



ONE CANADA
SQUARE

ONE

CANARY
WHARF
E14



UP TO
81,427 SQ FT
FULLY FITTED
OFFICE SPACE

A UNIQUE OPPORTUNITY TO OCCUPY AN ICONIC LONDON LANDMARK



Globally recognised address



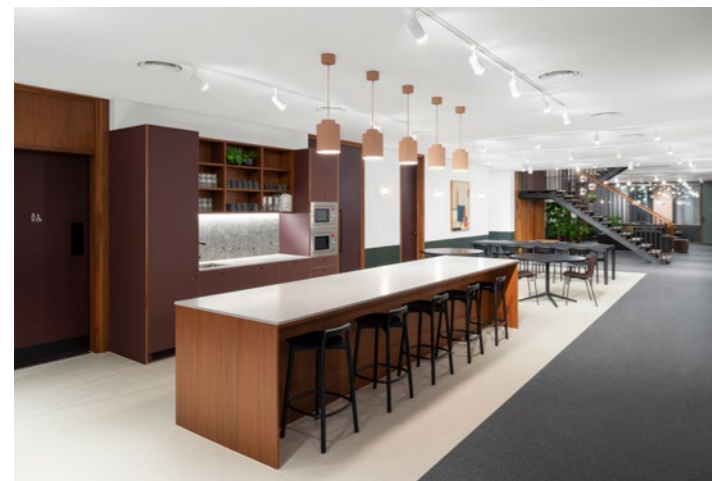
Three floors, each of approximately 27,000 sq ft



Beautifully designed and ready to occupy fit out by DMFK Architects

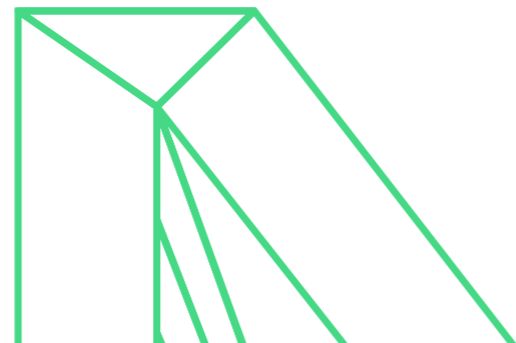


Available on flexible subleases or by assignment of separate floor by floor leases to 2040



SPECIFICATION

- Finished floor to soffit height: 3.97m
- Column free floor plates
- 140mm floor void
- Diverse and resilient fibre telecommunications
- Dual power supply from two independent substations
- 4 building entrances
- 24 hour access, concierged reception
- 32 destination passenger lifts, 8 floor specific lifts
- Direct access to Cabot Place retail mall, amenities and transport links
- Shower and cycle facilities



ACCESS TO STATE OF THE ART ON-SITE FACILITIES



WORKSPACE BENEFITS



Meeting rooms with HD video conferencing



Focus and phone booths



Café (8th floor)



Lounge and recharge areas



Gym, fitness studio, Peloton bikes, club-standard showers and changing facilities (8th floor)



