

TO LET - OFFICE

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# HARBOUR ISLAND

Harbour Exchange Square, E14 9GE



## Key Highlights

- 3,003 to 19,666 sq ft
- Extensive dock views
- Landlord fit-out packages available
- Underground parking available
- Air conditioning

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Cherryman



## Summary

Available Size	3,003 to 19,666 sq ft / 278.99 to 1,827.03 sq m
Rent	£27.50 per sq ft
Rates Payable	£13.07 per sq ft
Service Charge	£16.50 per sq ft
EPC	C (75)

## 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 the Financial Ombudsman Service, Equinix, Bancroft, Sunderland University, China Telecom, Jersey Trust Group and Kidd Rapinet.

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 4 retail malls. Occupiers include some of the largest global banking operators including JP Morgan, Barclays, Citigroup, and Morgan Stanley along with UCL and BP.

## Accommodation

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year	Availability
Unit - 1.01	3,839	£27.50	£13.42	£15.11	£215,099.17	Let
Unit - 1.04	3,850	£27.50	£13.30	£16.31	£219,873.50	Available
1st - C1	9,901	£27.50	£13.10	£17.90	£579,208.50	Available
Unit - 2.02	3,003	£27.50	£12.94	£16.31	£170,420.25	Available
Unit - 2.03	3,011	£27.50	£13.46	£15.11	£168,826.77	Let
Unit - 2.04	2,912	£27.50	£12.48	£16.27	£163,800	Available

## Terms

A new lease is available directly from the landlord on leases expiring December 2031.