



HX

3

LONDON

HARBOUR EXCHANGE - E14

REFURBISHED AIR-CONDITIONED OFFICES

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



DESCRIPTION

3 Harbour Exchange is an impressive glass clad building, providing bright and efficient office floors which are wrapped around an off-set core.

Located on the Harbour Exchange estate, a tranquil waterside business environment, the property benefits from an exciting mix of local coffee bars, restaurants and gyms.

The South Quay DLR station is situated adjacent to the entrance of the estate and provides quick and easy access to the Docklands Light Railway (DLR). The Canary Wharf estate, which offers extensive retail amenities, is only a 10 minutes walk away and gives access to the Jubilee Line and the new Elizabeth Line which will offer reduced journey times and an improved service to Central London's key destinations.

SPECIFICATION

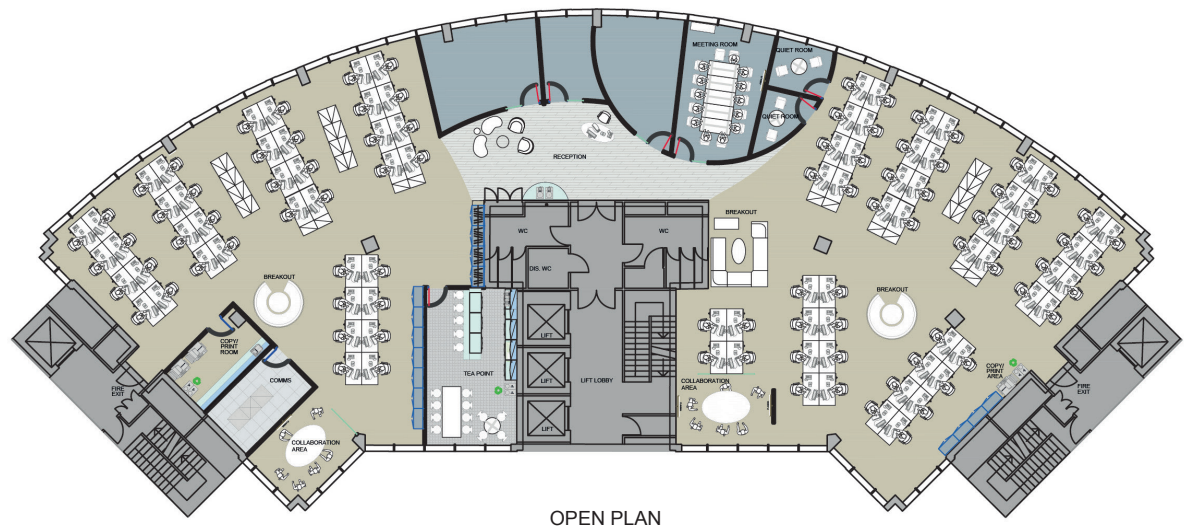
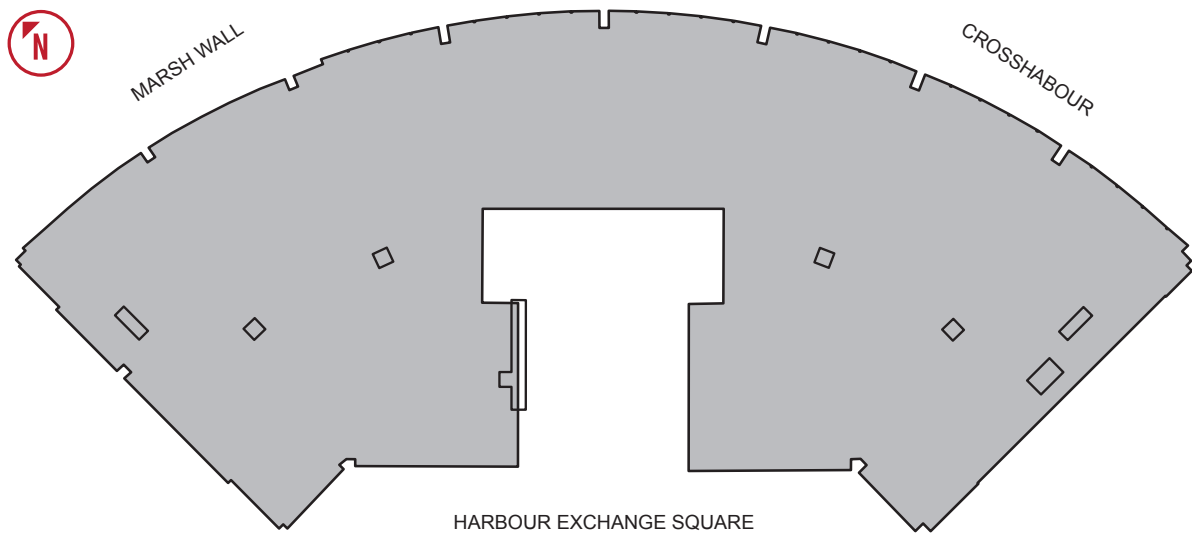
- Refurbished entrance hall
- Remodelled reception
- VAV air-conditioning
- Clear floor to ceiling height of 2.7m
- Metal tiled suspended ceiling
- Fully accessible raised floor with 100mm clear void
- 3 Passenger lifts
- Standby generator
- Shower facilities & cycle storage
- 24 hour access and security
- On-site management team
- Generous supply of car parking
- EPC rating – E (122)
- 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
Part 7 th	4,155	386.0
Part 4 th	3,780	351.5
2 nd	8,383	778.8
1 st	8,381	778.6
G	8,317	772.6

