

TO LET - RESTAURANT / RESTAURANT / CAFE / RETAIL

HARBOUR ISLAND

Harbour Exchange Square, E14 9GE



Key Highlights

- 726 to 1,228 sq ft
- Fitted W/Cs
- High levels of lunchtime footfall (office staff and university students)
- Extensive dock views
- Fitted/separate food prep areas
- Good footfall day and night during weekdays and weekends

Summary

Available Size	726 to 1,228 sq ft / 67.45 to 114.08 sq m
EPC	C

Description

Harbour Island is a mixed-use building totalling 70,000 sq.ft consisting of 50,000 sq.ft of office accommodation sitting above ground floor retail totalling 20,000 sq.ft.

The ground floor retail units are currently occupied by Pret-Manger, Co-Op metro store, estate agents, Bentore (Korean restaurant), Chinese Gourmet restaurant specialising in X'ian and Sichuan street food, a barber, hairdresser and a nail bar. Two further units are currently under offer to a Vietnamese restaurant and a Chinese bakery specialising in traditional and bubble teas, sweet treats and bakery items along with Sichuan hot-pot.

We are currently able to offer three self-contained units for immediate occupation. These units have a double aspect facing the street (Harbour Exchange Square) and the dock (Millwall Inner Dock).

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, China Telecom, Hyundai and Equinix. In addition there is a growing student population within the estate totalling c.250,000 sq.ft attributed by University of Sunderland and The Elizabeth School of London.

Beyond Harbour Exchange Square numerous high-rise residential towers have been recently completed and planned thus providing the daytime office occupier trade and the added evening and weekend residential trade.

Canary Wharf, to the north, comprises approximately 20 million sq ft of office and retail accommodation. Amenities include over 200 shops, bars and restaurants with four retail malls.

Accommodation

The quoting rent is equivalent to £43 per sq.ft per annum. The total year column below shows the combined rent, business rates, and service charge excluding VAT which is chargeable on the rent and service charge.

Name	sq ft	Rent	Total year	Availability
Ground - Unit G03/04	1,228	£52,804 /annum	£85,296.88	Under Offer
Unit - G13	526	£22,618 /annum	£35,215.70	Under Offer
Unit - G14	755	£32,465 /annum	£51,581.60	Under Offer
Unit - G15	726	£31,218 /annum	£50,500.56	Available

Planning Use

The unit is available for retail, medical or restaurant use within Class E

Terms

New leases are available directly from the landlord until December 2031.