

SELF-CONTAINED BUILDING  
FOR SALE OR TO LET

# 3 HARBOUR EXCHANGE

LONDON E14

A LANDMARK BUILDING  
ON HARBOUR  
EXCHANGE SQUARE

HARBOUR EXCHANGE



# KEY HIGHLIGHTS

Existing office building of **92,507 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 with 161 years remaining

Article 4 excluded, the property allows conversion to residential under permitted development rights

The Landlord is exploring F1 consent across the whole building

Quoting price of **£22,000,000**

A sale at this level would reflect a low capital value of £238 per sq ft

Alternatively, the entire building is available to let on terms by negotiation directly from the current landlord



 Crossharbour

 South Quay

  Canary Wharf

 Canary Wharf

**3 HARBOUR EXCHANGE**

Harbour Exchange Square

Crossrail Place

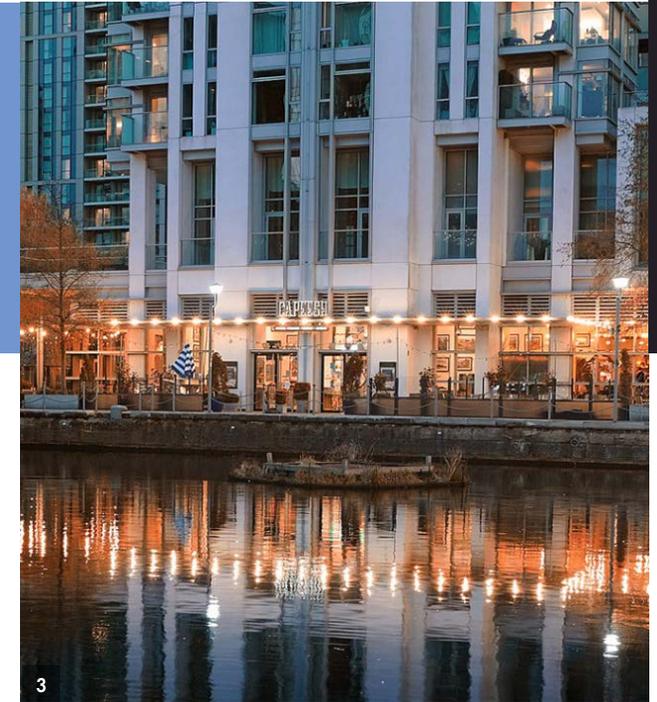
3 HARBOUR EXCHANGE

# 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.



**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

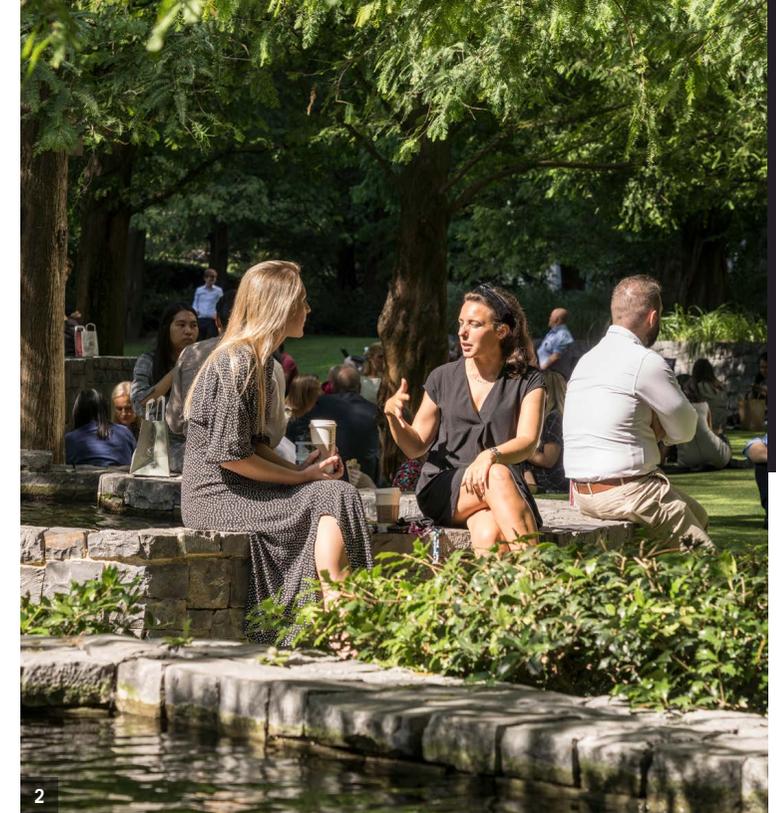
# CANARY WHARF

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



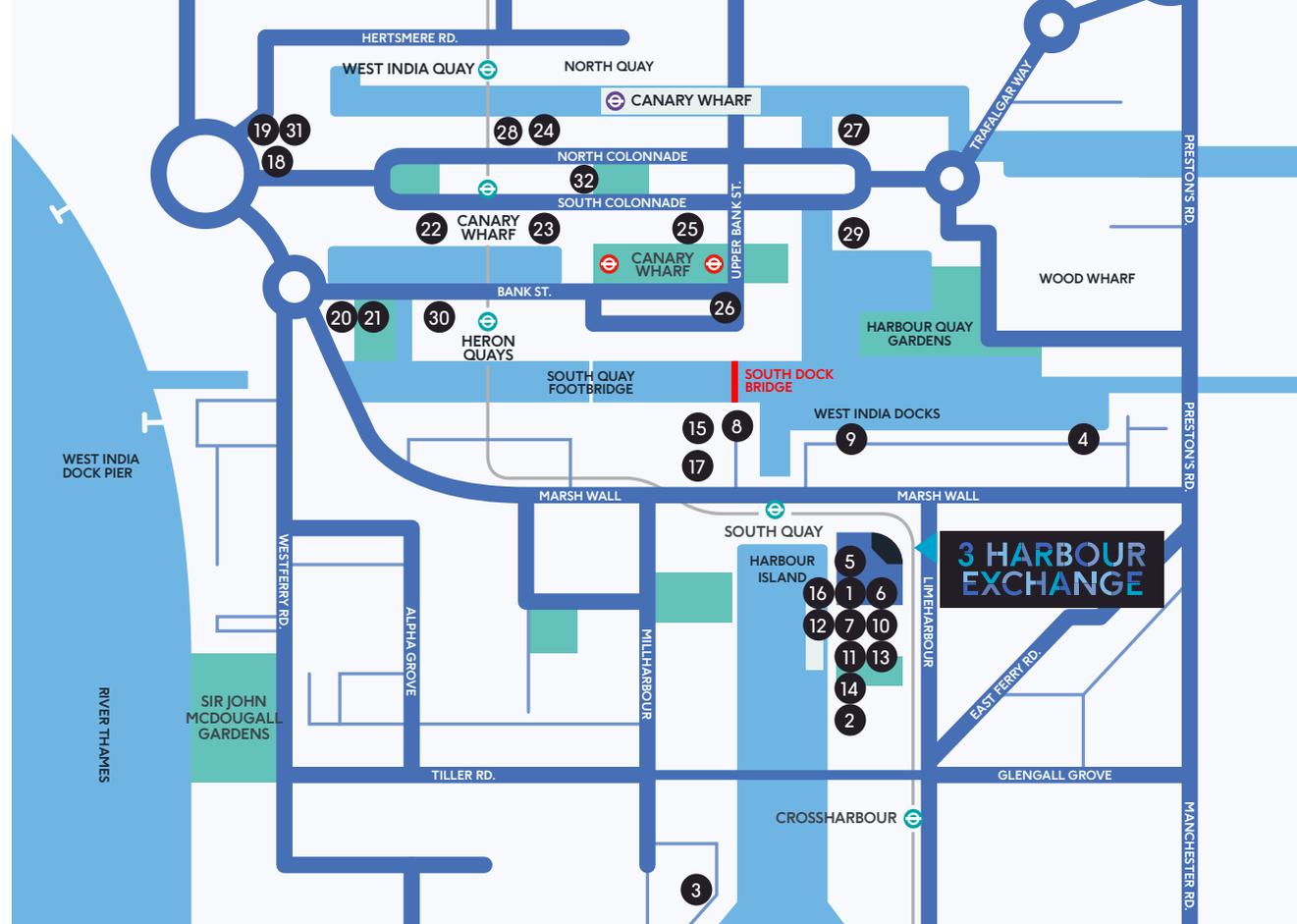
# SITUATION

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



3 HARBOUR EXCHANGE

## LOCAL OCCUPIERS

- |   |   |                      |                         |
|---|---|----------------------|-------------------------|
| 1. Financial Ombudsman Services           | 9. Lyca Mobile                          | 17. Havin Bank       | 26. Deutsche Bank       |
| 2. Equinix                                | 10. China Telecom                       | 18. Revolut          | 27. Barclays            |
| 3. Telstra Global                         | 11. SP Jain London School of Management | 19. IFRS             | 28. ANZ                 |
| 4. Thames Quay                            | 12. Bancroft Ltd                        | 20. Societe Generale | 29. EY                  |
| 5. University of Sunderland London Campus | 13. JTC                                 | 21. European Bank    | 30. Morgan Stanley      |
| 6. Elizabeth School                       | 14. HMM                                 | 22. HM Government    | 31. University of Wales |
| 7. QBE                                    | 15. Swatch                              | 23. TOG              | 32. UCL                 |
| 8. ISS Group                              | 16. Kidd Rapinet                        | 24. BP               |                         |
|   |   | 25. CITI             |                         |

