



THE WORKPLACE CO. 

# ONE CANADA SQUARE

1 Canada Square, E14 5AA

## THE OFFICE

The major business district of Canary Wharf is one of London's main financial centres. It is the UK headquarters for an array of international businesses including banks, media companies and other organisations. The area encompasses around 16 million square feet of retail and office space. One Canada Square is the main tower within Canary Wharf, and is the second tallest building in the UK at 236 metres, 50 storeys high. This prestigious location is mainly office space, although the area itself is bustling with restaurants, bars, shops and other public areas.



# AVAILABILITY

## AVAILABILITY & FLOOR PLANS

New leases, subleases and assignments of existing leases are available.

### SPECIFICATION

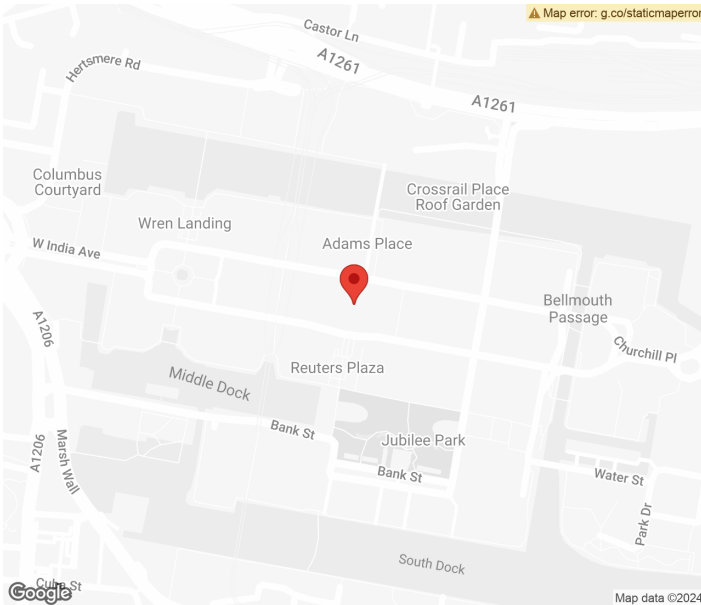
- Full height glazing
- Air conditioning
- Metal tiled suspended ceiling
- 2.75m floor to ceiling height
- Raised access floors
- Double height reception
- 32 passenger lifts
- 3 goods lifts
- Multiple data communications providers
- Dual power supplies
- Car parking and bike storage
- 24 hour access
- 24 hour security
- Building is not elected for VAT

### AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
20th	2,576.67	27,735	£57.50	£18.12	£12.58	£2,446,227.00	Available

## LOCATION

Canada Square is situated in the heart of Canary Wharf and benefits from a vast array of nearby shops, restaurants and bars.




### COMMUNICATION

The building sits adjacent to the DLR and Jubilee line stations and a short walk to the new Crossrail Station.

### WALKING TIMES From the building

 Canary Wharf DLR **2 Minutes**

 Canary Wharf Underground **4 Minutes**

## CONTACT

**020 7993 8075**

**[hello@theworkplacecompany.co.uk](mailto:hello@theworkplacecompany.co.uk)**



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT