

SQUARE

MERCHANT

CANALWORKS

SQUARE

MERCHANT

RKS

CAN



Intro

- Site Map
 - The Building
 - Stacker
 - CGI's
 - Floor Plans
 - Connections
 - Specification
 - Time Line
 - Contacts
-



KEY FACTS

174,000 sq ft of highly efficient space

High level of sustainability throughout

Communal and private roof terrace

Café lounge off ground floor reception

Canal side setting

Extensive cycle and shower facilities

At the heart of a thriving community

Exceptional connectivity (Elizabeth Line)

16 expansive floors 2.75m – 3m in height

Unparalleled wellness programme

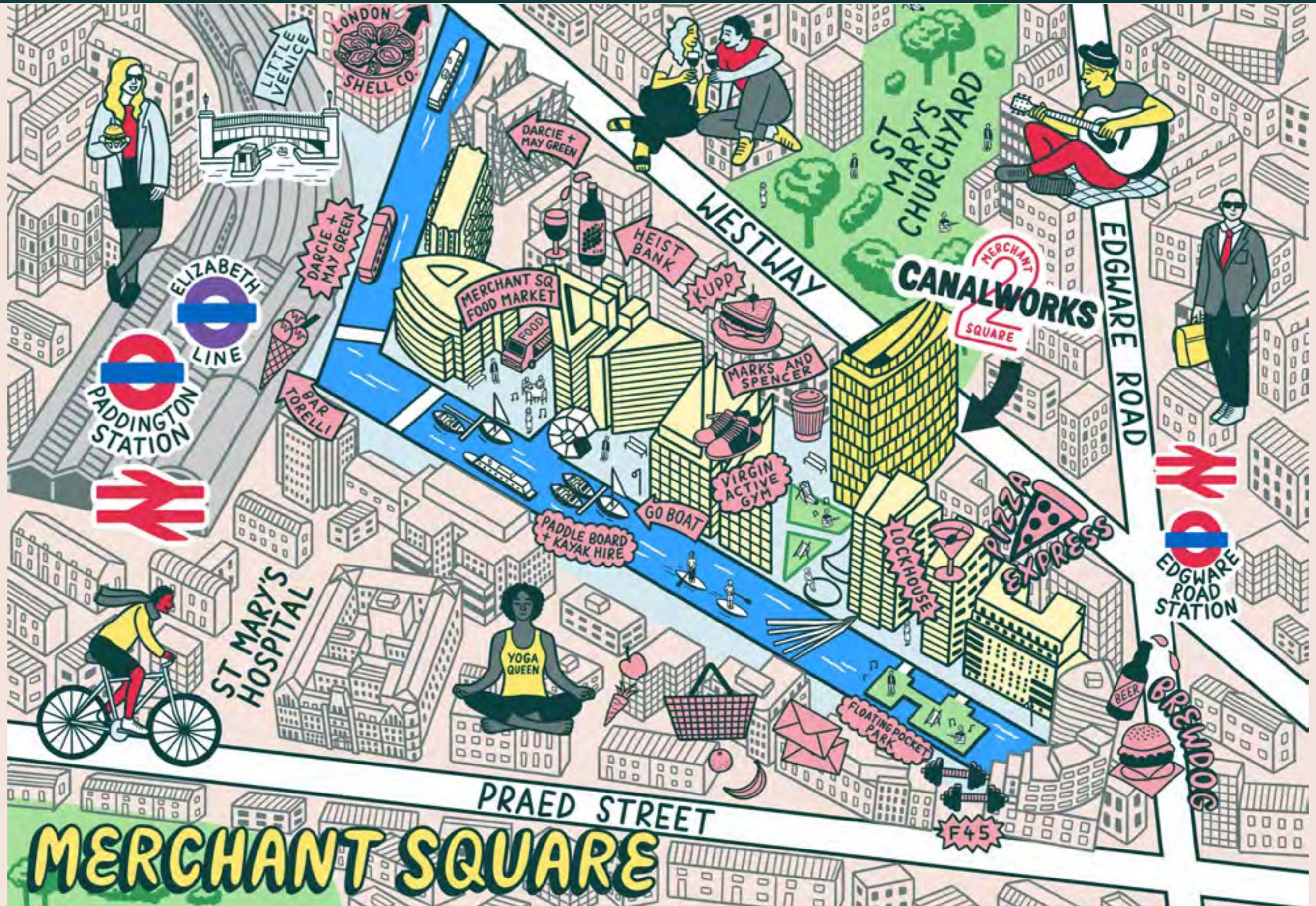
Targeting WELL Standard Gold

Panoramic views on upper floors

123 metres of perimeter glazing per floor

MERCHANT CANALWORKS SQUARE

- Intro
- Site Map
- The Building
- Stacker
- CGI's
- Floor Plans
- Connections
- Specification
- Time Line
- Contacts



