

CAIBOT



THE
OVERVIEW



THE
BUILDING



THE
LOCATION



THE
OVERVIEW



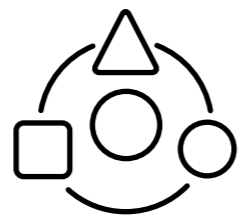
WELCOME

An amazing opportunity for your company to occupy one of London's most iconic corporate HQ buildings with circa 200,000 sq ft of premium accommodation available.

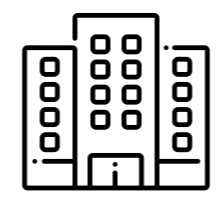
KEY FACTS



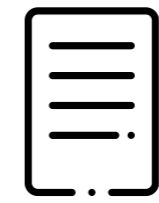
194,229 sq ft available



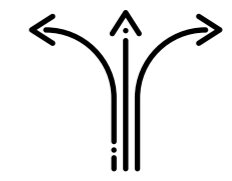
Functional & adaptable floor plates



Top 9 floors providing unrivalled Central London views



Lease until November 2034, earlier flexibility available



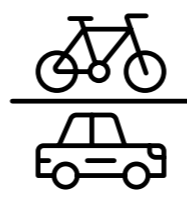
Flexible lease start date



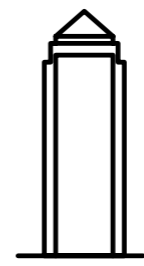
Newly refurbished ground floor reception and tenant amenities



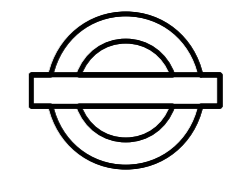
Exclusive Nuffield gym including a stunning 25m heated swimming pool



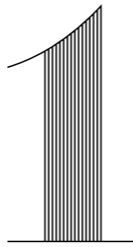
292 Bike racks, 174 lockers and shower facilities, car parking



Located in Canary Wharf, the heart of London's financial, tech and professional hub



Connected with 3 of the newest lines on the London network (Jubilee, DLR, Elizabeth Line)



CABOT



THE
BUILDING



Ground floor reception

THE RECEPTION






First impressions count. Step into a fully refurbished and dramatic reception area that will ensure a seamless tenant and guest arrival experience.

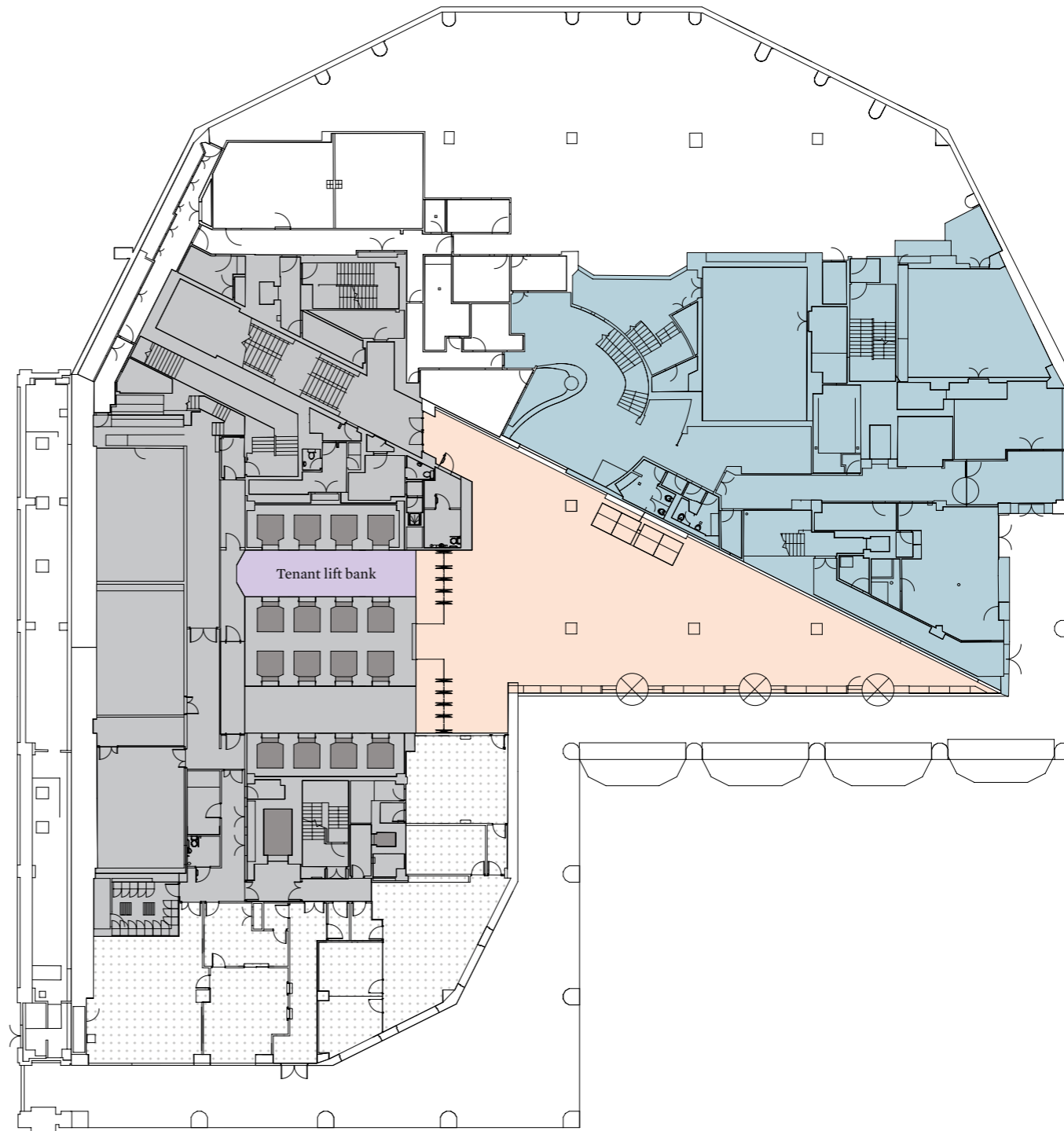


Ground floor reception

GROUND FLOOR



-  Office
-  Core
-  Reception
-  Tenant lift bank
-  Nuffield Health Gym



AMENITIES

Tenants will be able to benefit from a full array of on-site amenities that will enhance your daily routine and work life balance.



Restaurant

28K sq ft communal restaurant and lounge floor on level 9



Cafeteria

Multiple cuisine options available to tenants



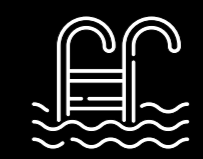
Bakery E14

On-site bakery available to tenants



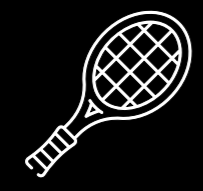
Fitness centre

Nuffield State of the art fitness and wellness centre



Swimming pool

25m heated swimming pool within Nuffield Health Club



Squash courts

2 courts



Bikes

292 bike racks including a bike guardian security system



Dedicated showers

17 shower facilities



Dedicated lockers & changing rooms

174 lockers, changing rooms and a drying room



Car parking

Tenant reserved spaces

THE SWIMMING POOL

A great way to start, break up or finish your day by diving into the 25m heated pool located within Nuffield Health Centre .



Nuffield Health swimming pool



Nuffield Health swimming pool

THE RESTAURANT

All tastes are catered for, with an array of food stations offering a wide range of options.



