



RETAIL TO LET From 526 sq.ft to 2,155 sq.ft

HARBOUR ISLAND, 10-39 Harbour Exchange Square, London E14 9GE

Cherryman

Location

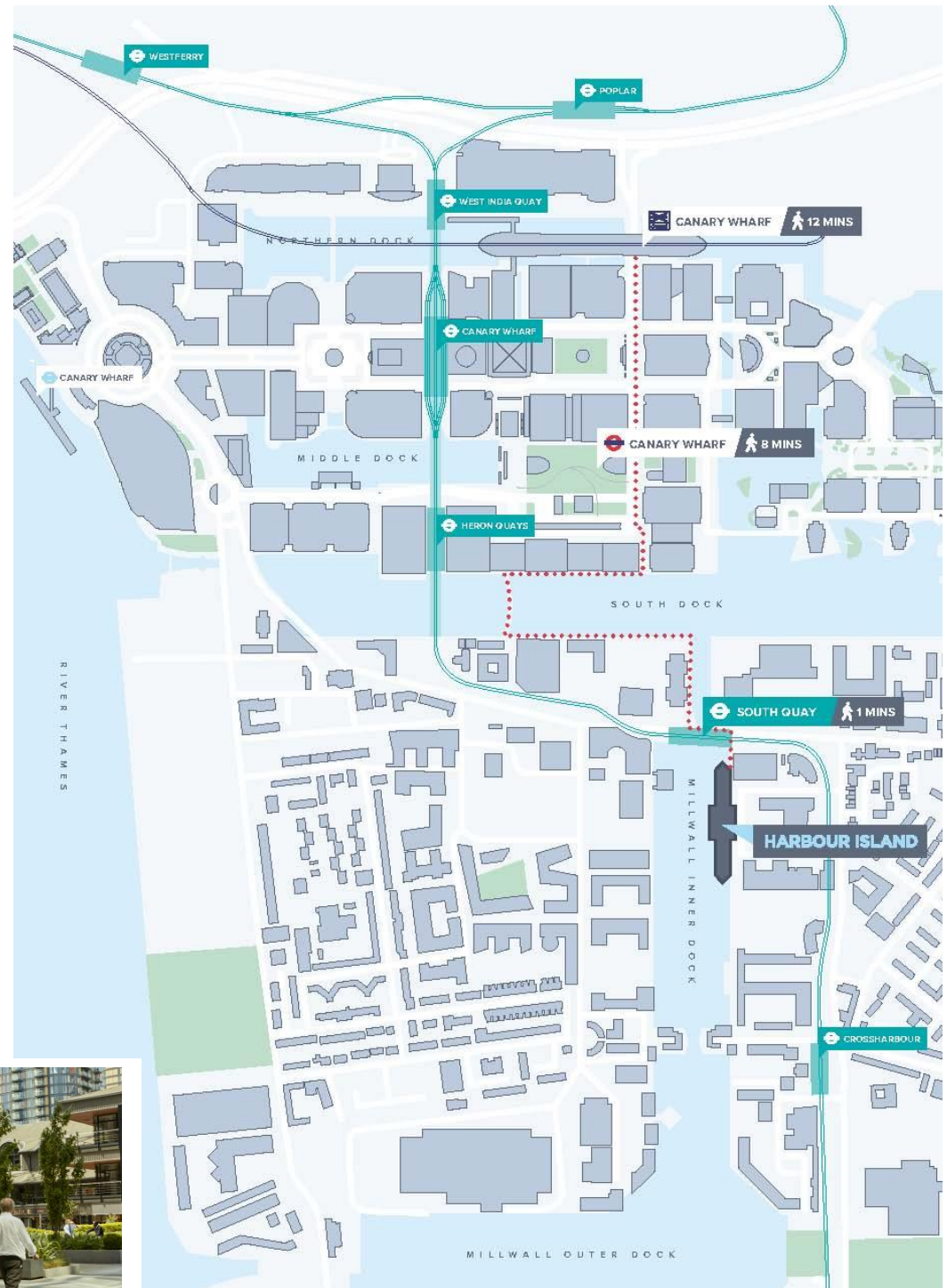
Harbour Island forms part of the Harbour Exchange Estate within the Isle of Dogs – the central office district of London's Docklands.

