

HX



3



LONDON

HARBOUR EXCHANGE - E14

REFURBISHED AIR-CONDITIONED OFFICES WITH SPECTACULAR VIEWS

3 HARBOUR EXCHANGE HAS UNDERGONE A COMPREHENSIVE REFURBISHMENT INCLUDING A NEW RECEPTION, ENHANCED COMMON AREAS AND REFURBISHMENT OF THE AVAILABLE OFFICE FLOOR



DESCRIPTION

3 Harbour Exchange is an impressive glass clad building, providing bright and efficient office floors which are wrapped around an off-set core. The building offers high quality office accommodation, with stunning views towards the O2 at Greenwich Peninsular, together with the iconic towers of Canary Wharf.

The area benefits from an exciting mix of local coffee bars and restaurants. The South Quay DLR station is adjacent to the entrance of the site, whilst the Canary Wharf estate, which benefits from the Jubilee line and extensive retail amenities, is only a 10 minute walk away.

The estate has been comprehensively re-landscaped adding improved amenities which helps contribute to a tranquil business environment.

SPECIFICATION

- Refurbished entrance hall
- 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
- Standby generation
- Shower facilities & cycle storage
- 24 hour access and security
- On-site management team
- Generous supply of car parking
- EPC rating – E (111)
- 1:10 sq m occupational density existing
- 1:8 sq m occupational density with enhancements
- Attractive and tranquil waterside environment

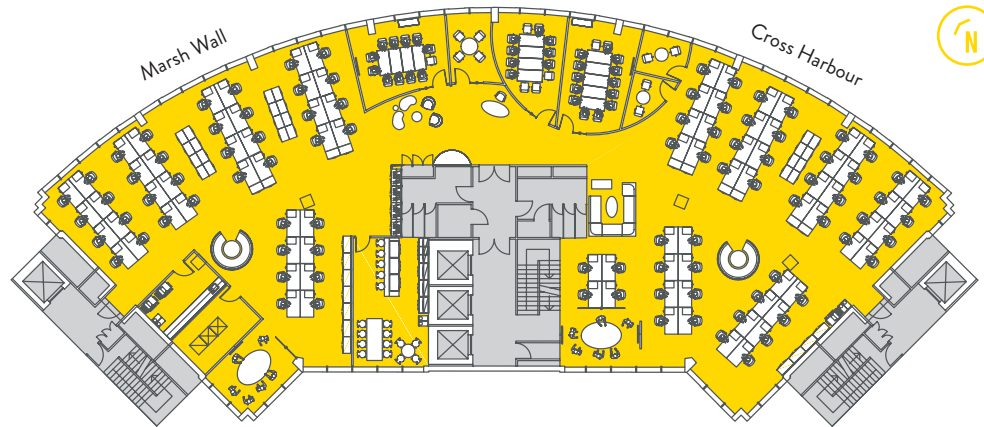
AVAILABILITY

FLOOR	SQ FT	SQ M
9th	8,437	783
TOTAL	8,437	783

9TH FLOOR SUGGESTED OPEN PLAN LAYOUT 8,437 SQ FT (783 SQ M)

92 Open Plan Desks
1 x 14 Person Meeting Room
2 x 12 Person Meeting Rooms
1 x 4 Person Meeting Room

92 TOTAL HEADCOUNT
91.7 sq ft / 8.5 sq m per occupant

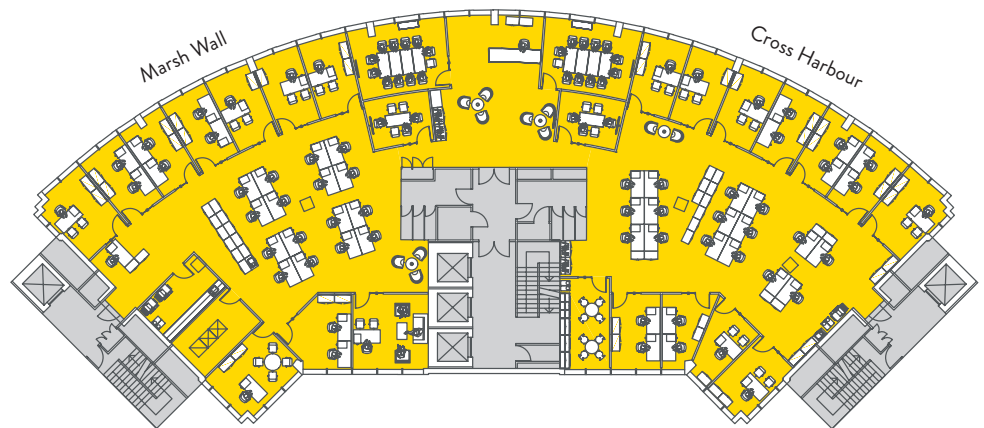


Harbour Exchange Square

9TH FLOOR CELLULAR LAYOUT 8,437 SQ FT (783 SQ M)

33 Open Plan Desks
12 x 1 Person Offices
9 x 2 Person Offices
2 x 12 Person Meeting Rooms
2 x 6 Person Meeting Rooms

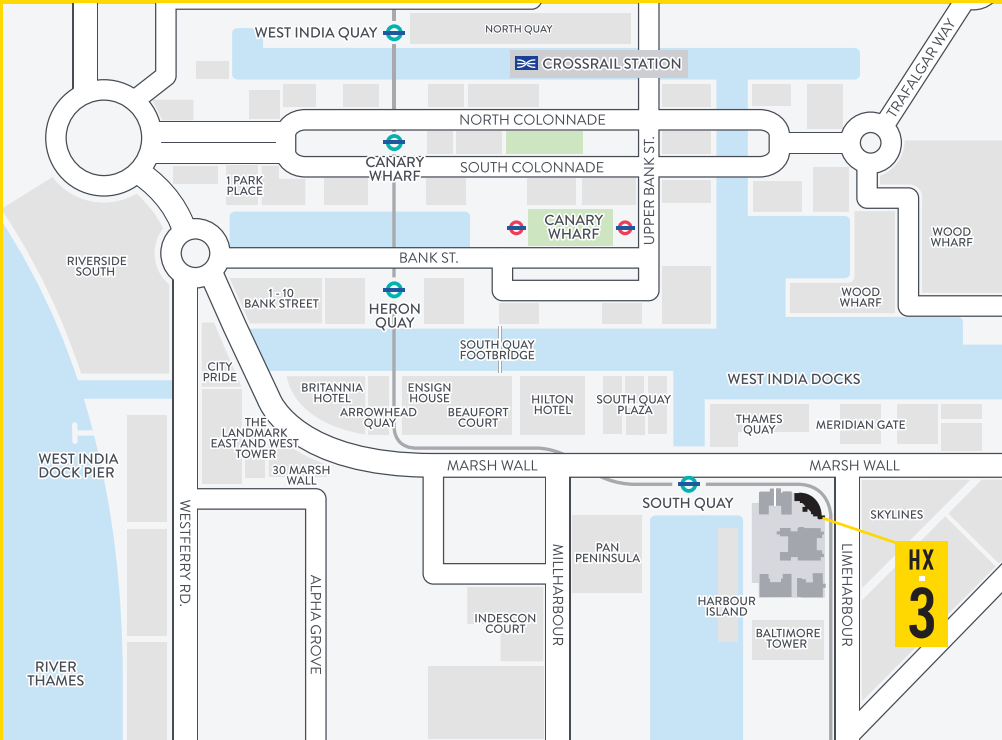
63 TOTAL HEADCOUNT
133.9 sq ft / 12.4 sq m per occupant



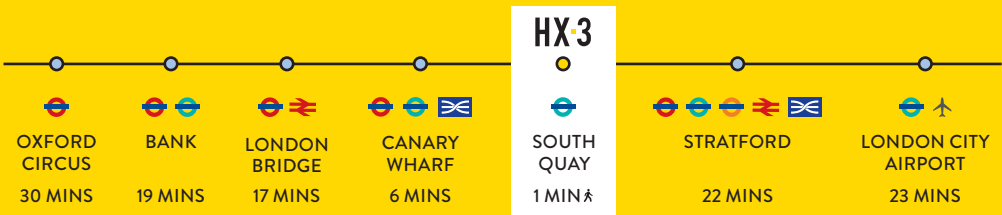
Harbour Exchange Square

For indicative purposes only (not to scale) and subject to on-site verification.





JOURNEY TIMES



Source: TFL

VIEWING

Viewing by appointment through joint sole letting agents:

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