

# Exchange Tower, 1 Harbour Exchange Square, London E14

\*\*\* Fully-Fitted Data Centre With Back-Up DR Offices \*\*\*



## Location

**Exchange Tower** is situated directly to the south of Canary Wharf in the heart of London's Docklands, approximately 3 miles distant from the City of London.

South Quay DLR station is adjacent providing direct rail services to Canary Wharf (3 mins), Bank (14 mins), Stratford and London City Airport (20 mins). Access by road is via the A12 and A13 (two of the main arterial routes into central London) from the east, which in turn provides direct access to the M25 orbital motorway and links to the national motorway network.

## Accommodation

**3<sup>rd</sup> floor: 16,053 sq ft (1,491.36 sq m)**

The premises comprise a 'fully-fitted' data hall and back-up DR offices with 265 desks in-situ (*see floor plan overleaf*)

## Specification & Amenities

VAV air-conditioning | 2.95m floor to ceiling height | Suspended ceiling with integral lighting | 7 passenger lifts | 1 Goods lift | Full height double glazed windows | 24/7 access and security with full CCTV coverage | Male/Female and disabled WCs | Café

In addition to the above, the data hall benefits from a **bespoke fire detection system** with gas suppression; an **enhanced (height) raised floor**; **self-contained air-conditioning system** (consisting of 6 Airedale down flow units) to the data hall with dry coolers at roof level; **1MVA standby generator serving the entire floor with a separate 560KVA generator** backing-up the data hall. It also benefits from its own **dedicated UPS, battery and transformer room and bulk fuel storage tank**.

## Terms

**Lease:** An assignment of two FR&I leases expiring on 24<sup>th</sup> March 2015. The leases are held 'inside' the Landlord & Tenant Act 1954 providing an assignee with the option to extend the existing lease terms for up to 15 years at expiry.

**Rent:** The rent passing is £353,194 per annum (£22.00 per sq ft) fixed to lease expiry.

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact, but may satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT.

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**VAT:** The building is elected for VAT

**Business Rates:** Estimated £9.22 per sq ft (2012/13). Prospective tenants should satisfy themselves as to the likely rates payable by contacting the relevant local rating authority (LB Tower Hamlets)

**Service Charge:** Estimated at £10.87 per sq ft (2012/13)

## Contact

For further information or to arrange a viewing, contact:

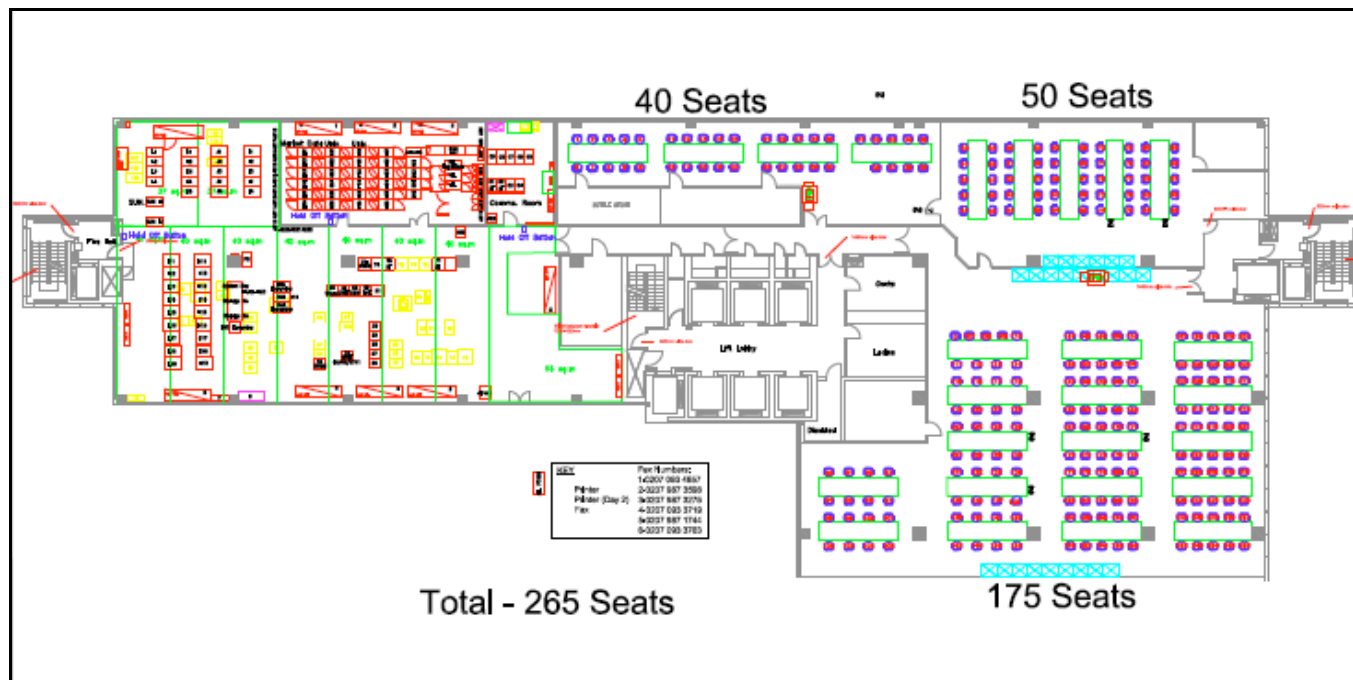
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\*\*\* A detailed engineering narrative (comprising a description of the mechanical & electrical systems and operation of BMS controls with equipment details and electrical schematics) is available to prospective tenants on request \*\*\*

*Indicative Floor Layout (3<sup>rd</sup> floor data hall and DR offices)*



Sept 2012

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