The Estate lies directly to the south of Canary Wharf on the eastern side of the Millwall Inner Dock, above which Harbour Island is constructed.

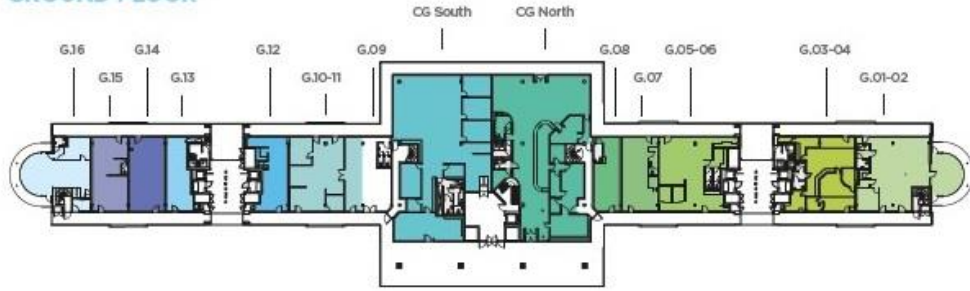
The Harbour Exchange Estate comprises approximately 1 million sq ft over 9 buildings. Occupiers include Lee Kum Kee, Financial Ombudsman Service, China Telecom, Hyundai and Equinix.

Beyond Harbour Exchange Square numerous high-rise residential towers have been recently completed and planned thus providing the daytime office occupier trade and the added evening and weekend residential trade.

Canary Wharf, to the north, comprises approximately 20 million sq ft of office and retail accommodation. Amenities include over 200 shops, bars and restaurants with four retail malls.



GROUND FLOOR



Availability

These units are situated next to each other and capable of being combined or let independently.

Floor	Square Feet	Square Metres	Gross Frontage (metres)	EPC
13 Harbour Exchange Square	526	48.86	5.56	C (73)
10-12 Harbour Exchange Square	2,155	143.4	17.56	C (54)
TOTAL	2,681	192.26		

Terms

New FRI leases are available directly from the Landlord for a term by negotiation.

Rent	Business Rates per sq.ft p.a (payable)	Service Charge Per sq.ft p.a
£43 per sq.ft p.a	£17.19 (No.13) £19.69 (No.10-12)	£6.30

VAT:

The building has been elected for VAT.

Description

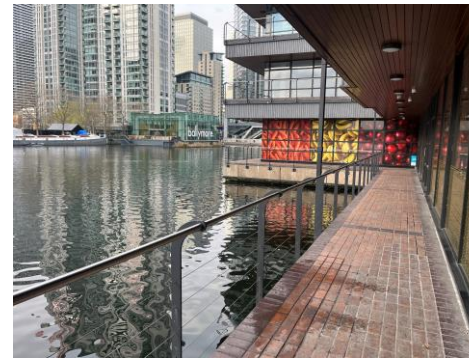
Harbour Island is a mixed-use building totalling 70,000 sq.ft consisting of 50,000 sq.ft of office accommodation sitting above ground floor retail totalling 20,000 sq.ft.

The ground floor retail units include a Pret-Manger, Co-Op metro store and other food outlets.

These units have a double aspect facing the street and the dock.

Planning Use

These units are available for medical, retail and restaurant uses under use Class E.



Contact



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Important Whilst the particulars contained in this document are believed to be correct at the time of going to press, their accuracy is not guaranteed, and any intending purchaser or tenant must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a guide only and do not constitute part of the contract.
2. No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

You should be advised that the Code of Practice on commercial leases in England & Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations