



One Canada
Square

ONE



Canary
Wharf
E14

Up to
81,427 sq ft
fully fitted
office space



A unique opportunity, in an iconic London landmark.



Globally recognised address



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

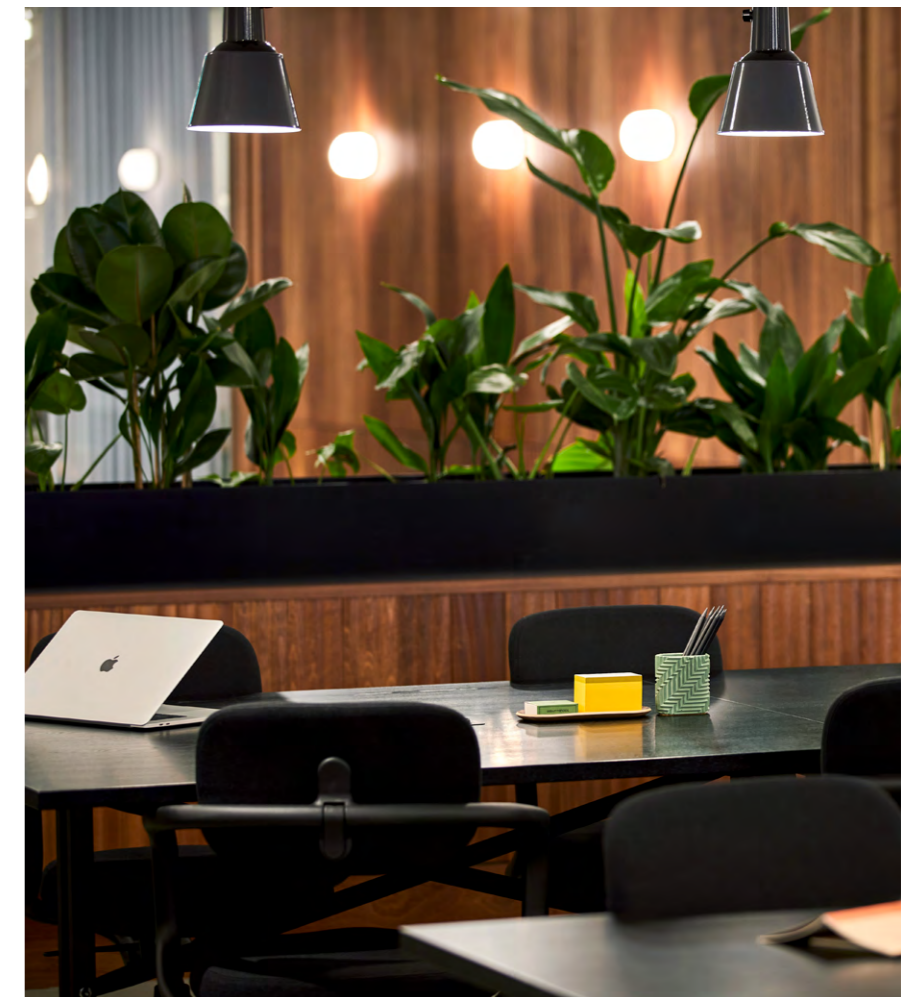
Considered.
Elegant.
Functional.



Three floors, each of approximately 27,000 sq ft



Beautifully designed and ready to occupy fit out by dMFK Architects





Interiors that nod to the giants of mid century modernist architecture.

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



Workspace benefits



Focus and phone booths



Meeting rooms with HD video conferencing



Lounge and recharge areas



Café on the 8th floor

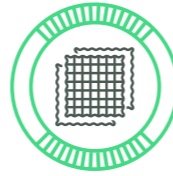
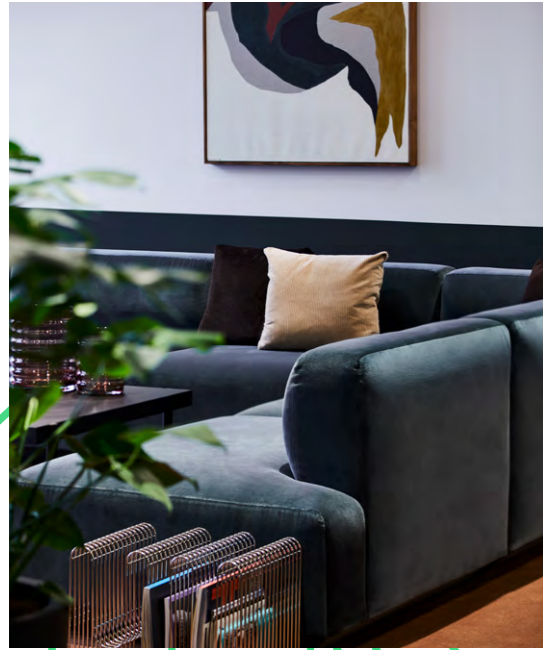


Discounted access to over 350 tech-enabled meeting rooms across London



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

Meticulous attention to the finest details throughout.



Beautifully coloured and textured fabrics in shared spaces.



An elegant and dramatic staircase spirals through the floor.



A workspace adapted to fit teams from 4 to 1,000 people.



The design draws inspiration from the mid-century.



More spaces to create, however you like to work.

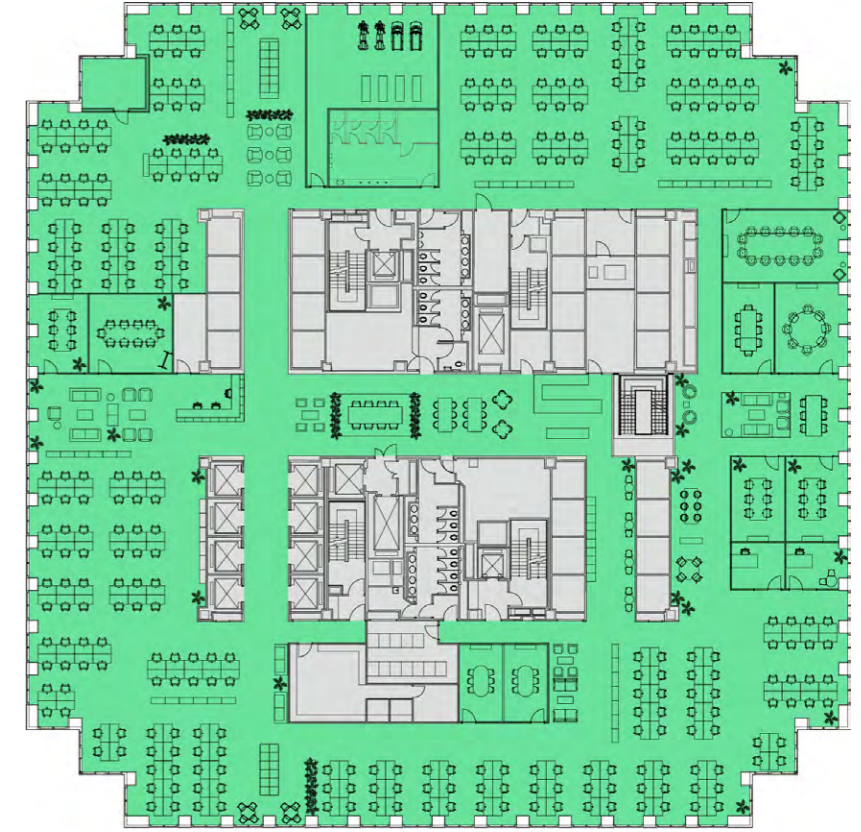


Accommodation

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)

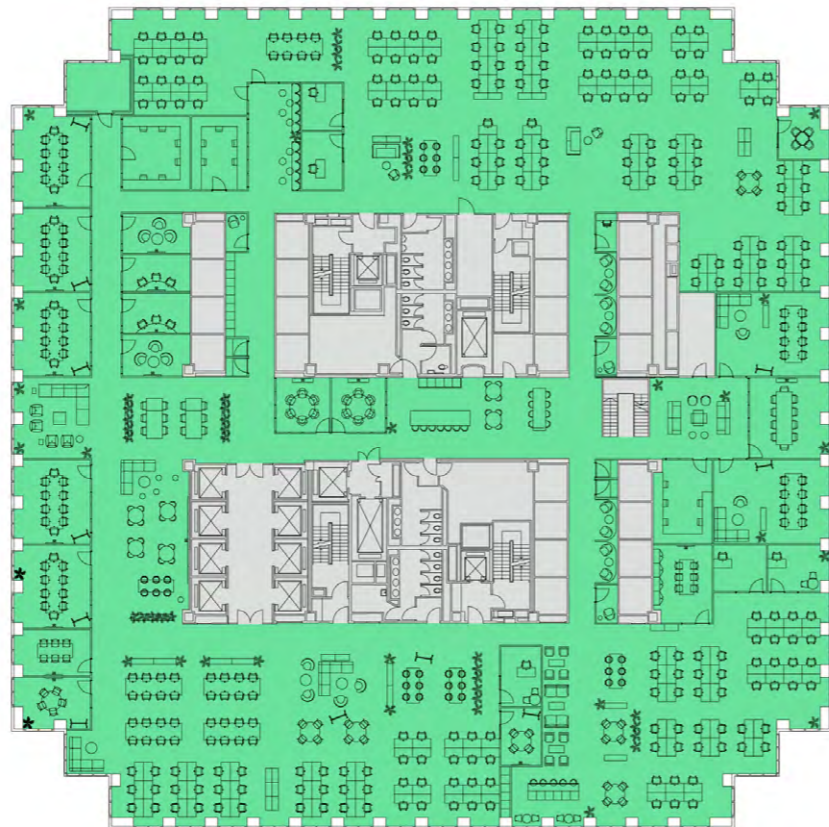
Workstations (1300W)	316
Team table positions	0
Occupancy total	316
Collaborative work settings (open-plan)	
6 person meeting rooms	2
8 person meeting room	3
10 person meeting room	2
14 person meeting room	1
Reception	1



⌚ Plan not to scale, for indicative purposes only.

7th Floor - Indicative Layout 27,145 Sq Ft (2,522 Sq M)

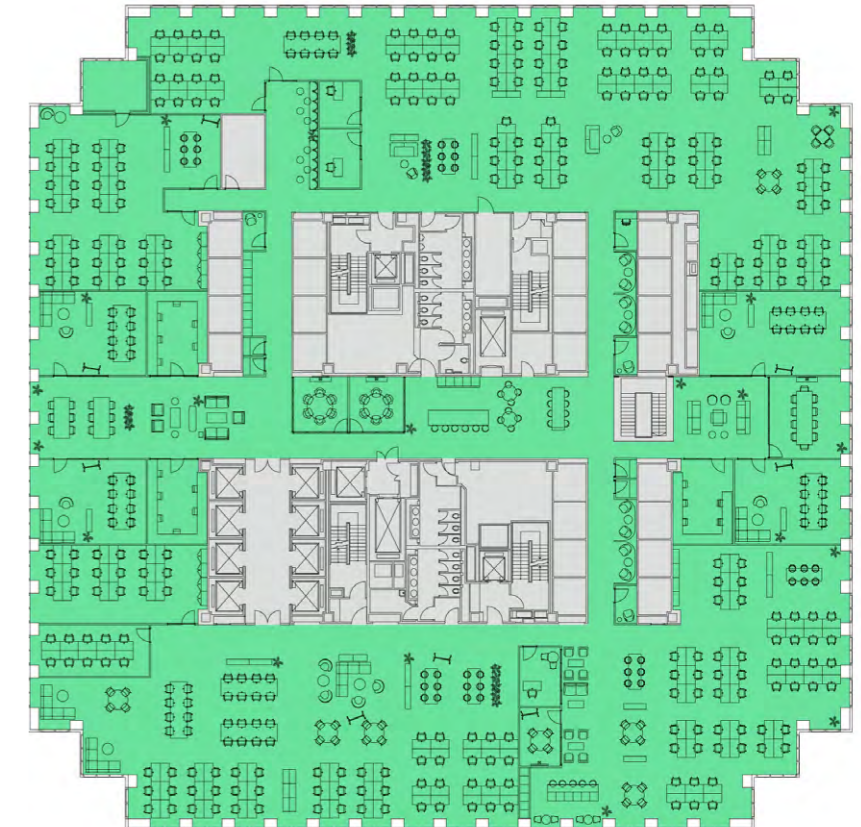
Workstations (1300W)	204
Team table positions	40
Occupancy total	244
Collaborative work settings (open-plan)	
1 person offices	14
3 person meeting rooms	5
4 person meeting rooms	4
6 person meeting rooms	2
8 person meeting rooms	5
10 person meeting rooms	2
Phone booths	6
	8



⌚ 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)	
1 person offices	12
4 person meeting room	3
6 person meeting rooms	1
8 person meeting rooms	2
10 person meeting room	4
Phone booths	1
	8



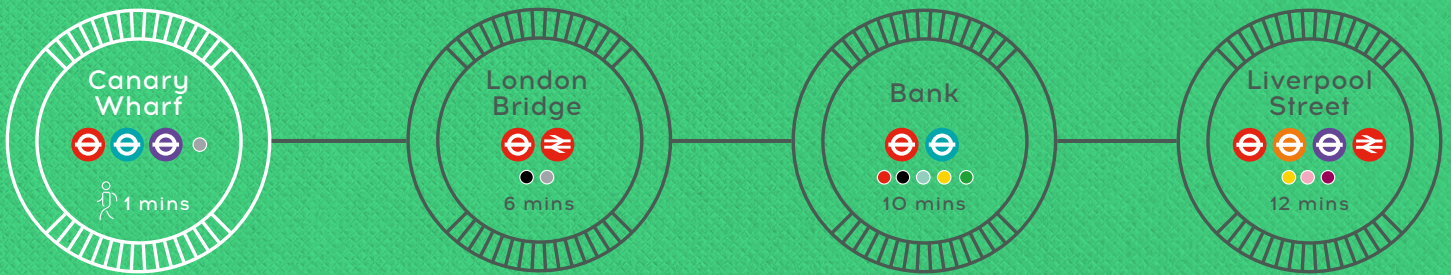
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An exceptional environment, with exceptional choice.



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

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



Viewings

Strictly through joint letting agents.

Andrew Gibson
020 3770 4279
andrew@kontor.com

Paul Gold
020 3770 4279
paul@kontor.com



1CANADASQUARE.CO.UK

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