

**NEW INSTRUCTION****PART 11<sup>th</sup> FLOOR, EXCHANGE TOWER, E14****APPROX. 3,150 SQ FT (292.6 SQM)****FULLY FITTED OFFICE TO LET**

**Part 11<sup>th</sup> Floor**  
**Exchange Tower**  
**1-2 Harbour Exchange Square**  
**Docklands**  
**E14**

- Modern office suite
- Very good natural light
- Fully fitted
- Fantastic views to the West

## LOCATION

Exchange Tower is located adjacent to South Quay DLR station and overlooks Millwall Inner Dock. The premises is approximately a ten minute walk to Canary Wharf station, which is served by the Jubilee line, DLR and the new Elizabeth Line.

The property is within close proximity of Marsh Wall which offers a diverse range of restaurants and cafes. This offering is further enhanced by the amenities provided on the main Canary Wharf estate.

## DESCRIPTION

The available premises comprise high quality, Grade A, fitted accommodation over the Part 11th floor, with views to the South and West. This existing specification and fit out includes:

- 24-hour access
- VAV air conditioning
- 150mm Full access raised floors
- Excellent natural light with floor to ceiling height glazing
- Fully fitted; predominantly open plan with 1 x cellular office, 1 x meeting room, 1 x Board room and kitchenette
- Modern reception with commissionaire
- Ground floor coffee shop
- Shower facilities
- Bike Storage (500 bike racks, 100 lockers and 20 showers)
- Ground floor café
- 6 x passenger lifts
- 2 x goods lifts
- Car Parking (by separate arrangement)

## ACCOMMODATION

The office accommodation has the following approximate net internal floor area (subject to measurement survey):

ACCOMMODATION	Sq Ft	Sq M
PART 11 <sup>th</sup> FLOOR	3,150	292.64

## TERMS

The space is available by way of either an assignment, or new sub-lease, on terms to be agreed.

## OUTGOINGS

Rent: Upon application

Service charge: Approx. £11.98 per sq ft per annum exclusive (YE 2022)

Business Rates Payable (2021/22): Approx. £12.52 per sq ft per annum exclusive

\*please note you are advised to make your own enquires in this regard.

## VAT

The property is elected for VAT.

## EPC

The EPC rating for the premises is C

## SUBJECT TO CONTRACT

### Viewing strictly by appointment

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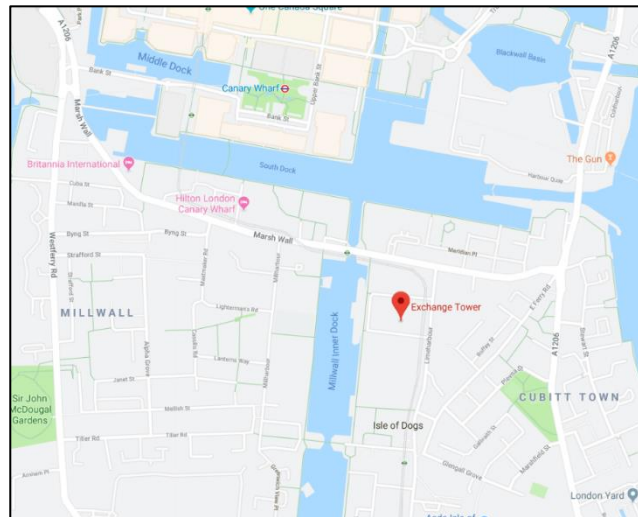
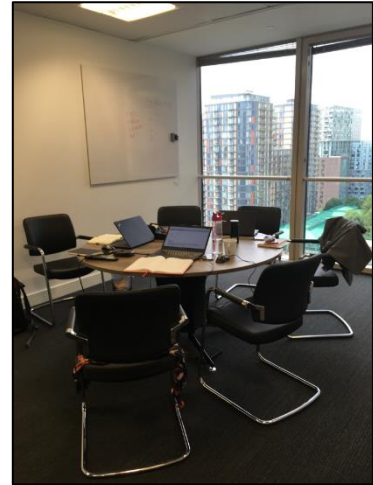
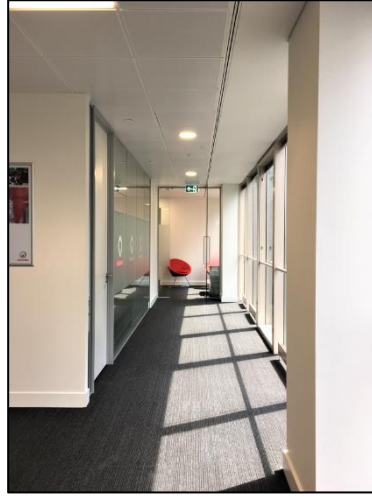
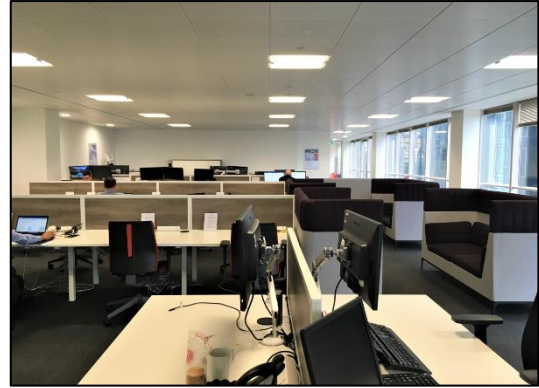
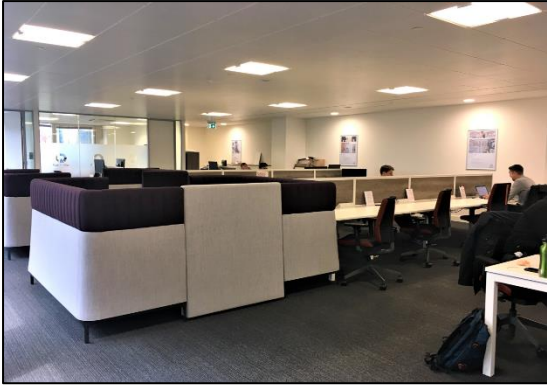
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### IMPORTANT INFORMATION

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# Carter Jonas



Location Plan (not to scale)

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