THE BUILDING



THE BUILDING

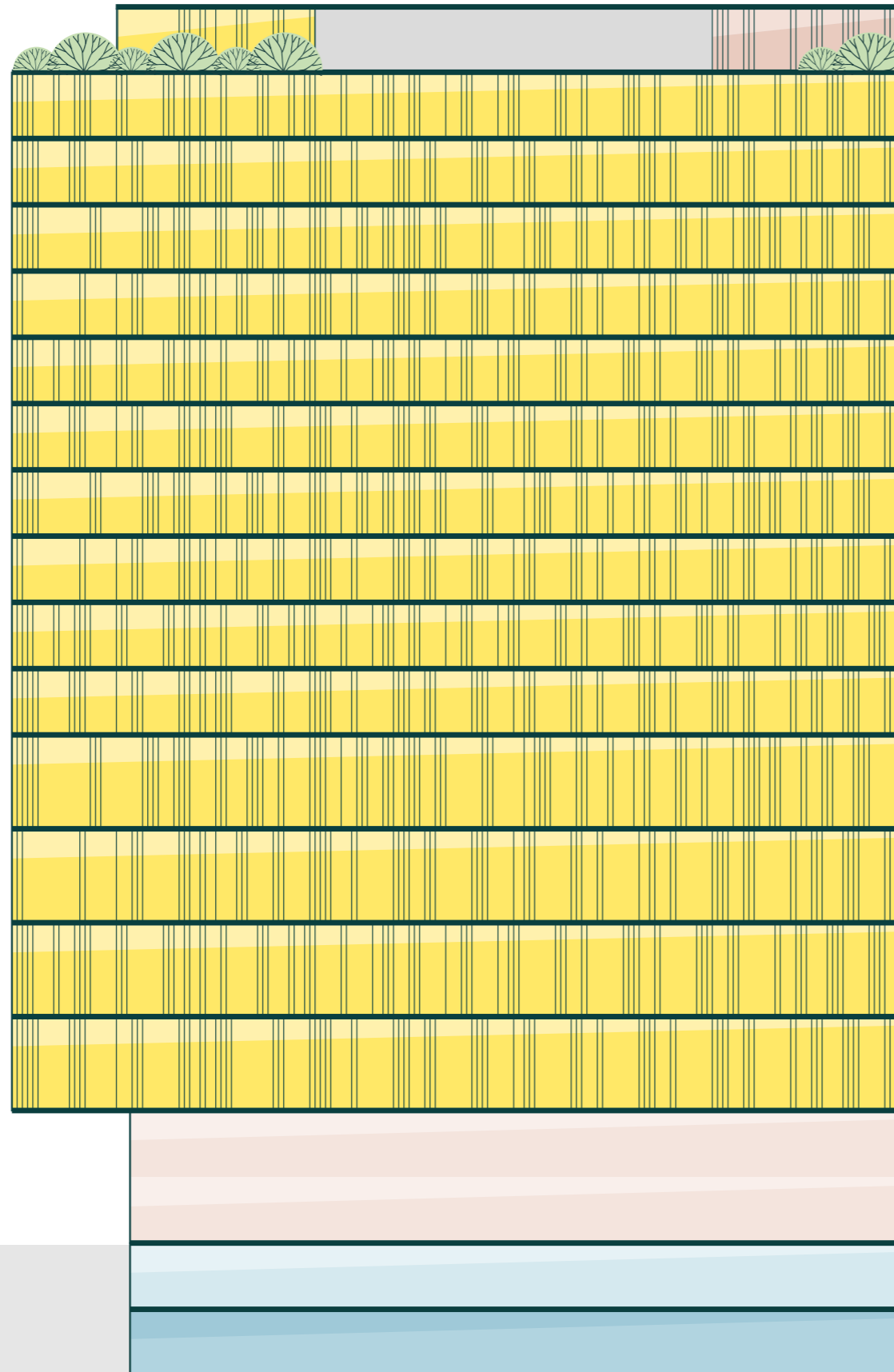
174,000 SQ FT OF SPECTACULAR WORKSPACE
FLOODED WITH NATURAL LIGHT.

-
- Intro
 - Site Map
 - The Building**
 - Stacker
 - CGI's
 - Floor Plans
 - Connections
 - Specification
 - Time Line
 - Contacts
-

THE BUILDING



- Intro
- Site Map
- The Building
- Stacker**
- CGI's
- Floor Plans
- Connections
- Specification
- Time Line
- Contacts



16		1,270 sq ft	118sq m	Communal Terrace	1,249 sq ft	116 sq m
15		12,283 sq ft	1,141 sq m	Executive Terrace	1,184 sq ft	110 sq m
14		12,357 sq ft	1,148 sq m			
13		12,357 sq ft	1,148 sq m			
12		12,357 sq ft	1,148 sq m			
11		12,357 sq ft	1,148 sq m			
10		12,357 sq ft	1,148 sq m			
09		12,357 sq ft	1,148 sq m			
08		12,357 sq ft	1,148 sq m			
07		12,357 sq ft	1,148 sq m			
06		12,357 sq ft	1,148 sq m			
05		12,357 sq ft	1,148 sq m			
04		12,357 sq ft	1,148 sq m			
03		12,346 sq ft	1,147 sq m			
02		12,346 sq ft	1,147 sq m			
GF	Café	678 sq ft	63 sq m			
	Reception	2,088 sq ft	194 sq m			
B1						
B2						
				Building Total	174,173 sq ft	16,181 sq m
All areas are NIA						

MERCHANT
CANALWORKS
SQUARE

- Intro
- Site Map
- The Building
- Stacker
- CGI's**
- Floor Plans
- Connections
- Specification
- Time Line
- Contacts



Exterior View



- Intro
- Site Map
- The Building
- Stacker
- CGI's**
- Floor Plans
- Connections
- Specification
- Time Line
- Contacts



Cat A

- Intro
- Site Map
- The Building
- Stacker
- CGI's**
- Floor Plans
- Connections
- Specification
- Time Line
- Contacts



← [Back to floor plan](#)

[Reception](#)

MERCHANT
CANALWORKS
SQUARE

- Intro
- Site Map
- The Building
- Stacker
- CGI's**
- Floor Plans
- Connections
- Specification
- Time Line
- Contacts



← Back to floor plan

Reception Business Cafe

- Intro
- Site Map
- The Building
- Stacker
- CGI's**
- Floor Plans
- Connections
- Specification
- Time Line
- Contacts



[← Back to floor plan](#)

Corporate Office

- Intro
- Site Map
- The Building
- Stacker
- CGI's**
- Floor Plans
- Connections
- Specification
- Time Line
- Contacts



← Back to floor plan

Corporate Communal Area

MERCHANT
CANALWORKS
SQUARE

- Intro
- Site Map
- The Building
- Stacker
- CGI's**
- Floor Plans
- Connections
- Specification
- Time Line
- Contacts



Creative Office

- Intro
- Site Map
- The Building
- Stacker
- CGI's**
- Floor Plans
- Connections
- Specification
- Time Line
- Contacts



Creative Communal Area

- Intro
- Site Map
- The Building
- Stacker
- CGI's**
- Floor Plans
- Connections
- Specification
- Time Line
- Contacts



[← Back to floor plan](#)



Communal Area and Terrace

- Intro
- Site Map
- The Building
- Stacker
- CGI's**
- Floor Plans
- Connections
- Specification
- Time Line
- Contacts



← Back to floor plan

Communal Terrace

- Intro
- Site Map
- The Building
- Stacker
- CGI's**
- Floor Plans
- Connections
- Specification
- Time Line
- Contacts



← Back to floor plan

Executive Terrace

- Intro
- Site Map
- The Building
- Stacker
- CGI's**
- Floor Plans
- Connections
- Specification
- Time Line
- Contacts

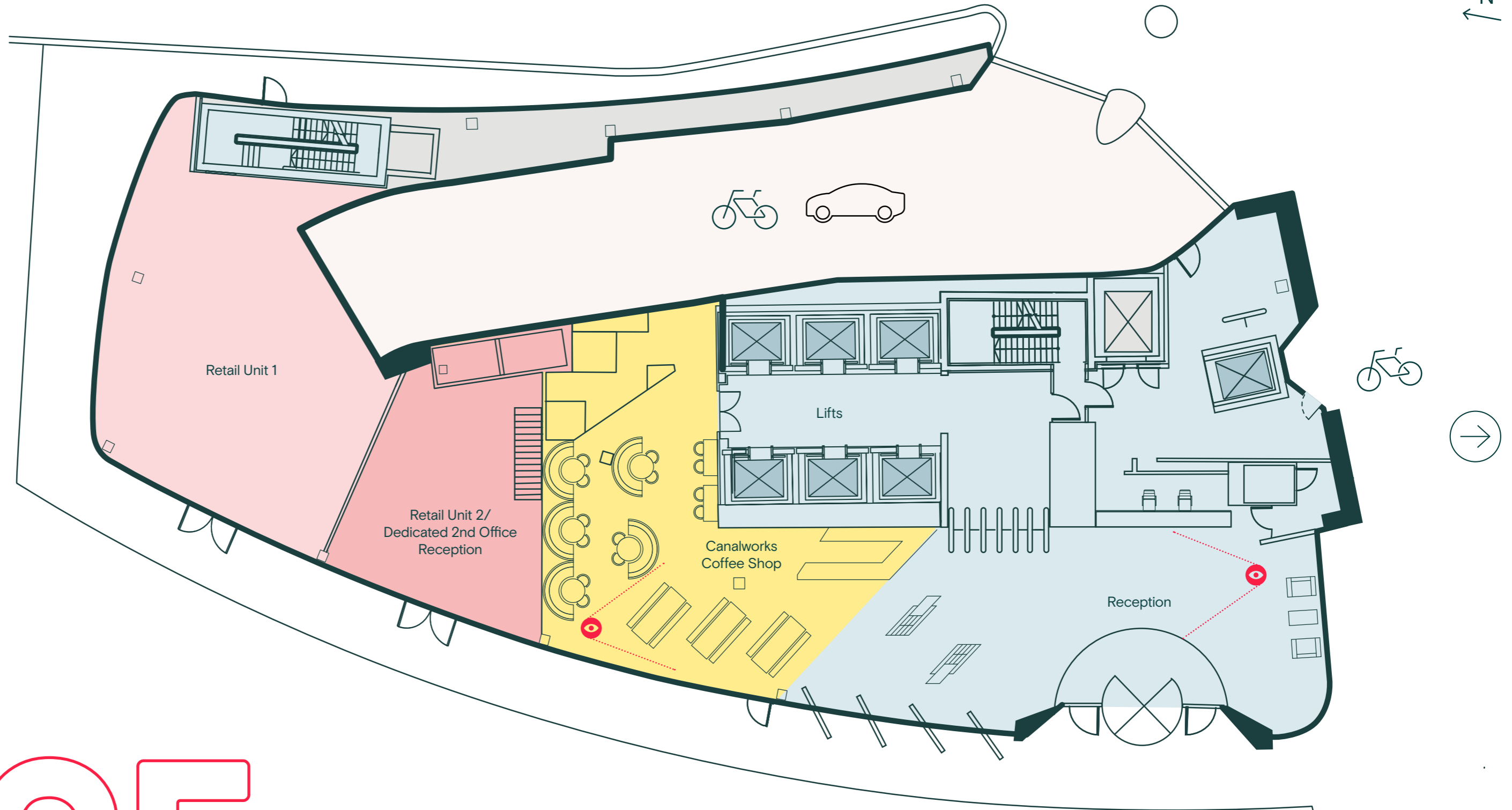


← Back to floor plan



Executive Terrace

- Intro
- Site Map
- The Building
- Stacker
- CGI's
- Floor Plans**
- Connections
- Specification
- Time Line
- Contacts

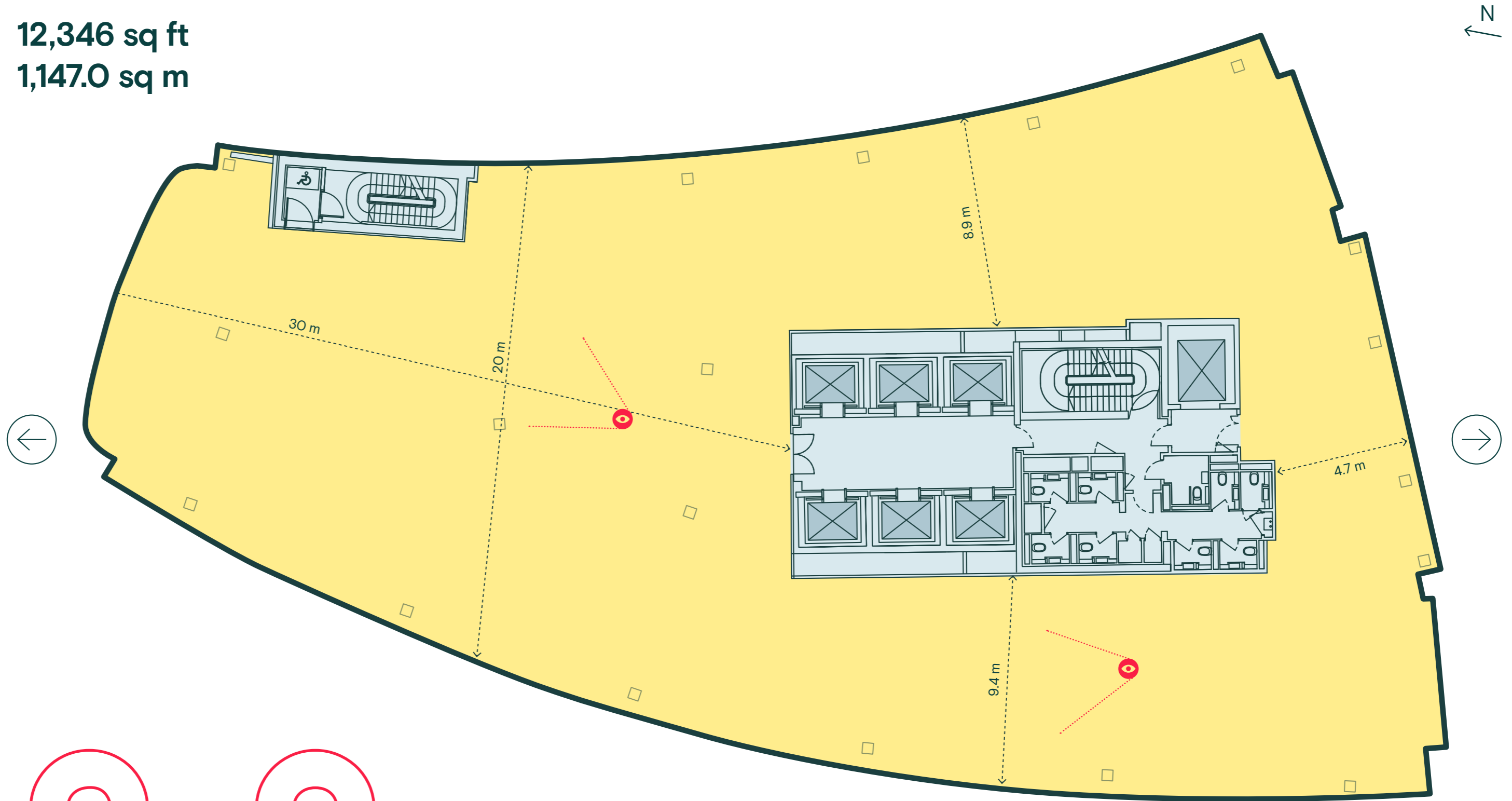


GF

Plans are not to scale

12,346 sq ft
1,147.0 sq m

- Intro
- Site Map
- The Building
- Stacker
- CGI's
- Floor Plans**
- Connections
- Specification
- Time Line
- Contacts