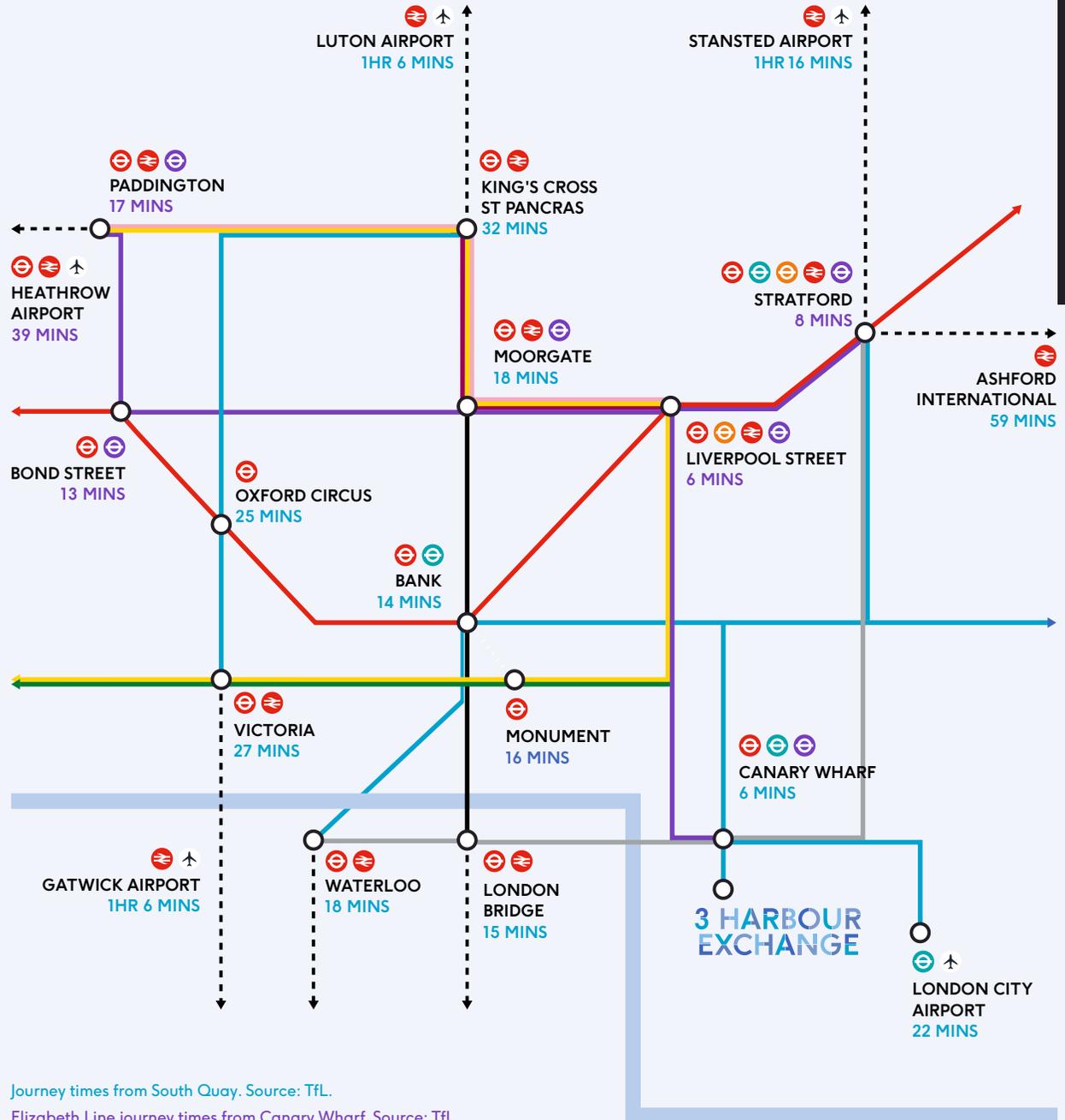
# CONNECTIVITY

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



# 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:** Chalgrove 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:** Planning consented



**77 MARSH WALL** E14 9SH

**Description:** 54 storey  
820 apartments

**Developer:** Areli Developments

**Architect:** Patel Taylor

**Status:** Planning submitted



**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:** Under construction



**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:** Maccreeanor Lavington

**Status:** Planning consented



**QUAY HOUSE** E14 9XG

**Description:** 40 storey  
400 room hotel  
279 apartments

**Developer:** Whitbred PLC

**Architect:** Simpson Haugh

**Status:** Planning consented



**RIVERSIDE** E14 5JP

**Description:** 3m sq ft headquarters building

**Developer:** JP Morgan Chase

**Architect:** Foster + Partners

**Status:** Planning submitted



**SOUTH QUAY PLAZA** E14 9SW

**Description:** 68 storey  
888 apartments

**Developer:** Berkeley Group

**Architect:** Foster + Partners

**Status:** Under construction/  
completed



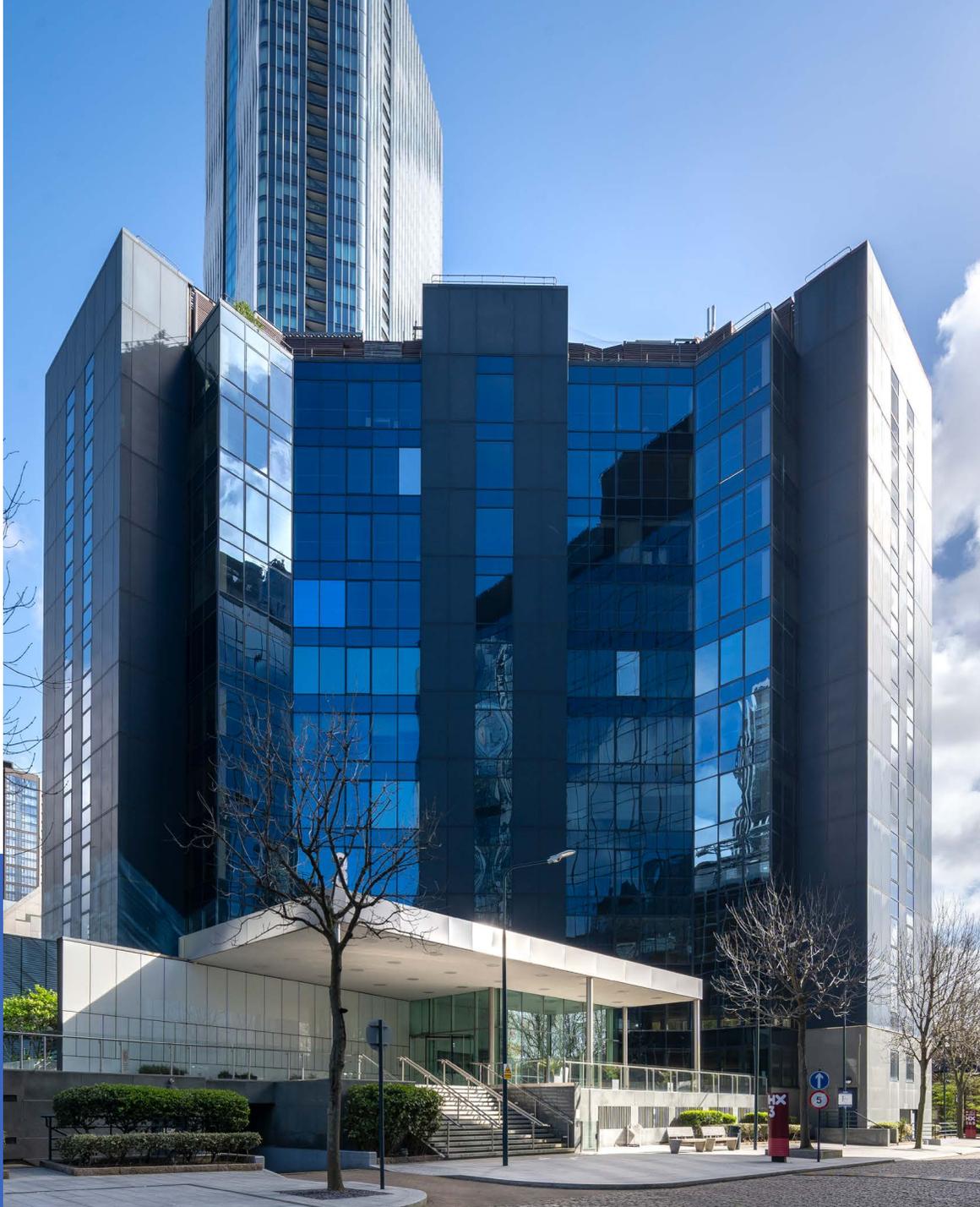
**MILLHARBOUR VILLAGE** E14 9FZ

**Description:** 1,500 homes, a school,  
commercial space & park

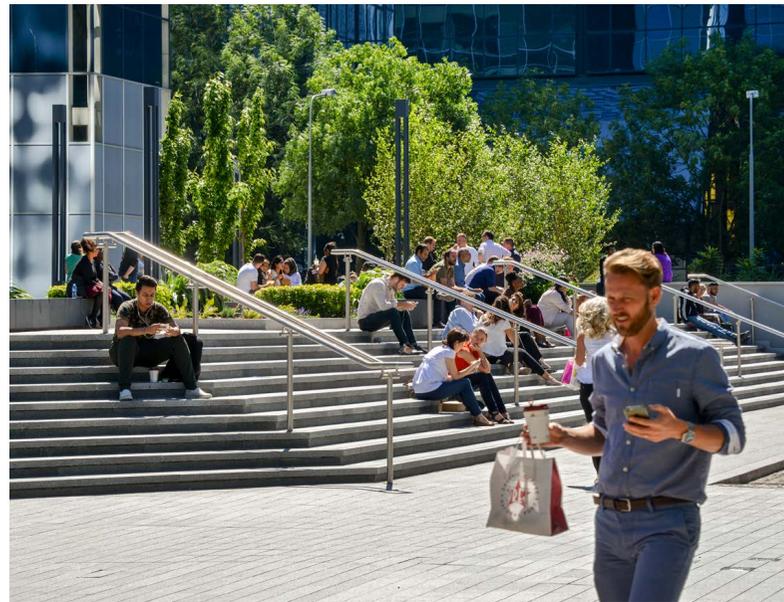