Level 9 restaurant



Level 9 restaurant



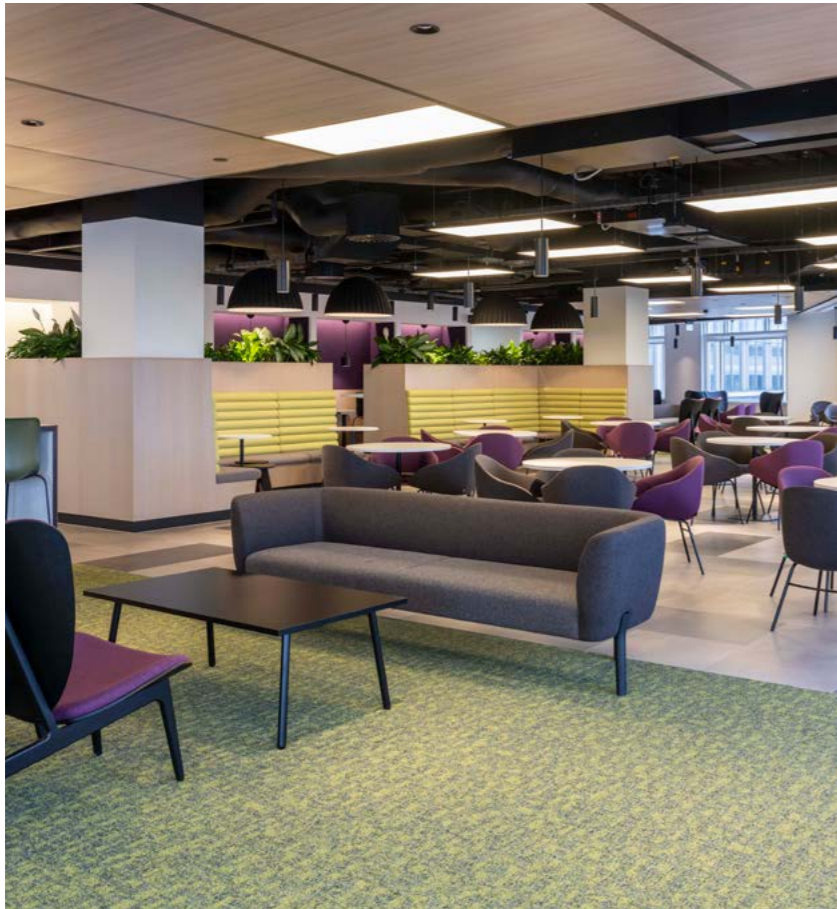
Level 9 tenant amenities



THE GYM AND OTHER AMENITIES

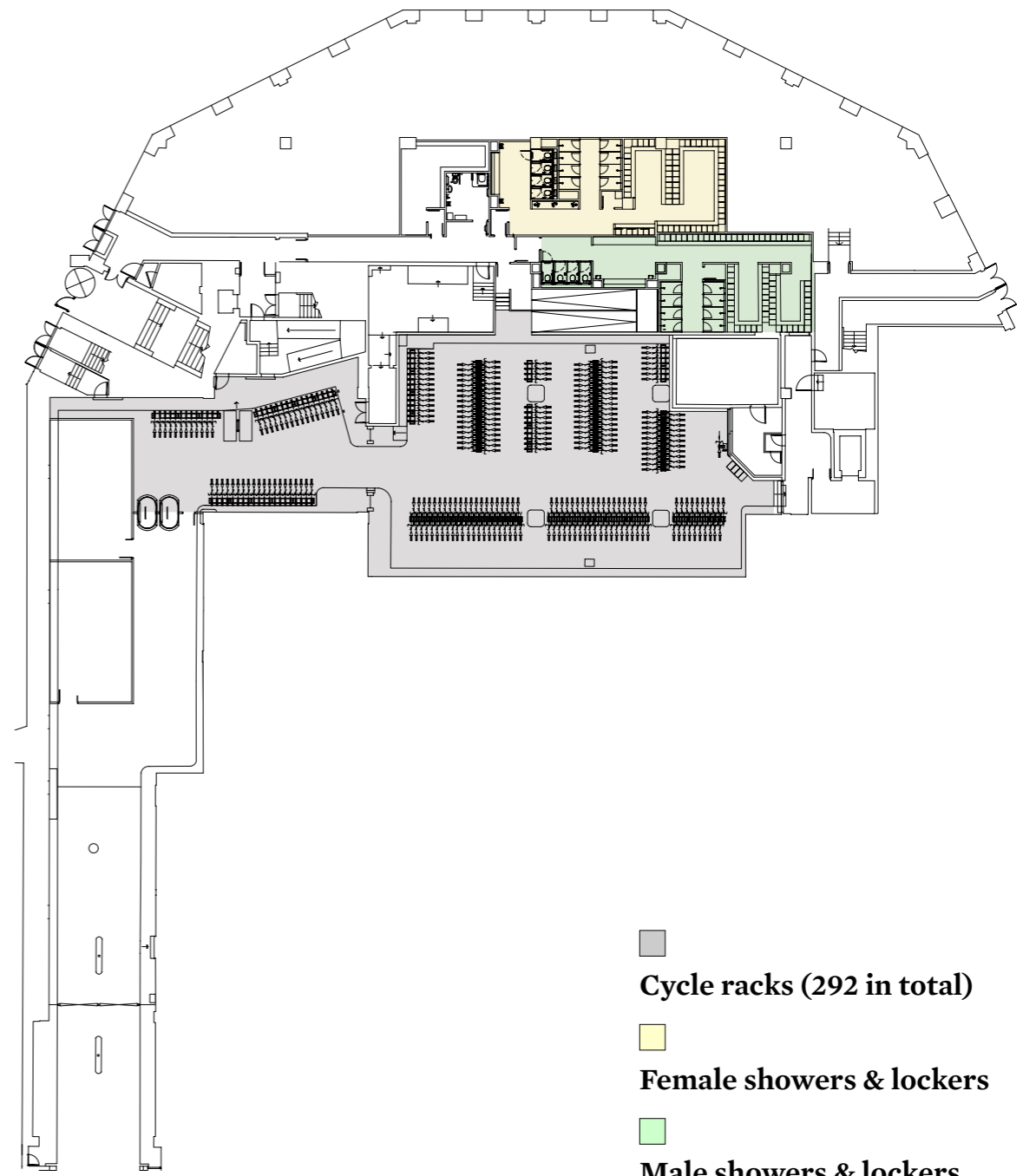
The building offers a fully equipped gym and fitness centre, as well as other shared amenities including cafés and meeting spaces.

The gym



Tenant amenities

LOWER GROUND



- Cycle racks (292 in total)**
- Female showers & lockers**
- Male showers & lockers**

Floor plans not to scale, for identification purposes only



Indicative images

THE AVAILABILITY

| | | SQ FT |
|----|--|--------|
| 19 | Cat A – Delivery May 2021 | 20,182 |
| 18 | Shell & floor | 20,181 |
| 17 | Shell & floor | 20,162 |
| 16 | Shell & floor | 20,187 |
| 15 | Shell & floor | 20,184 |
| 14 | Cat A – Delivery May 2021 | 21,953 |
| | Take a virtual 360° tour of the 14th floor  | |
| 12 | Shell & floor | 21,955 |
| 11 | Shell & floor | 20,866 |
| 10 | Shell & floor | 28,559 |
| 9 | Restaurant | |
| 8 |  | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | | |
| G | Reception / Nuffield Health Club | |
| B | Bicycles, showers, lockers, parking | |

Total 194,229*

*Subject to final measurements

THE OFFICE

Providing flexible state of the art office accommodation for all types of businesses, featuring functional and adaptable floor plans with unrivalled views across Central London.



Example CGI fitout



Credit Suisse lower stack floor



Example CGI fitout

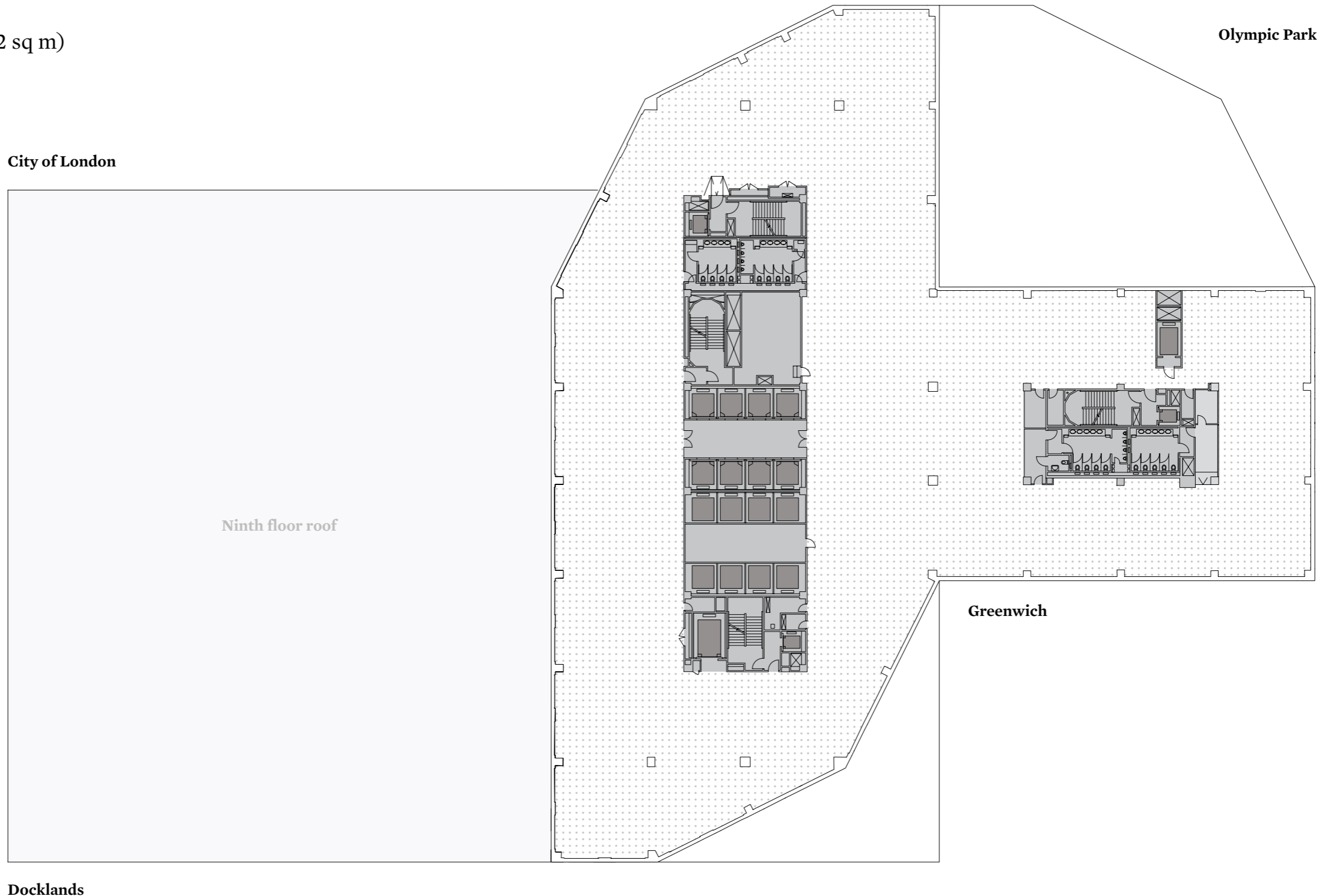
FLOOR PLAN



Tenth floor

28,559 sq ft (2,653.2 sq m)

-  Office
-  Core



FLOOR PLAN

Fourteenth floor

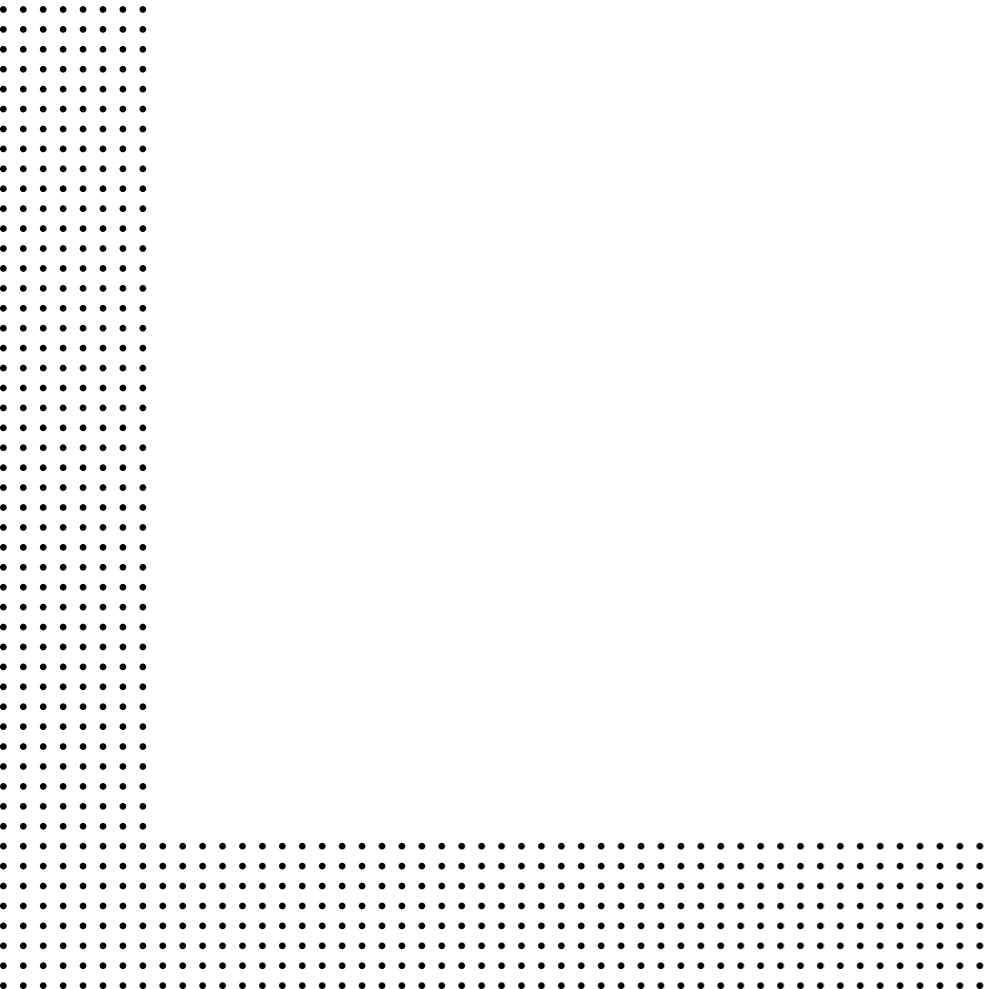
21,953 sq ft (2,039.5 sq m)



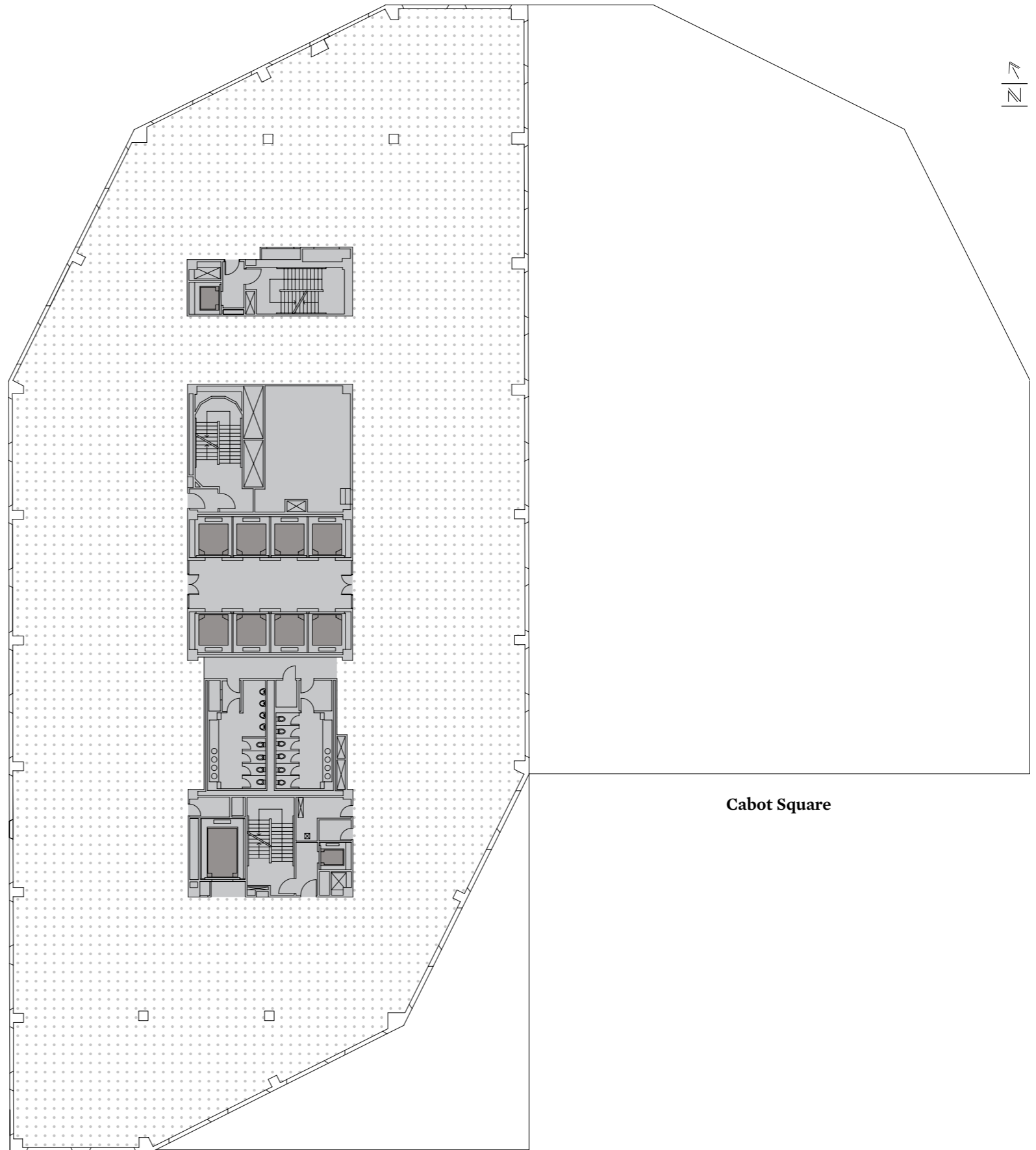
Office



Core



Willoughby Passage



Cabot Square

SPACE PLAN

Fourteenth floor

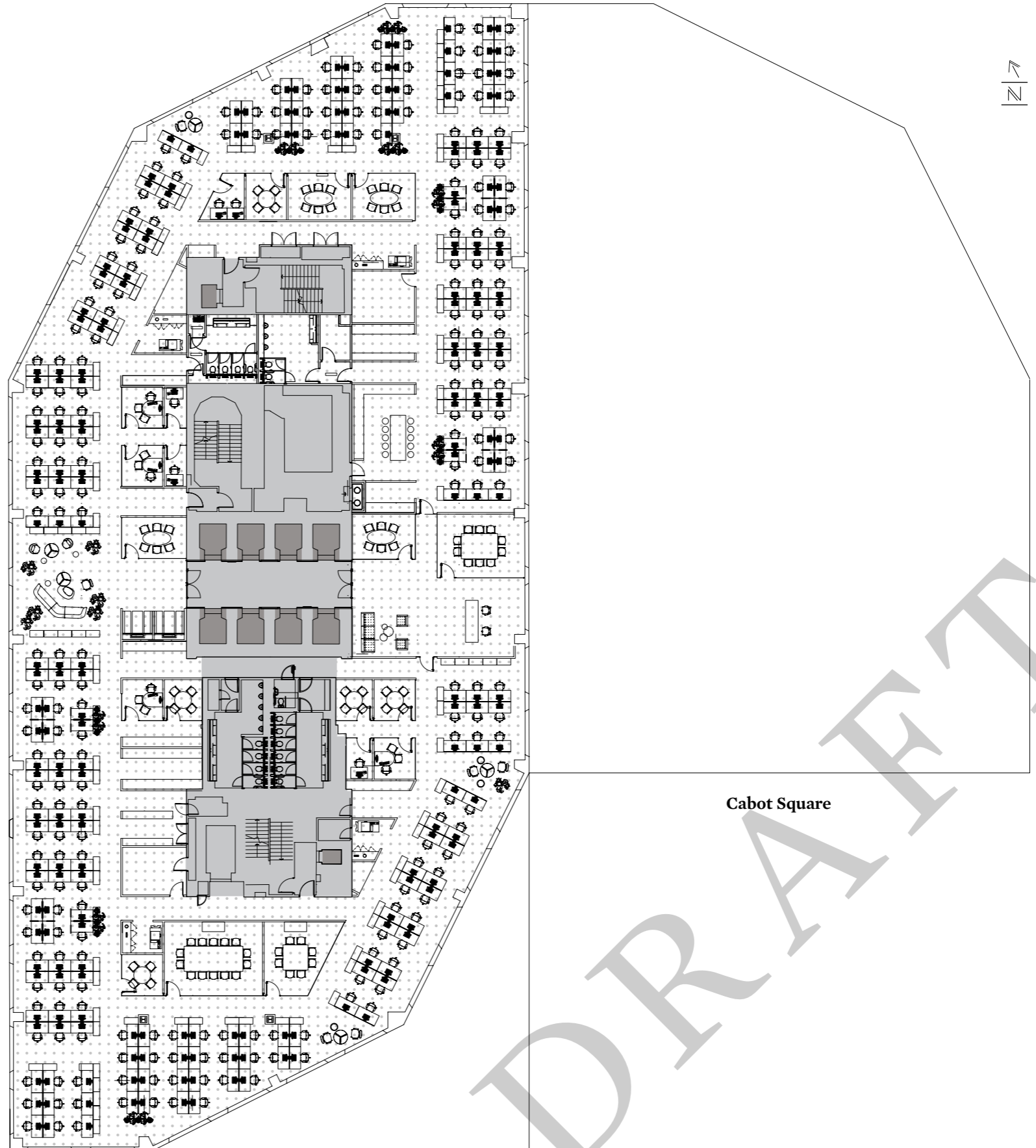
21,953 sq ft (2,039.5 sq m)

| | |
|-------------------------|------------|
| OPEN PLAN DESKS | 235 |
| 4 PERSON MEETING ROOMS | 5 |
| 6 PERSON MEETING ROOMS | 3 |
| 8 PERSON MEETING ROOMS | 1 |
| 10 PERSON MEETING ROOMS | 1 |
| 12 PERSON MEETING ROOMS | 1 |
| QUIET BOOTHS | 5 |
| PRIVATE OFFICES | 4 |
| TOTAL HEAD COUNT | 244 |

Willoughby Passage

Cabot Square

-  Office
-  Core



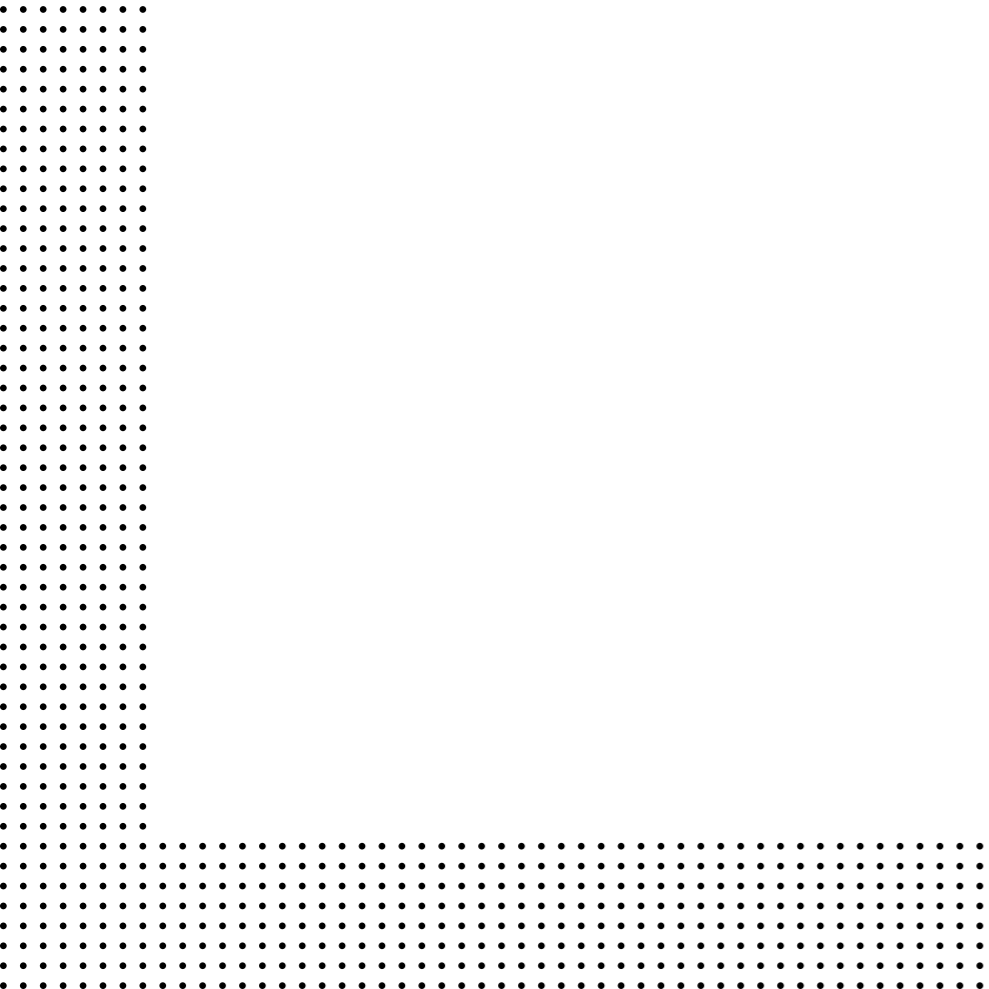


Example CGI fitout

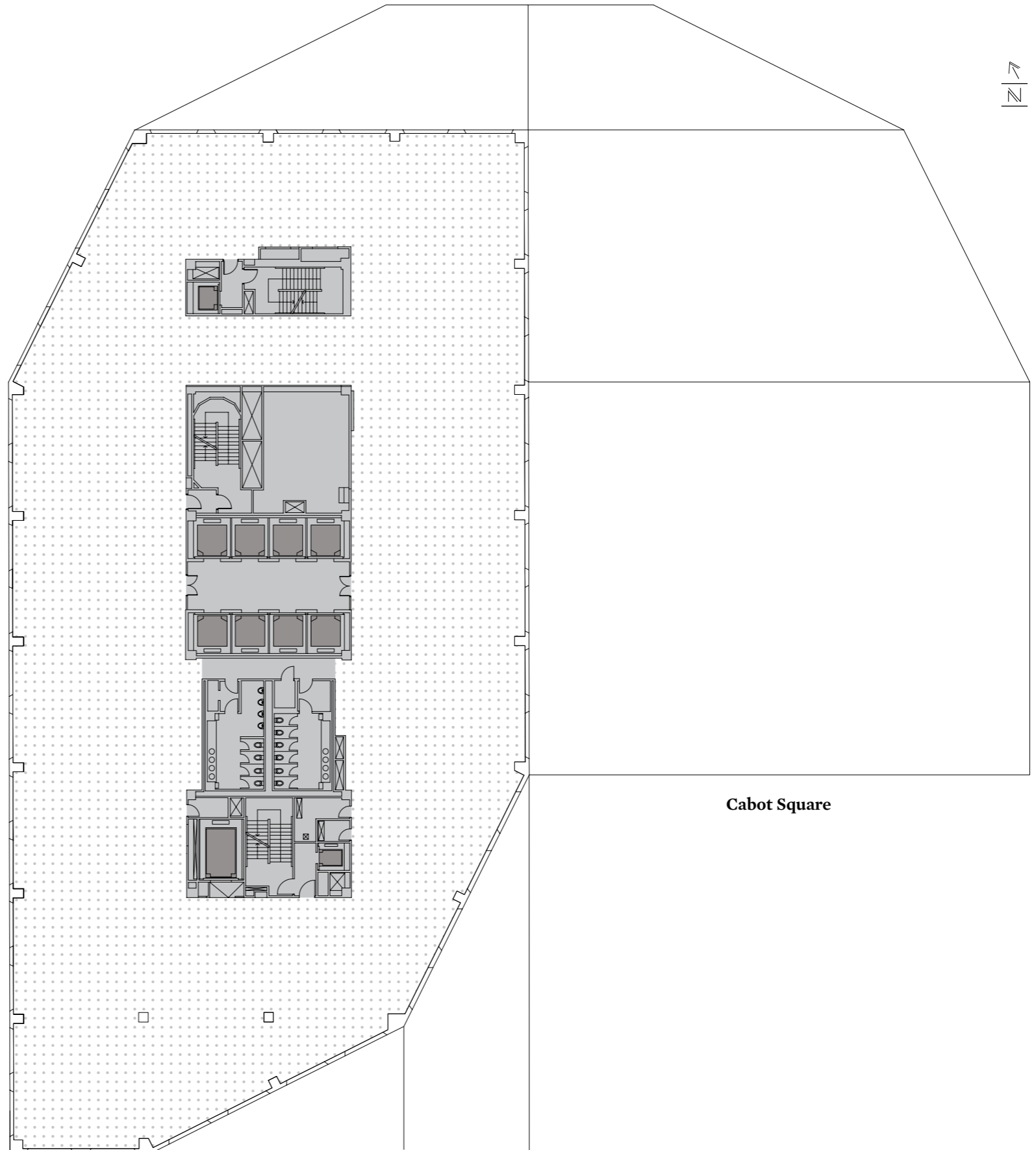
FLOOR PLAN

Eighteenth floor
20,181 sq ft (1,874.9 sq m)

-  Office
-  Core



Willoughby Passage



Cabot Square

SPACE PLAN



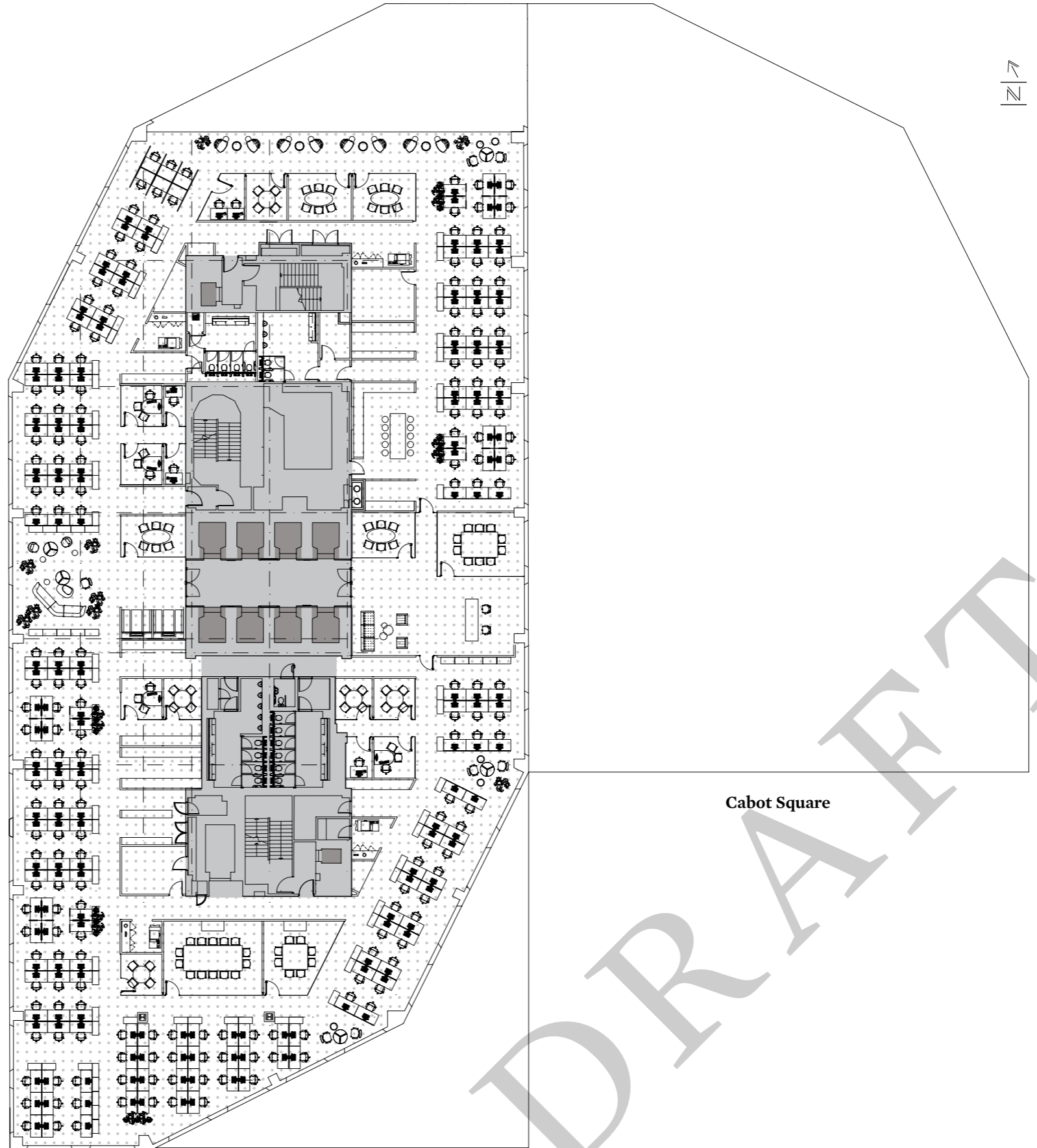
Nineteenth floor

20,182 sq ft (1,875 sq m)

| | |
|-------------------------|------------|
| OPEN PLAN DESKS | 187 |
| 4 PERSON MEETING ROOMS | 5 |
| 6 PERSON MEETING ROOMS | 4 |
| 8 PERSON MEETING ROOMS | 1 |
| 10 PERSON MEETING ROOMS | 1 |
| 14 PERSON MEETING ROOMS | 1 |
| QUIET BOOTHS | 4 |
| PRIVATE OFFICES | 4 |
| TOTAL HEAD COUNT | 195 |

Willoughby Passage

Cabot Square



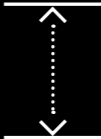
-  Office
-  Core

DRAFT

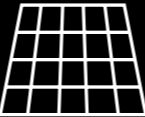
SPECIFICATION



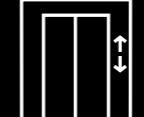
New fan assisted terminal variable air volume system



Floor-to-ceiling height 2.75m+



Nom. 150mm raised floor overall



8 x passenger lifts
2 x fire lifts
1 x goods lift



Dual power supply from two separate London electricity substations



Standby generation and UPS



New bike racks facility under development



New showers under development



Diverse data feed into the building



28,000 sq ft restaurant and amenity floor

THE LOCATION



THE LOCATION

Being part of, and benefiting from
all the connectivity and
amenities offered by London's
premium business estate.

Deutsche Bank
Clifford Chance

Société Générale

KPMG

FitchRatings

HSBC

Barclays

Thomson Reuters

Moody's

Citi

Northern
Trust

J.P. Morgan

Morgan Stanley

EBRD

State Street

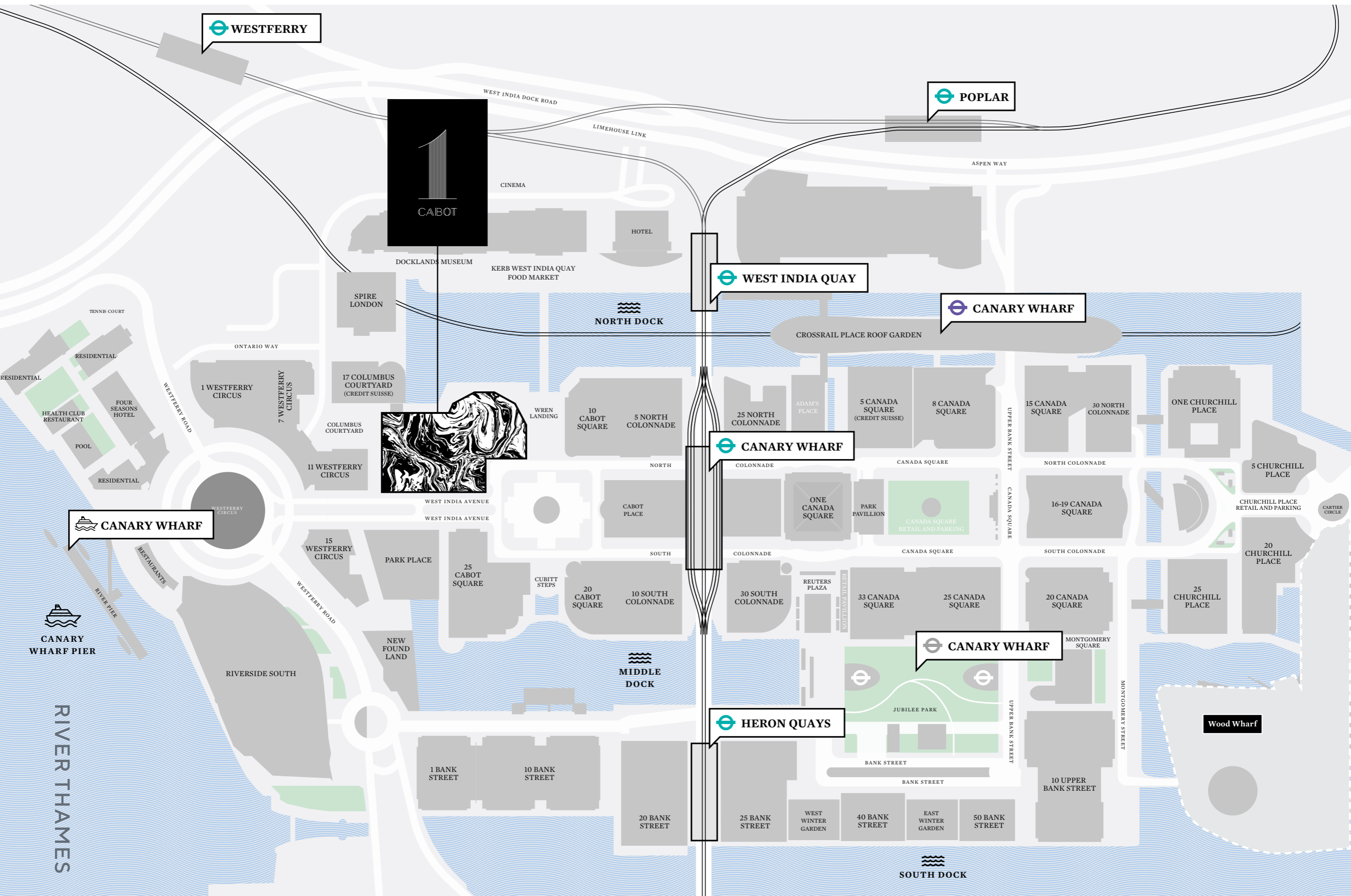
CMA





'C. 1,000,000 sq ft of retail with another 350,000 sq ft being delivered'





