

## SUBJECT TO CONTRACT

### Building

Ten Upper Bank Street is a landmark waterfront building, designed by Kohn Pedersen Fox. The building benefits from exceptional amenity within the building including gym, swimming pool, restaurant and auditorium.

### Location

10 Upper Bank Street is located at the heart of Canary Wharf, just a walk away from bustling bars and restaurants and other local amenities. The building benefits from the direct escalator access to the Jubilee Line as well as the Elizabeth Line and DLR within a short walk from the reception.

### Building Specification & Amenities

- Partially fitted
- Shower and bicycle facilities
- Panoramic views over London
- Event space
- Nuffield Health centre (including gym, pool, hairdressers, spinning studio, dry cleaners and a squash court)
- 250 seat auditorium
- Café / Canteen

### Lease

The accommodation is available by way of a sublease from Clifford Chance expiring September 2028

### Viewing

Viewing strictly by appointment Cushman & Wakefield.



Floor	Area (sq ft)	Timing
17 <sup>th</sup>	26,811	Available now
18 <sup>th</sup>	26,968	Coming soon
<b>Total</b>	<b>53,779</b>	

*\*can also offer part floor up to 13,000 sq ft*

Costs	Per Sq Ft
Rent	£30's
Rates	£16.35
Service charge	£11.50
Estates charge	£3.74

For more information please contact:

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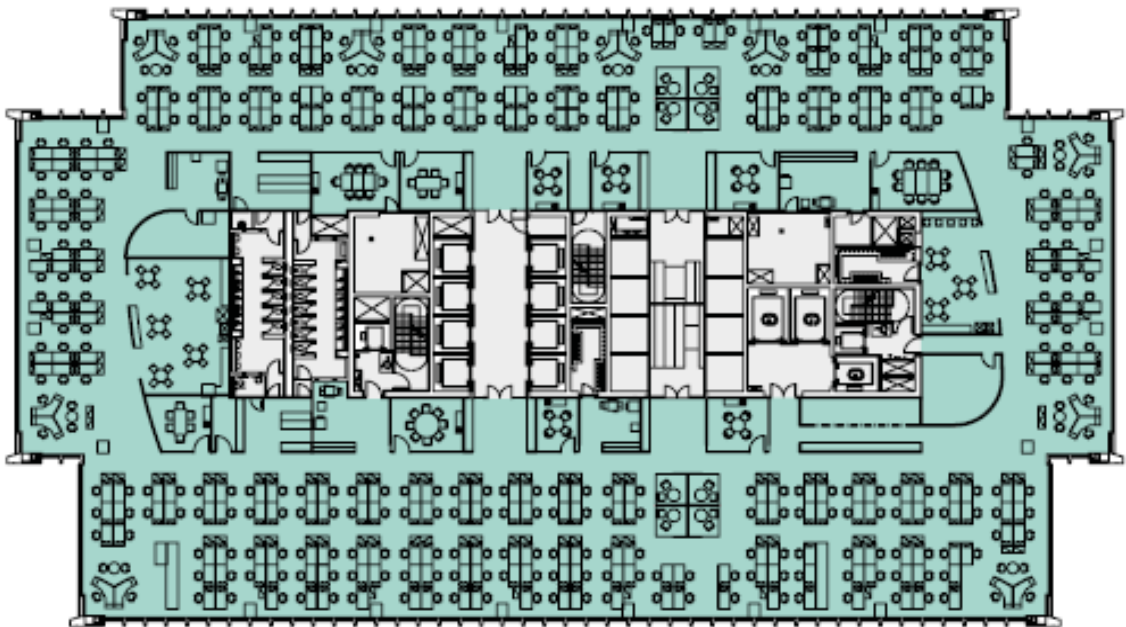
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**Level 17 - Floor Plan with indicative financial fit out plan**

**Currently the floor is in a partially fitted condition and not reflective of the below**



*Not to scale*