

TO LET - OFFICE

HX1 & 2, EXCHANGE TOWER

E14 9GE



Key Highlights

- 2,422 to 10,801 sq ft
- 14 x passenger lifts
- Ground floor cafe
- Bike storage space
- VAV air conditioning
- 2 x goods lifts
- 2.65m floor to ceiling height
- Showers and lockers

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Description

Comprising 480,000 sq ft over ground and 16 upper floors, Exchange Tower provides highly flexible 30,000 sq ft floor plates which can be divided to create units from 2,500 sq ft upwards.

The building has a wide-ranging tenant mix, reflecting the flexibility and quality of the building as well as the variety of amenities available in the local area.

Location

Positioned at the centre of the 9 acre Harbour Exchange campus, Exchange Tower is less than a minutes walk from South Quay (DLR) station and an 8 minute walk to Canary Wharf (Jubilee, DLR and Elizabeth Line) station.

Accommodation

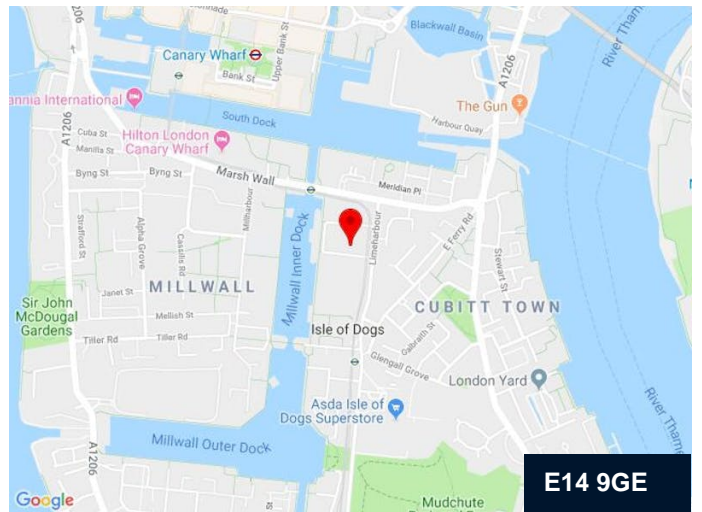
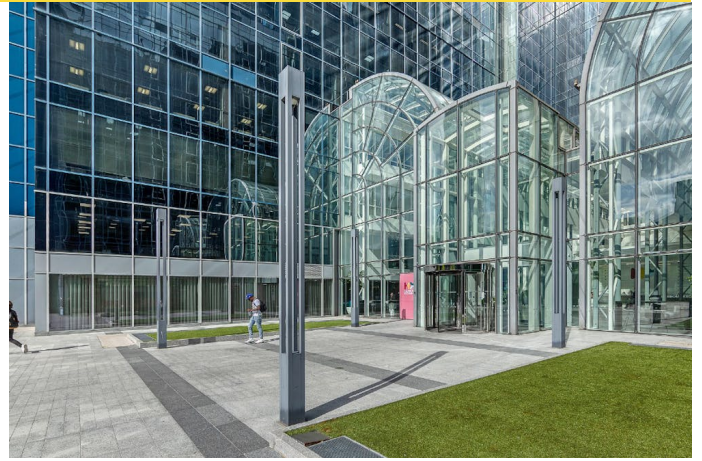
The accommodation comprises of the following:

Name	sq ft	sq m	Tenure	Availability
9th - Part	2,422	225.01	To Let	Available
6th - Part Floor, HX1	2,610	242.48	To Let	Available
3rd - HX1	5,749	534.10	To Let	Available
Total	10,781	1,001.59		

Terms

New lease available direct from the Landlord.
The building has been elected for VAT.

Rates - Est. £11.86 psf
Services Charge - Est. £14.86 psf



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