



**AGENCY**

**OFFICE**

**2 HARBOUR EXCHANGE  
SQUARE  
ISLE OF DOGS  
E14**



**DESCRIPTION**

Fully fitted office accommodation

**LOCATION**

Harbour Exchange is made up of a collection of nine office buildings. The immediate area offers a piazza style space with surrounding landscaped areas. Transport facilities are excellent with South Quay DLR station approximately 1 minutes' walk away and Canary Wharf (Jubilee Line and DLR). London City Airport is also easily accessible via the DLR at approximately 23 minutes.

**ACCOMMODATION**

Floors / Units	Size
4th	15,927 sq ft (1,479.62 sq m)
<b>Total</b>	<b>15,927 sq ft (1,479.62 sq m)</b>

**ADDITIONAL INFORMATION**

**Terms**

*Option 1* - by way of an assignment of the existing effective FRI lease expiring in November 2021.

*Option 2* - by way of a sub-lease until November 2021. The Lessee will not benefit from renewal rights under the Landlord & Tenant Act 1954 Part II (as amended).

Rent: £25.75 per sq ft  
Rates: £12.00 per sq ft  
Service Charge: £11.50 per sq ft



**TENURE** LEASEHOLD



**SIZE** 15,927 SQ FT

**FOR FURTHER INFORMATION**

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