WESTFERRY

1
CABOT

POPLAR

WEST INDIA QUAY

CANARY WHARF

CANARY WHARF

CANARY WHARF

CANARY WHARF

HERON QUAYS

Wood Wharf

RIVER THAMES

CANARY WHARF PIER

SOUTH DOCK

MIDDLE DOCK

NORTH DOCK

CINEMA

HOTEL

DOCKLANDS MUSEUM

KERB WEST INDIA QUAY
FOOD MARKET

SPIRE LONDON

17 COLUMBUS
COURTYARD
(CREDIT SUISSE)

11 WESTFERRY
CIRCUS

15 WESTFERRY
CIRCUS

PARK PLACE

25 CABOT
SQUARE

20 CABOT
SQUARE

10 SOUTH
COLONNADE

1 BANK
STREET

10 BANK
STREET

20 BANK
STREET

25 BANK
STREET

WEST
WINTER
GARDEN

40 BANK
STREET

EAST
WINTER
GARDEN

50 BANK
STREET

10 UPPER
BANK STREET

Wood Wharf

20 CHURCHILL
PLACE

25 CHURCHILL
PLACE

16-19 CANADA
SQUARE

15 CANADA
SQUARE

30 NORTH
COLONNADE

ONE CHURCHILL
PLACE

5 CHURCHILL
PLACE

CHURCHILL PLACE
RETAIL AND PARKING

8 CANADA
SQUARE

5 CANADA
SQUARE
(CREDIT SUISSE)

25 NORTH
COLONNADE

10 CABOT
SQUARE

5 NORTH
COLONNADE

WREN
LANDING

CABOT
PLACE

ONE
CANADA
SQUARE

PARK
PAVILLION

CANADA SQUARE
RETAIL AND PARKING

30 SOUTH
COLONNADE

REUTERS
PLAZA

33 CANADA
SQUARE

25 CANADA
SQUARE

20 CANADA
SQUARE

25 CHURCHILL
PLACE

MONTGOMERY
SQUARE

JUBILEE PARK

BANK STREET

BANK STREET

10 UPPER
BANK STREET

UPPER BANK STREET

MONTGOMERY STREET

UPPER BANK STREET

CANADA SQUARE

NORTH COLONNADE

SOUTH COLONNADE

SOUTH

NORTH

ONTARIO WAY

1 WESTFERRY
CIRCUS

7 WESTFERRY
CIRCUS

COLUMBUS
COURTYARD

WESTFERRY ROAD

WESTFERRY ROAD

WESTFERRY ROAD

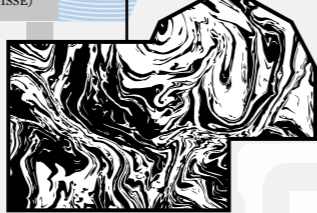
WEST INDIA AVENUE

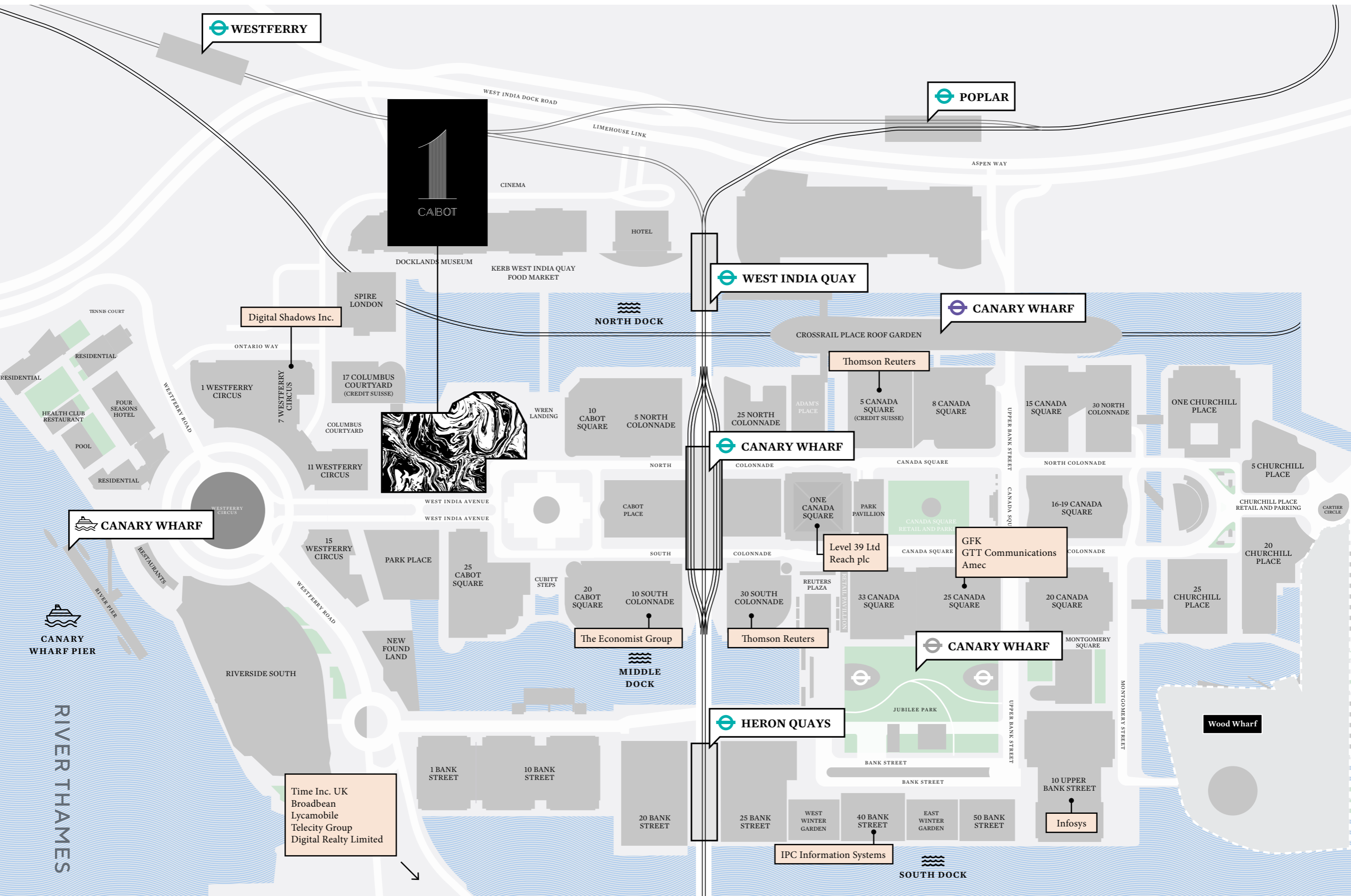
WEST INDIA AVENUE

WEST INDIA DOCK ROAD

LIMEHOUSE LINK

ASPEN WAY





WESTFERRY

POPLAR

1
CABOT

WEST INDIA QUAY

CANARY WHARF

Digital Shadows Inc.

