

## Iconic Fitted Office To Let

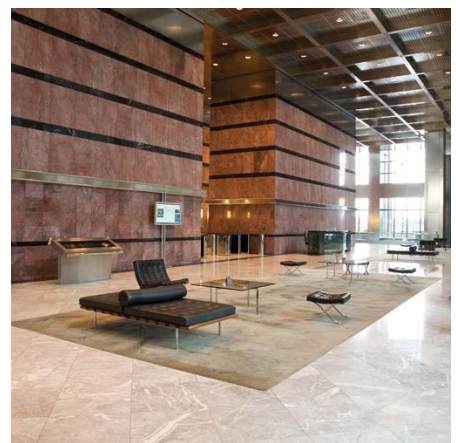
One Canada Square  
Canary Wharf  
E14

Part 28th Floor  
11,267 sq. ft  
(1,046.7 sq. m)



## Highlights

- Grade A iconic building
- Fully fitted out
- Air conditioning
- 140mm raised floors
- Suspended ceilings
- 2.75m floor to ceiling height
- Dual power supplies
- Double height reception
- 32 x person passenger lifts
- 3 goods lifts
- Excellent transport links
- 24 hour access and security
- Restaurant and Bar (Ground and 31st floor)
- Space for 109 desk positions
- No VAT on rent



## Description

One Canada Square is a land mark office tower building with exceptional views of London. The property benefits from an impressive double height reception, dual power supplies and excellent amenities. In addition, the bar and restaurant on the 31st floor provides private events space to accommodate approximately 100 guests. The part 28th floor has an impressive fit out comprising a large boardroom, 7 meeting rooms and an abundance of break out space. The open plan floor area currently has 80 desk positions.

## Accommodation

Floor	Sq Ft	Sq M
Part 28th	11,267	1,046.7

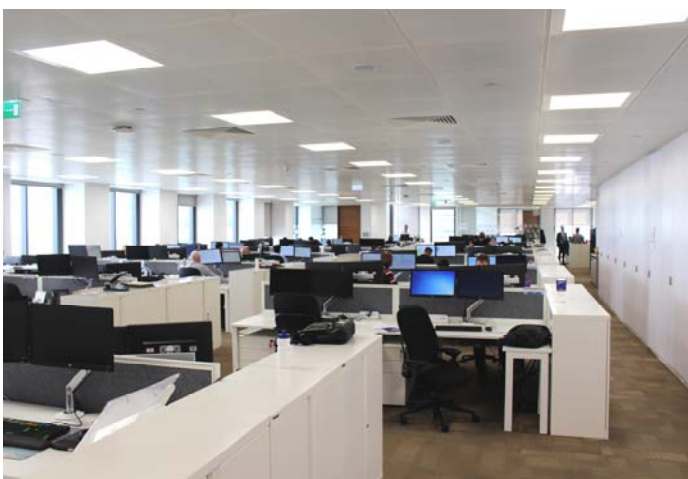
## Location

One Canada Square is situated in the heart of Canary Wharf, one of London's main business districts. The property benefits from excellent transport links, being adjacent to the DLR and Jubilee line stations. In addition, the property is in close proximity to the new Crossrail station. The prestigious location is surrounded by an array of shops, restaurants and bars.

## Terms

The floor is available by way of assignment or sublease for a term until March 2024.

The existing lease is subject to a tenant's break option in March 2021.



## Rent

Passing rent £40.00\* per sq ft per annum  
(\*subject to an outstanding rent review as at March 2019)

## Rates

£18.55 per sq ft (est)

## Service Charge

£14.90 per sq ft (est)

## Estates Charge

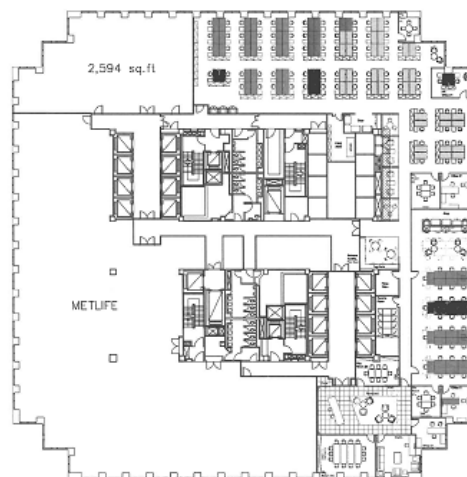
£3.64 per sq ft

## VAT

The property is not elected for VAT purposes

## EPC Rating

EPC Rating: E - 115



For further information or an appointment please contact:

**Alasdair Gurry**

Tel: 020 7911 2831

Email: [alasdair.gurry@avisonyoung.com](mailto:alasdair.gurry@avisonyoung.com)

**Julian McFarlane-Watts**

Tel: 020 7911 2387

Email: [jmw@avisonyoung.com](mailto:jmw@avisonyoung.com)

**Charlie Bruxner-Randall**

Tel: 020 7911 2587

Email: [cbr@avisonyoung.com](mailto:cbr@avisonyoung.com)

### Avison Young

65 Gresham Street, London EC2V 7NQ

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26 July 2019

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