**Developer:** Ballymore Group

**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.



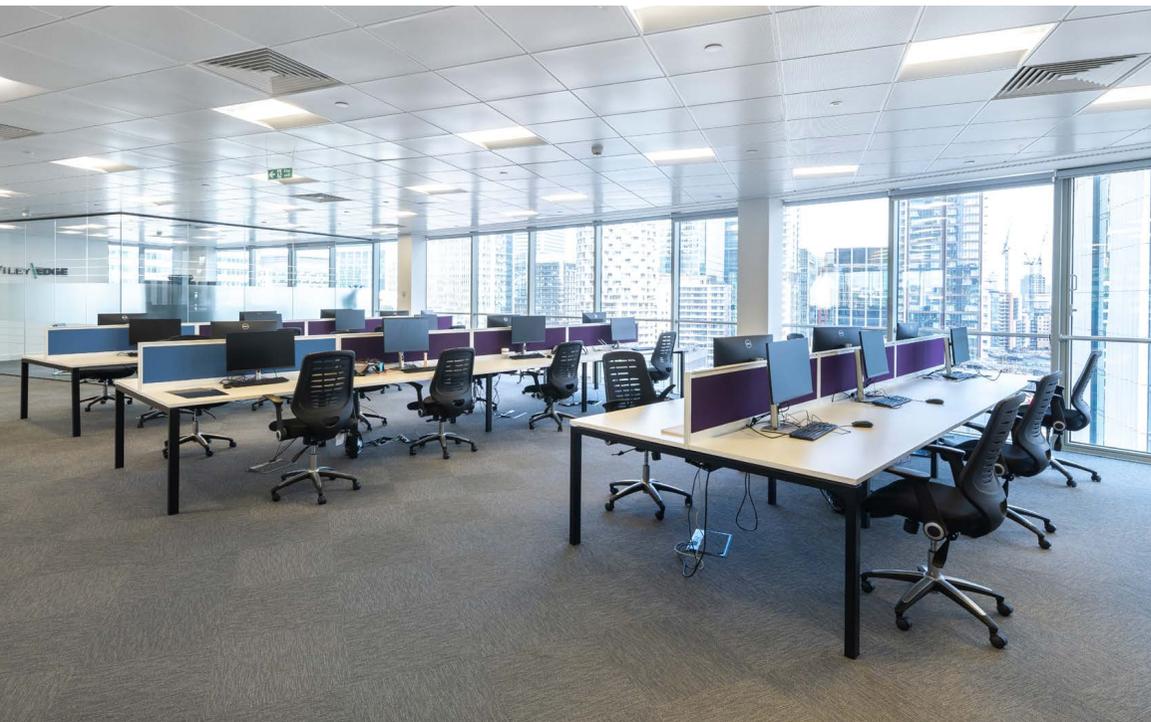
The property was originally completed in 1988 and provides approximately 92,507 sq ft (8,594.1 sq m) of highly specified office accommodation over ground and ten upper floors.

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

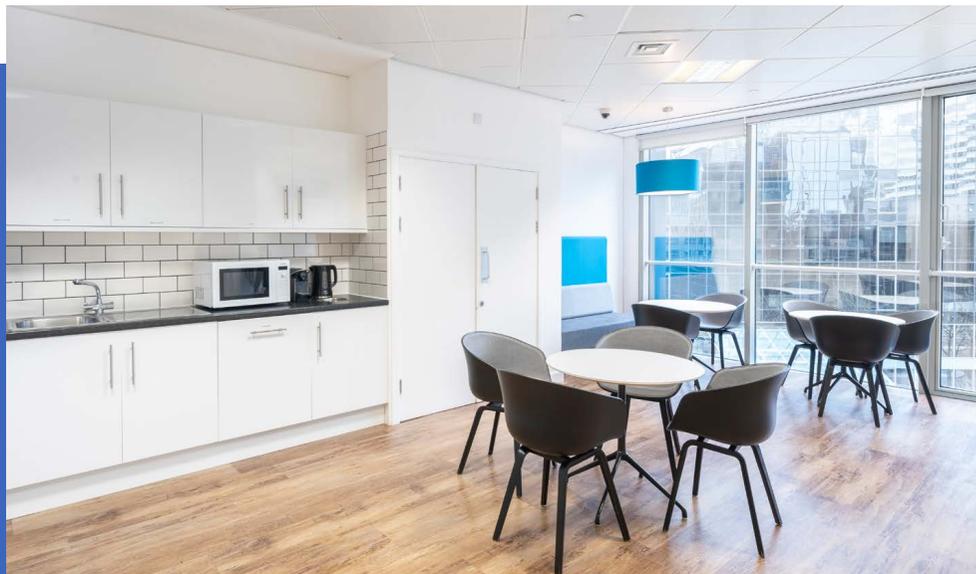
# THE SPACE

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



Potential for standby generation



Shower facilities & cycle storage

# ACCOMMODATION

The property comprises the following approximate net internal floor areas:

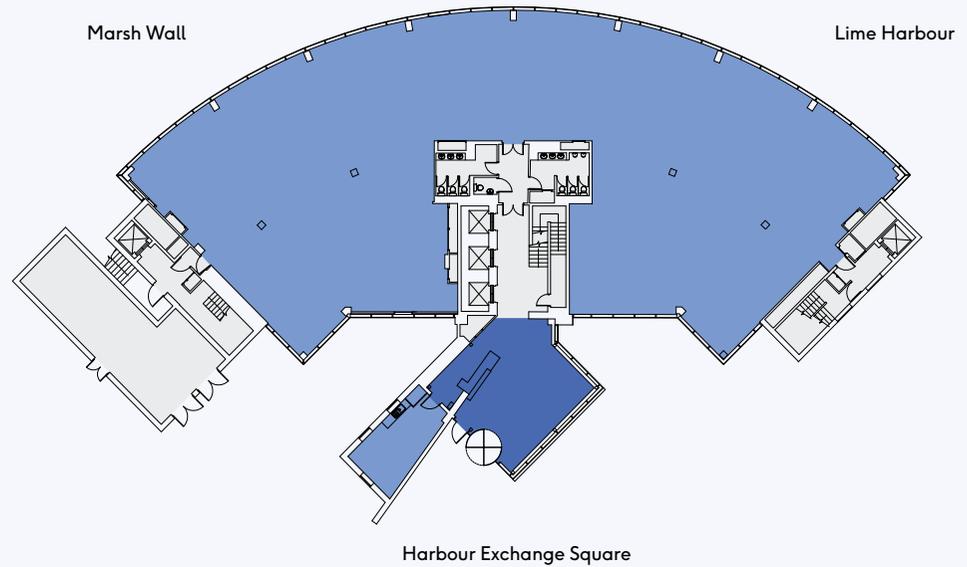
FLOOR	USE	SQ M	SQ FT
10th	Office	781.0	8,407
9th	Office	780.6	8,402
8th	Office	780.2	8,398
7th	Office	780.2	8,398
6th	Office	779.8	8,395
5th	Office	779.7	8,393
4th	Office	779.2	8,387
3rd	Office	779.3	8,388
2nd	Office	778.8	8,383
1st	Office	778.6	8,381
Ground	Office / BMA	796.7	8,575
<b>TOTAL</b>		<b>8,594.1</b>	<b>92,507</b>

- Office
- Reception
- Core

  
 Plans not to scale.  
 For indicative purposes only.

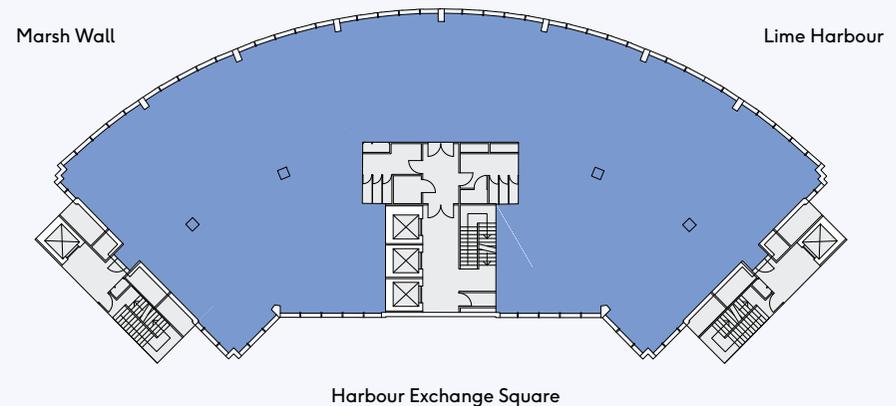
## GROUND FLOOR PLAN

8,575 SQ FT - 796.7 SQ M



## TYPICAL UPPER FLOOR PLAN

8,407 SQ FT - 781.0 SQ M



# EDUCATION

London stands at the forefront of global higher education, attracting top talent, pioneering research and international ambition. With an unrivalled concentration of leading universities, a rich cultural fabric, and direct links to world leading industries, the capital is not just a place to study, it's a place to thrive.

Recognised internationally for its dynamic student experience, London has consistently been rated among the world's most desirable destinations for higher education, drawing students from across every continent.

3 Harbour Exchange enjoys a superb location perfectly positioned on the doorstep of the Canary Wharf financial district and just 20 minutes from Bank via the DLR making it an ideal base for students, academics, and professionals alike.

Key local occupiers include University of Sunderland, University of Wales, UCL and Elizabeth School of London.

40+

higher education institutions

24%

of UK HE students are from overseas

400K

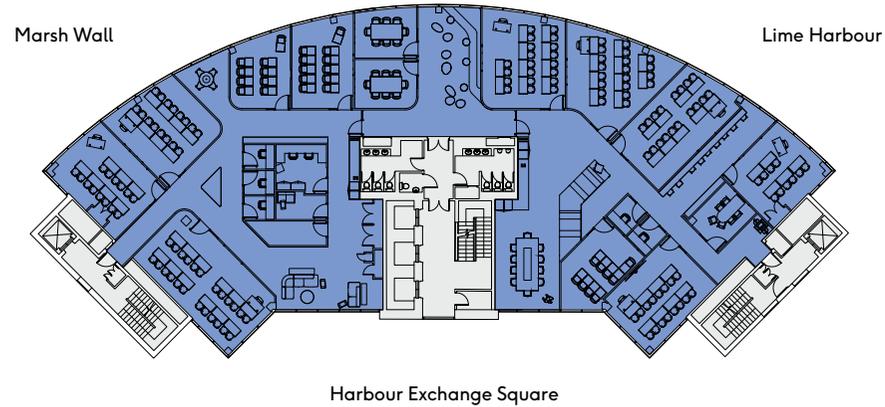
student population exceeding 400,000 in the city



London is globally recognised as a leading student city

## INDICATIVE EDUCATION PLAN - 1ST FLOOR

8,381 SQ FT - 778.6 SQ M



Classroom 8-10 person	4	Meeting room 6-8 person	3	Staff office	1
Classroom 14-16 person	3	Teaching pod	5	Wellness room	1
Classroom 18-20 person	3	Open meet spaces	6		
Classroom 24 person	1	Tea point/refreshment	2		

## EDUCATION COMPARABLES



REPUBLIC, EAST INDIA E14 2BE

**Size:** 300,000 sq ft  
**Occupiers:** University of West Scotland, Anglia Ruskin & York St John universities

**Description:** Campus housing 7 universities



EXCHANGE TOWER E14 9GE

**Size:** c.100,000 sq ft  
**Occupier:** Elizabeth School of London

**Description:** Neighbouring building to 3 Harbour Exchange



4 HARBOUR EXCHANGE E14 9GD

**Size:** c.95,000 sq ft  
**Occupier:** University of Sunderland

**Description:** £8 million new campus investment

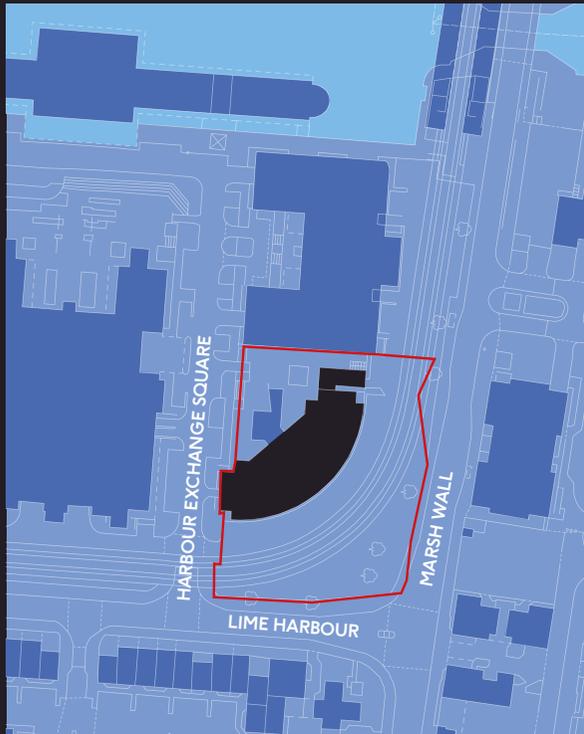


# TENURE

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 below.



## FURTHER INFORMATION

### DATA ROOM

Access available upon request.

### CAPITAL ALLOWANCES

Capital Allowances are available and will be transferred 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

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), education, student accommodation, hotel and co-living.

The building currently holds planning use as offices.

Interested parties are expected to make their own enquiries into the potential for development. Any changes will require all 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 £238 per sq ft.

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

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3 HARBOUR  
EXCHANGE