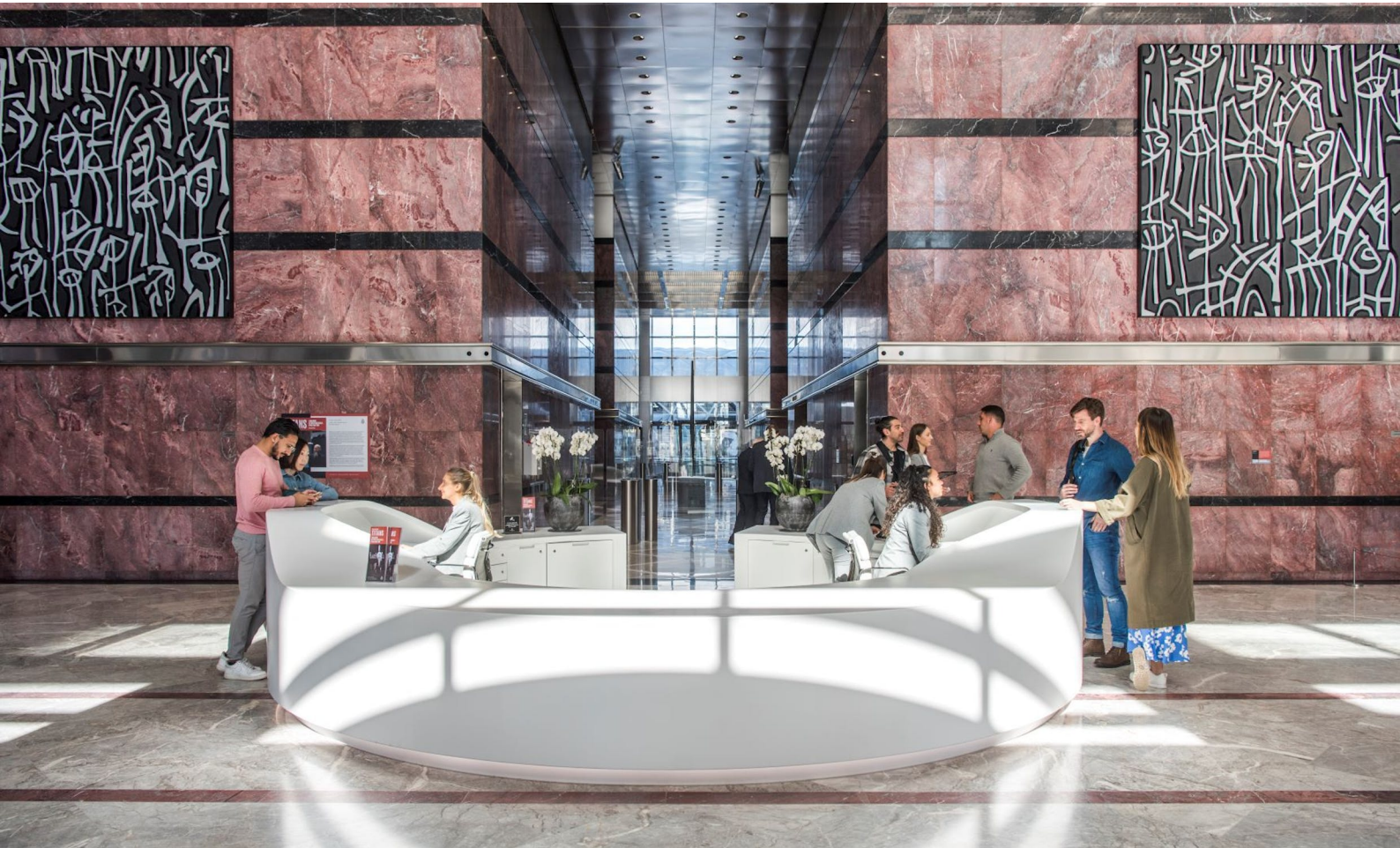


# BUREAU



Tower floor with impressive views across central London

Fitted and ready to occupy immediately

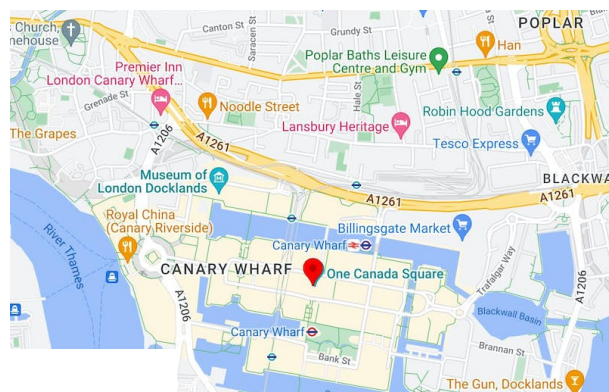
available for c. 2+ years or more by arrangement

Highspeed fibre

Furniture available

Elizabeth Line, Jubilee and DLR all within a short walk

<b>Available Size</b>	2,023 to 8,243 sq ft
<b>Passing Rent</b>	£57.50 per sq ft
<b>Rates Payable</b>	£19.71 per sq ft
<b>Service Charge</b>	£13.45 per sq ft
<b>VAT</b>	Not applicable
<b>Estate Charge</b>	£3.50 per sq ft
<b>EPC Rating</b>	E



Fitted out part 32nd floor offices in the iconic 1 Canada Square, E14.

Available immediately by way of assignment or sub-lease until June 2025.

A new lease is potentially available from the landlord, subject to terms.

One Canada Square is situated in the heart of Canary Wharf, directly above the DLR and Jubilee line stations and a short walk from the new Elizabeth Line Station.

Canary Wharf has excellent road and rail connections. All four London airports are within an hour and Canary Wharf's London Underground and DLR stations take you to Bank or the West End in under 15 minutes.

The arrival of the Elizabeth line has put Canary Wharf within 6 minutes of Liverpool Street and 39 minutes of London Heathrow.

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
32nd - Part Floor (West)	8,243	765.80	Available
<b>Total</b>	<b>8,243</b>	<b>765.80</b>	



### Viewing & Further Information



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