Discounted access to over 350 tech-enabled meeting rooms across London

STYLISH AND CONTEMPORARY OFFICE SPACE

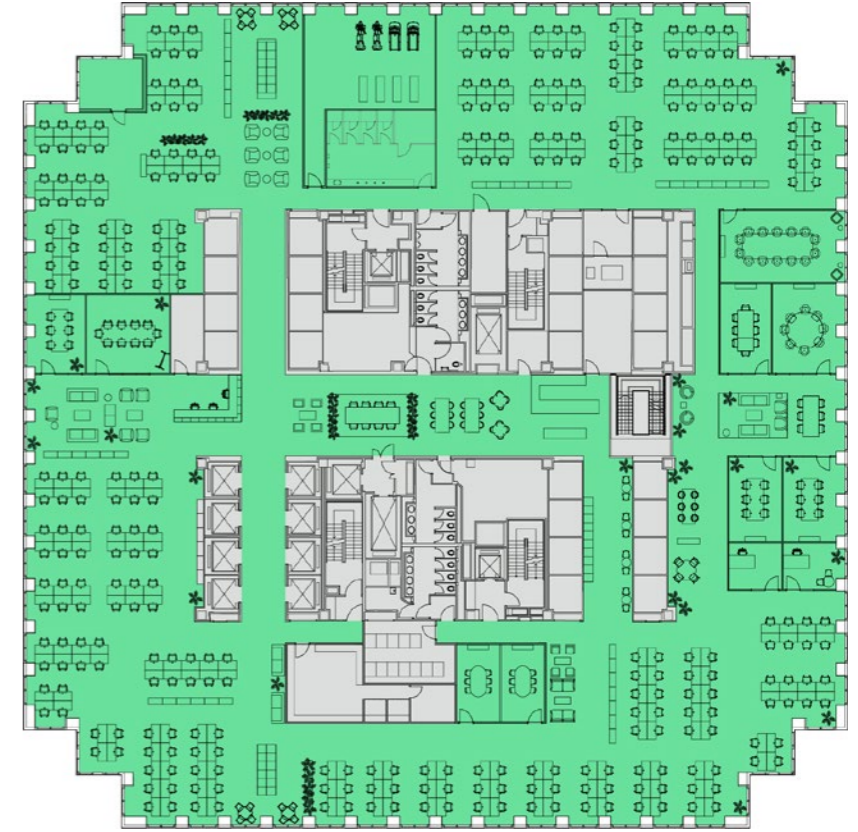


ACCOMMODATION

Floor	Sq Ft	Sq M
9th	27,140	2,521
8th	27,142	2,522
7th	27,145	2,522
Total	81,427	7,565

8TH FLOOR - INDICATIVE LAYOUT 27,142 SQ FT (2,522 SQ M)

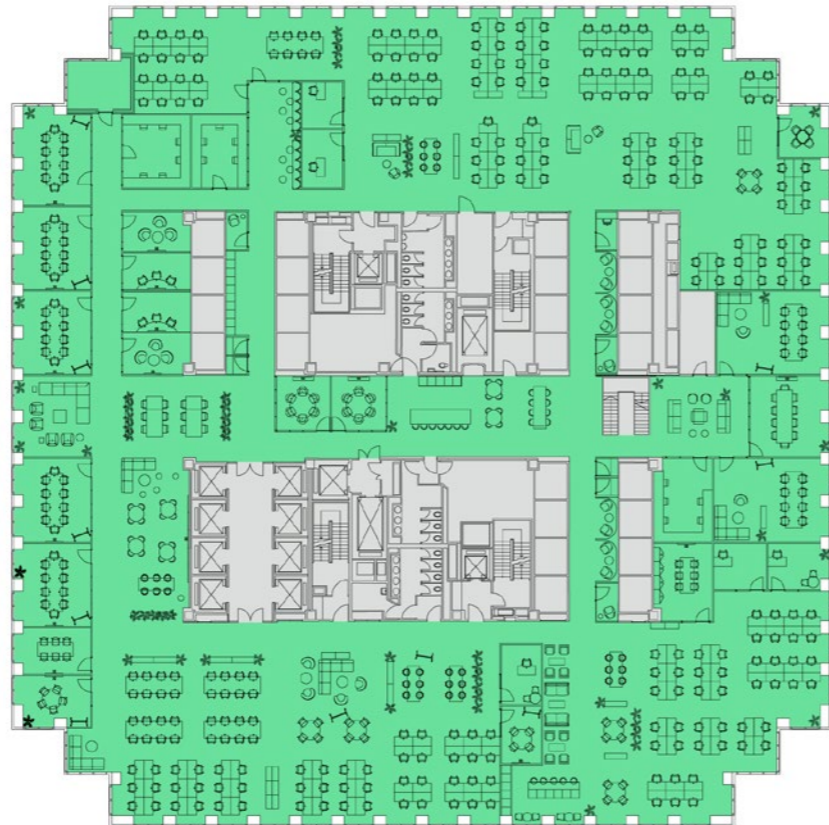
Workstations (1300W)	316
Team table positions	0
Occupancy total	316
Collaborative work settings (open-plan)	2
6 person meeting rooms	3
8 person meeting room	2
10 person meeting room	1
14 person meeting room	1
Reception	1



⌚ Plan not to scale, for indicative purposes only.

7TH FLOOR - INDICATIVE LAYOUT 27,145 SQ FT (2,522 SQ M)

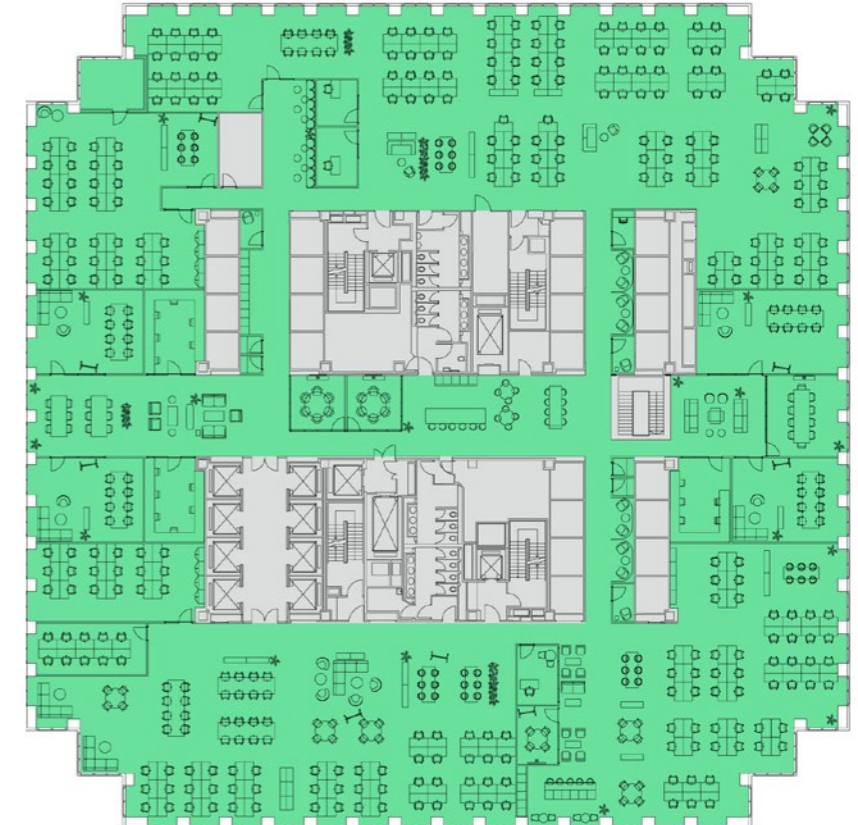
Workstations (1300W)	204
Team table positions	40
Occupancy total	244
Collaborative work settings (open-plan)	14
1 person offices	5
3 person meeting rooms	4
4 person meeting rooms	2
6 person meeting rooms	5
8 person meeting rooms	2
10 person meeting rooms	6
Phone booths	8



⌚ Plan not to scale, for indicative purposes only.

9TH FLOOR - INDICATIVE LAYOUT 27,140 SQ FT (2,521 SQ M)

Workstations (1300W)	274
Team table positions	40
Occupancy total	314
Collaborative work settings (open-plan)	12
1 person offices	3
4 person meeting room	1
6 person meeting rooms	2
8 person meeting rooms	4
10 person meeting room	1
Phone booths	8



⌚ Plan not to scale, for indicative purposes only.

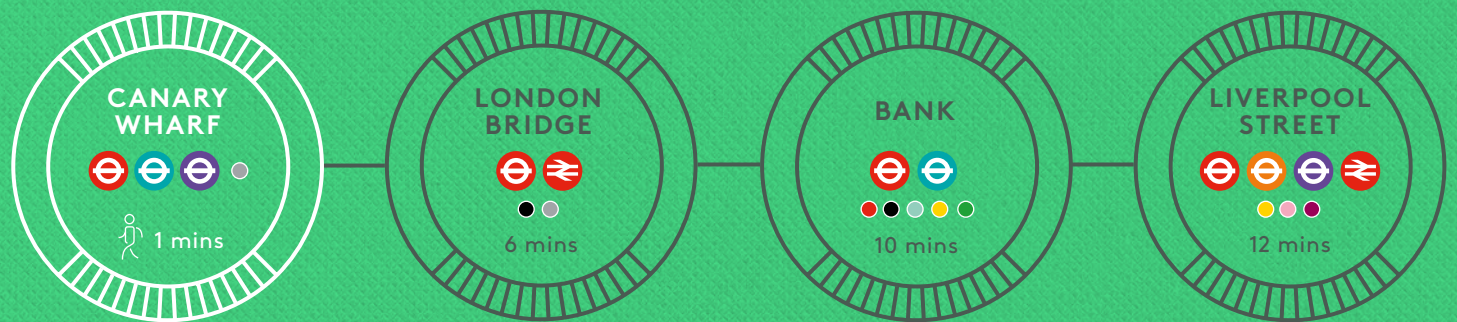


LOCATION

SURROUNDED BY EXCEPTIONAL AMENITIES AND TRANSPORT

Boasting impressive sustainable credentials Canary Wharf is the world's first commercial district to be awarded 'plastic free community' status and has 14 electric charging points in the area. It's filled with the finest amenities including Hawksmoor, The Arts Club & Amazon Fresh.

The building is also incredibly well connected, it's only a one minute walk from Canary Wharf station which will soon have access to the Elizabeth Line.



*Journey times from Canary Wharf station unless stated otherwise.

TERMS

Upon application.

Alex Novelli
020 3296 2133
alex.novelli@cushwake.com



Andrew Gibson
020 7580 4797
andrew.gibson@hedge-re.co

VIEWINGS

Strictly through joint letting agents.

James Campbell
020 3296 2074
james.campbell@cushwake.com

Paul Gold
020 7580 4797
paul.gold@hedge-re.co

H
E
D
G
E

Cushman & Wakefield & Hedge copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. November 2021.

Designed and produced by Cre8te - 020 3468 5760 - cre8te.london