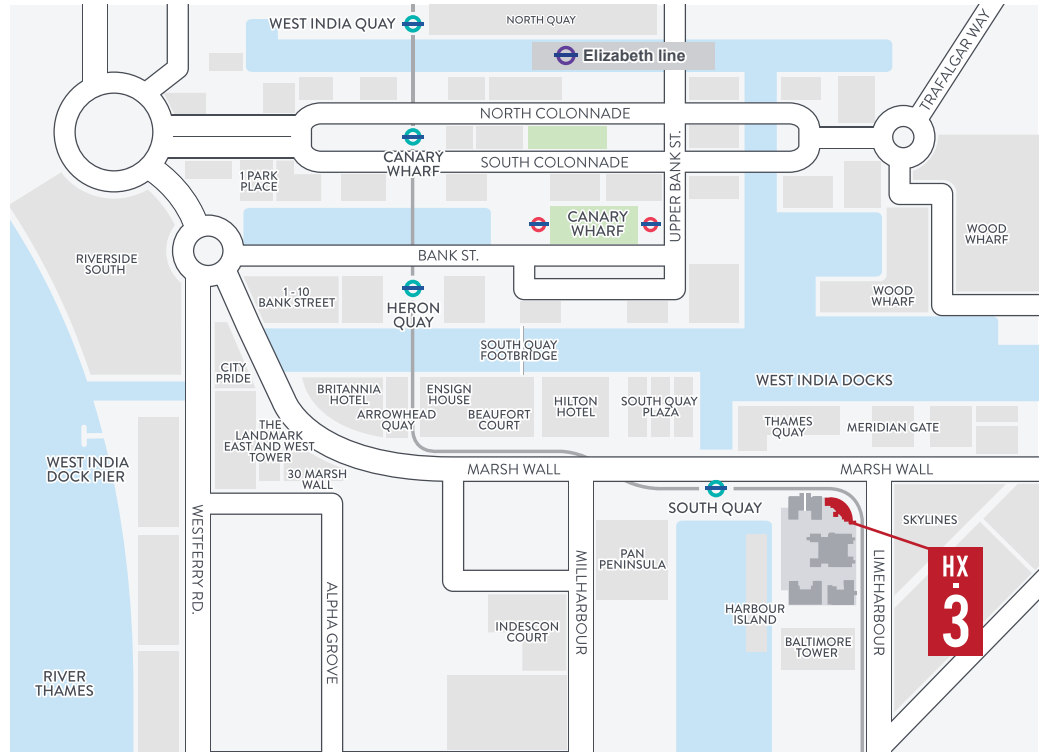


2ND FLOOR
8,383 SQ FT (778.8 SQ M)





LOCATION



JOURNEY TIMES

HEATHROW	WATERLOO	BOND STREET	LONDON BRIDGE	BANK	LIVERPOOL STREET	CANARY WHARF	HX-3	STRATFORD	CUSTOM HOUSE FOR EXCEL	LONDON CITY AIRPORT
42 MINS*	18 MINS	16 MINS*	14 MINS	13 MINS	8 MINS*	2 MINS	SOUTH QUAY 1 MIN	18 MINS*	21 MINS	22 MINS

SOURCE: TFL
*JOURNEYS TAKEN VIA ELIZABETH LINE

TERMS

Upon application.

VIEWING

Viewing by appointment through joint sole letting agents:

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