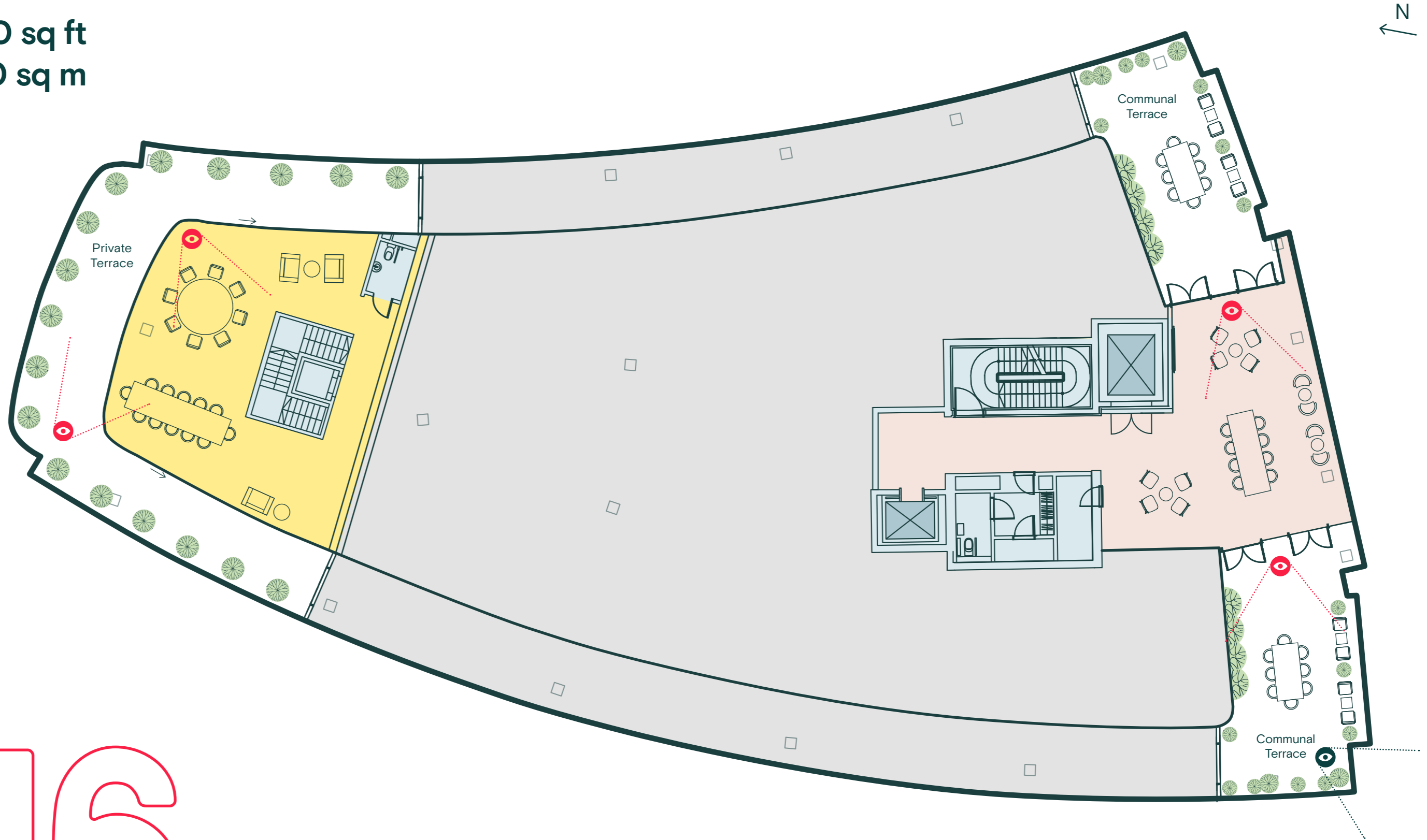


2-3

Plans are not to scale

1,270 sq ft
118.0 sq m

- Intro
- Site Map
- The Building
- Stacker
- CGI's
- Floor Plans**
- Connections
- Specification
- Time Line
- Contacts



16

Plans are not to scale



-
- Intro
 - Site Map
 - The Building
 - Stacker
 - CGI's
 - Floor Plans**
 - Connections
 - Specification
 - Time Line
 - Contacts
-



[← Back to floor plan](#)

View from level 16 communal terrace

Underground, Overground, National Rail, Elizabeth Line and Heathrow Express all within a 4 minute walk

- Central Line
- Elizabeth Line
- Overground
- DLR
- National Rail
- Eurostar
- Airport

5 MIN

Edware Road
3 minutes walk

Paddington
5 minutes walk

Bond Street
Elizabeth Line
3 minutes

Tottenham Court Road
Elizabeth Line
3 minutes

10 MIN

Liverpool Street
Elizabeth Line
10 minutes
for Stansted Airport

Farringdon
Elizabeth Line
8 minutes
for Gatwick & Luton

Ealing Broadway
Elizabeth Line
7 minutes

15 MIN

Oxford Circus
12 minutes

Green Park
15 minutes

20 MIN

King's Cross
17 minutes

Canary Wharf
Elizabeth Line
17 minutes

Stratford
Elizabeth Line
19 minutes

25 MIN

Victoria
22 minutes

Bank
24 minutes

Heathrow Airport
23-30 minutes

London City Airport
Elizabeth Line
25 minutes

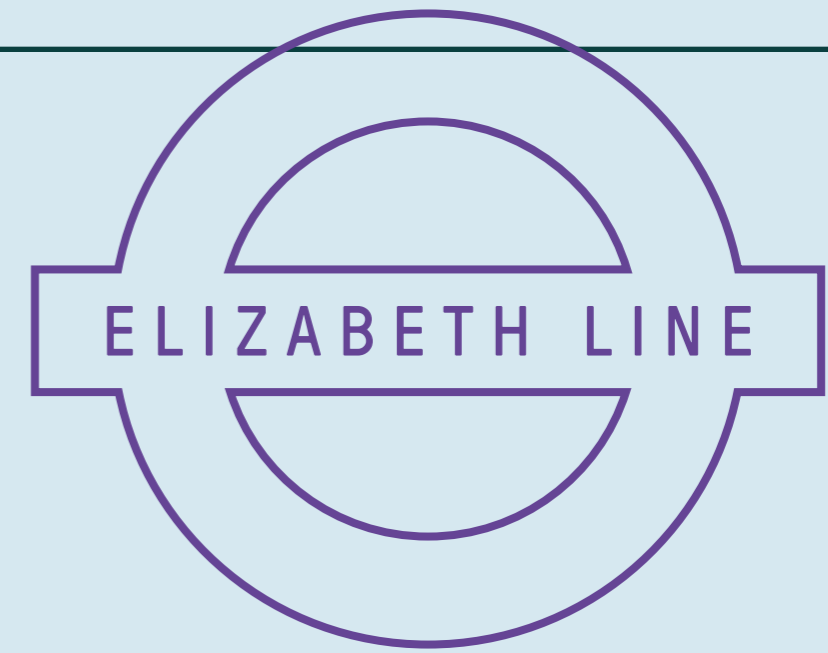
Waterloo
25 minutes



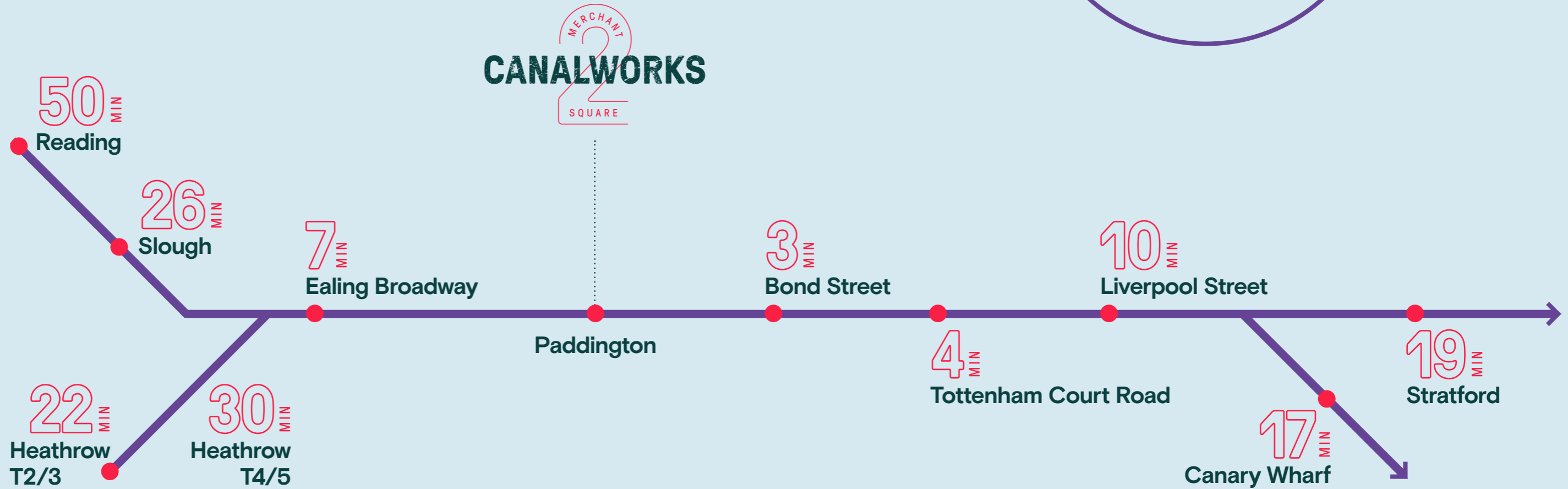
All journey times taken from the building. Source: TfL



London's latest shortcut Opening 2021



- Intro
- Site Map
- The Building
- Stacker
- CGI's
- Floor Plans
- Connections**
- Specification
- Time Line
- Contacts



All journey times sourced from Crossrail

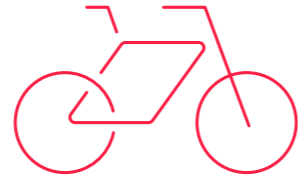




- Intro
- Site Map
- The Building
- Stacker
- CGI's
- Floor Plans
- Connections
- Specification**
- Time Line
- Contacts



Occupancy Ratio
1:8 sq m



250 Bike Spaces
30 Brompton Lockers
(B2 and B1)



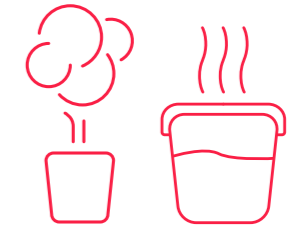
25 Showers



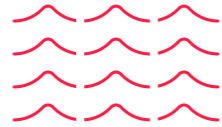
290 Lockers
including 30 Drying lockers



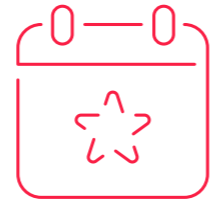
Car Parking



Communal and
Private Terraces



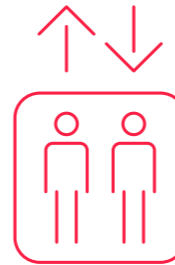
Canal Side
Location



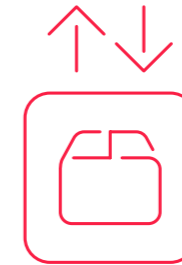
Multifunctional
Event Spaces



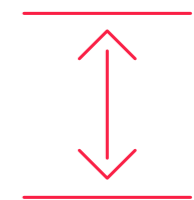
4 Pipe Fan Coil
Air Conditioning



6 x 21 Person
Passenger Lifts



1 x 1275kg
Goods Lift



2.75m - 3m Floor
to Ceiling Height



Business Lounge
and Café
in Reception



Power
Resilience



Part of an
Exceptional Estate



BREEAM
Excellent



Well Standard
Gold Targeted

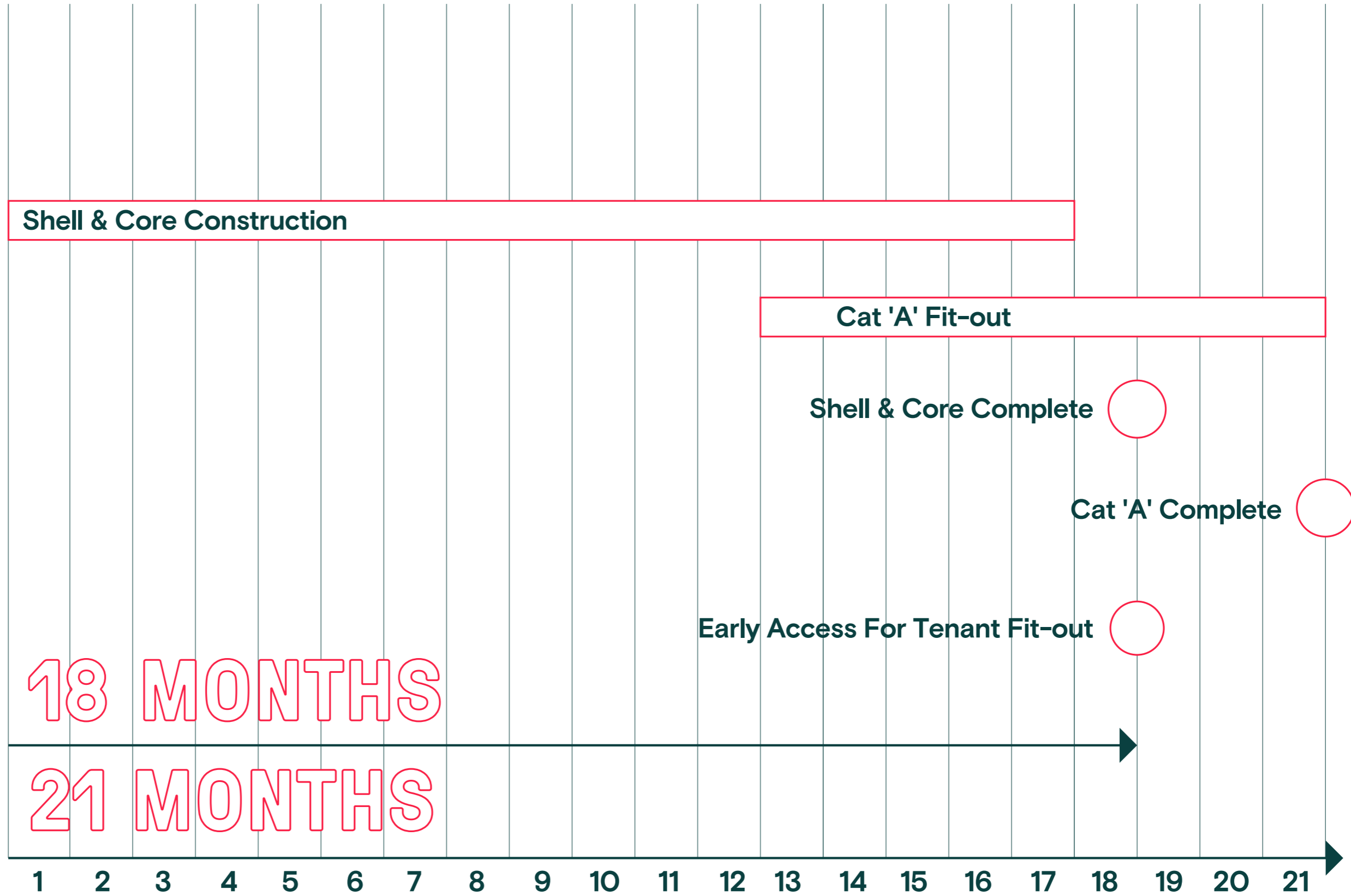


Wiredscore
Gold

SPECIFICATION



- Intro
- Site Map
- The Building
- Stacker
- CGI's
- Floor Plans
- Connections
- Specification
- Time Line**
- Contacts



CONTACTS



- Intro
- Site Map
- The Building
- Stacker
- CGI's
- Floor Plans
- Connections
- Specification
- Time Line
- Contacts**



Nick Codling
T: +44 (0) 20 7861 1274
M: +44 7917 593 469
Nick.Codling@knightfrank.com

Ben Lewis
T: +44 (0) 20 7861 1197
M: +44 7966 233 680
Ben.Lewis@knightfrank.com



Philippa Lambert
T: +44 (0) 20 3147 1299
M: +44 7703 608304
Philippa.Lambert@eu.jll.com

Simon Crotty
T: +44 (0) 20 7852 4230
M: +44 7826 947267
Simon.Crotty@eu.jll.com

canalworks.london

The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor plans, tenancy details, etc. and whether the premises are fit for purpose before entering into a contract. Floor areas, measurements and distances are not up to scale. All prices and rents are exclusive of VAT and the property is offered subject to contract. June 2020.

CONTACTS