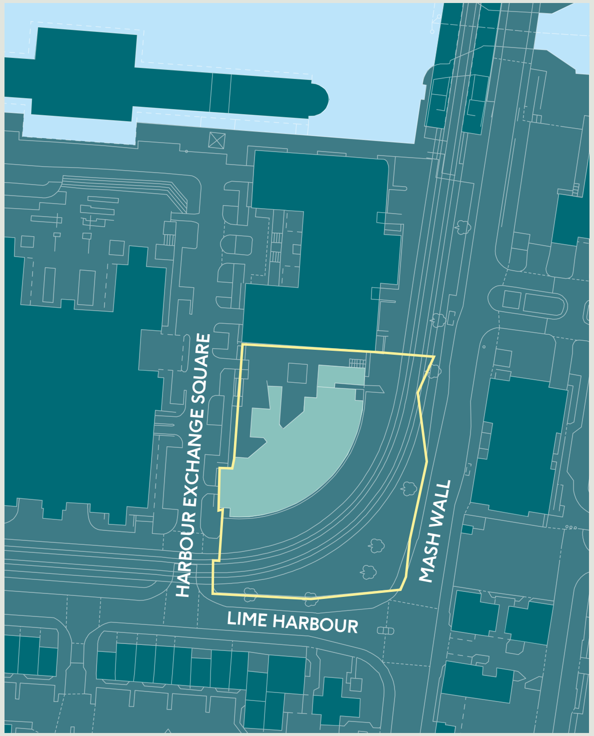


TENURE

3 Harbour Exchange is held long leasehold from Caretown Limited for a term of 200 years (less three days) from December 1986 (over 161 years unexpired term certain).

The head rent payable is a peppercorn.

The approximate extent of the headlease ownership is shown outlined red on the ordnance survey extract plan adjacent.



FURTHER INFORMATION

DATA ROOM

Access available upon request.

CAPITAL ALLOWANCES

Capital Allowances are available and will be transfered with the sale of the SPV company.

VALUE ADDED TAX

The building is elected for VAT.
It is proposed that the sale will be structured as a Transfer of a Going Concern (TOGC).

PLANNING

3 Harbour Exchange currently holds a planning use for offices.

The building is located in the Isle of Dogs and South Poplar Opportunity Area within Tower Hamlets' designated Tall Tower Zone and therefore suitable for redevelopment.

Alternatively, the existing building is suitable for conversion to alternative uses including residential using Permitted Development Rights.

Interested parties are expected to make their own enquiries into the potential for development. Any changes will require all the necessary consents.

PROPOSAL

The property is available by way of a sale of 100% of the share capital of the Isle of Man–registered Special Purpose Vehicle (SPV) holding the long-leasehold interest.

We are instructed to quote a price of £22,000,000, reflecting an attractive capital value of £242 per sq ft.

The building also offers the flexibility to let or occupy the entire property as a headquarters opportunity.

CONTACTS

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