Thomson Reuters

CANARY WHARF

CANARY WHARF

Level 39 Ltd
Reach plc

GfK
GTT Communications
Amec

The Economist Group

Thomson Reuters

CANARY WHARF

HERON QUAYS

Wood Wharf

Time Inc. UK
Broadbean
Lycamobile
Telecity Group
Digital Realty Limited

IPC Information Systems

Infosys

RIVER THAMES

CANARY WHARF PIER

SOUTH DOCK

MIDDLE DOCK

NORTH DOCK

CABOT

ASPEN WAY

LIMEHOUSE LINK

WEST INDIA DOCK ROAD

WESTFERRY

POPLAR

CINEMA

HOTEL

DOCKLANDS MUSEUM

KERB WEST INDIA QUAY
FOOD MARKET

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CANARY WHARF PIER

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MIDDLE DOCK

NORTH DOCK

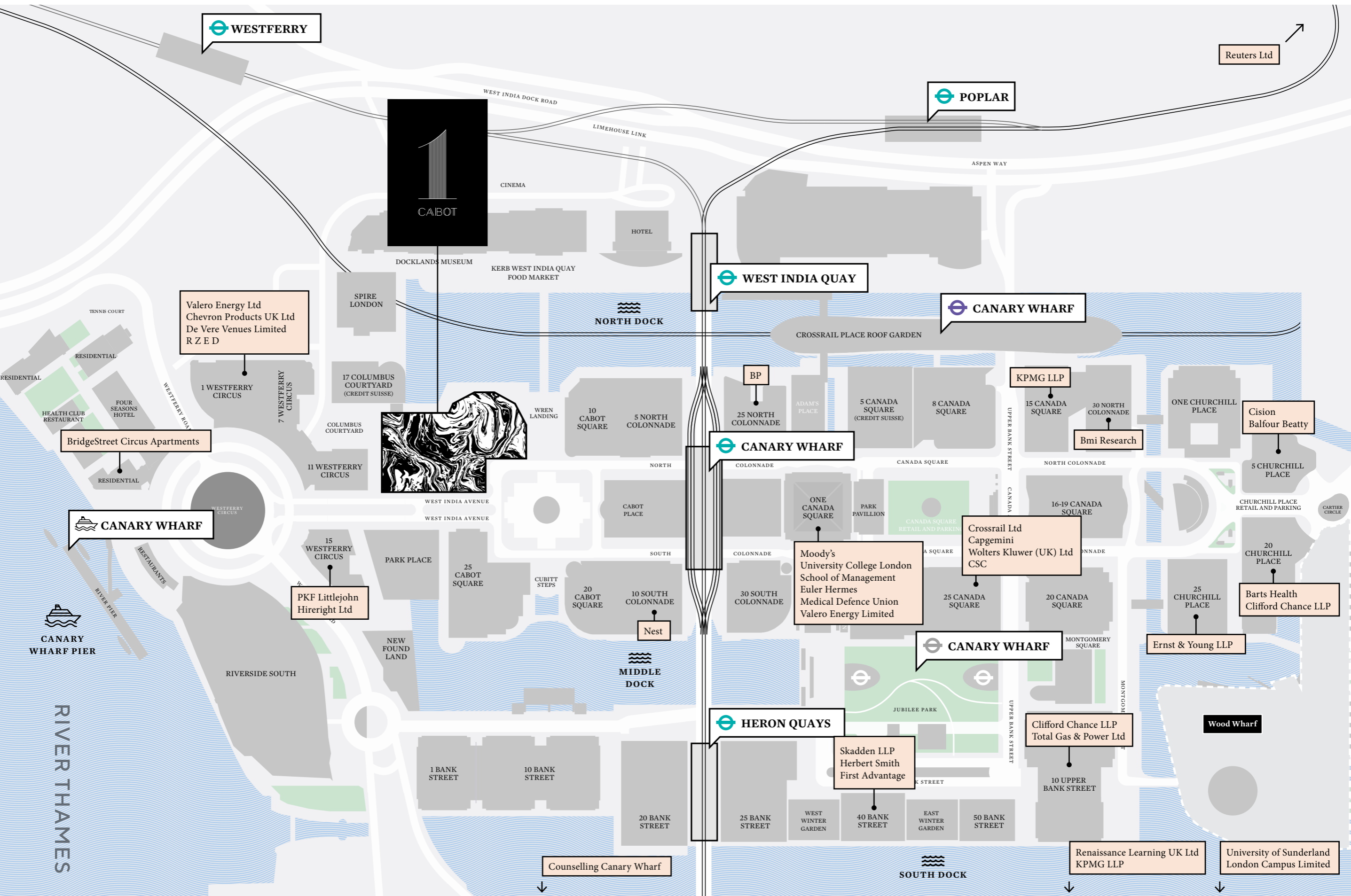
CABOT

ASPEN WAY

LIMEHOUSE LINK

WEST INDIA DOCK ROAD

WESTFERRY



WESTFERRY

1 CABOT

POPLAR

Reuters Ltd

WEST INDIA QUAY

CANARY WHARF

Valero Energy Ltd
Chevron Products UK Ltd
De Vere Venues Limited
R Z E D

17 COLUMBUS COURT
COURTYARD (CREDIT SUISSE)

NORTH DOCK

BP

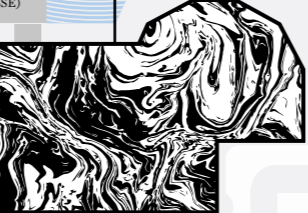
KPMG LLP

BridgeStreet Circus Apartments

1 WESTFERRY CIRCUS

7 WESTFERRY CIRCUS

11 WESTFERRY CIRCUS



WREN LANDING

10 CABOT SQUARE

5 NORTH COLONNADE

CANARY WHARF

25 NORTH COLONNADE

ADAM'S PLACE

5 CANADA SQUARE (CREDIT SUISSE)

8 CANADA SQUARE

15 CANADA SQUARE

30 NORTH COLONNADE

ONE CHURCHILL PLACE

Cision Balfour Beatty

CANARY WHARF

WESTFERRY CIRCUS

15 WESTFERRY CIRCUS

PARK PLACE

25 CABOT SQUARE

CUBITT STEPS

20 CABOT SQUARE

10 SOUTH COLONNADE

Nest

25 NORTH COLONNADE

Moody's
University College London
School of Management
Euler Hermes
Medical Defence Union
Valero Energy Limited

Crossrail Ltd
Capgemini
Wolters Kluwer (UK) Ltd
CSC

Bmi Research

16-19 CANADA SQUARE

5 CHURCHILL PLACE

CHURCHILL PLACE RETAIL AND PARKING

20 CHURCHILL PLACE

Barts Health
Clifford Chance LLP

PKF Littlejohn
Hireright Ltd

NEW FOUND LAND

MIDDLE DOCK

30 SOUTH COLONNADE

Moody's
University College London
School of Management
Euler Hermes
Medical Defence Union
Valero Energy Limited

Crossrail Ltd
Capgemini
Wolters Kluwer (UK) Ltd
CSC

Bmi Research

16-19 CANADA SQUARE

5 CHURCHILL PLACE

CHURCHILL PLACE RETAIL AND PARKING

20 CHURCHILL PLACE

Barts Health
Clifford Chance LLP

Ernst & Young LLP

CANARY WHARF

20 CANADA SQUARE

25 CHURCHILL PLACE

CANARY WHARF PIER

RIVERSIDE SOUTH

1 BANK STREET

10 BANK STREET

20 BANK STREET

HERON QUAYS

Skadden LLP
Herbert Smith
First Advantage

Clifford Chance LLP
Total Gas & Power Ltd

Wood Wharf

RIVER THAMES

Counselling Canary Wharf

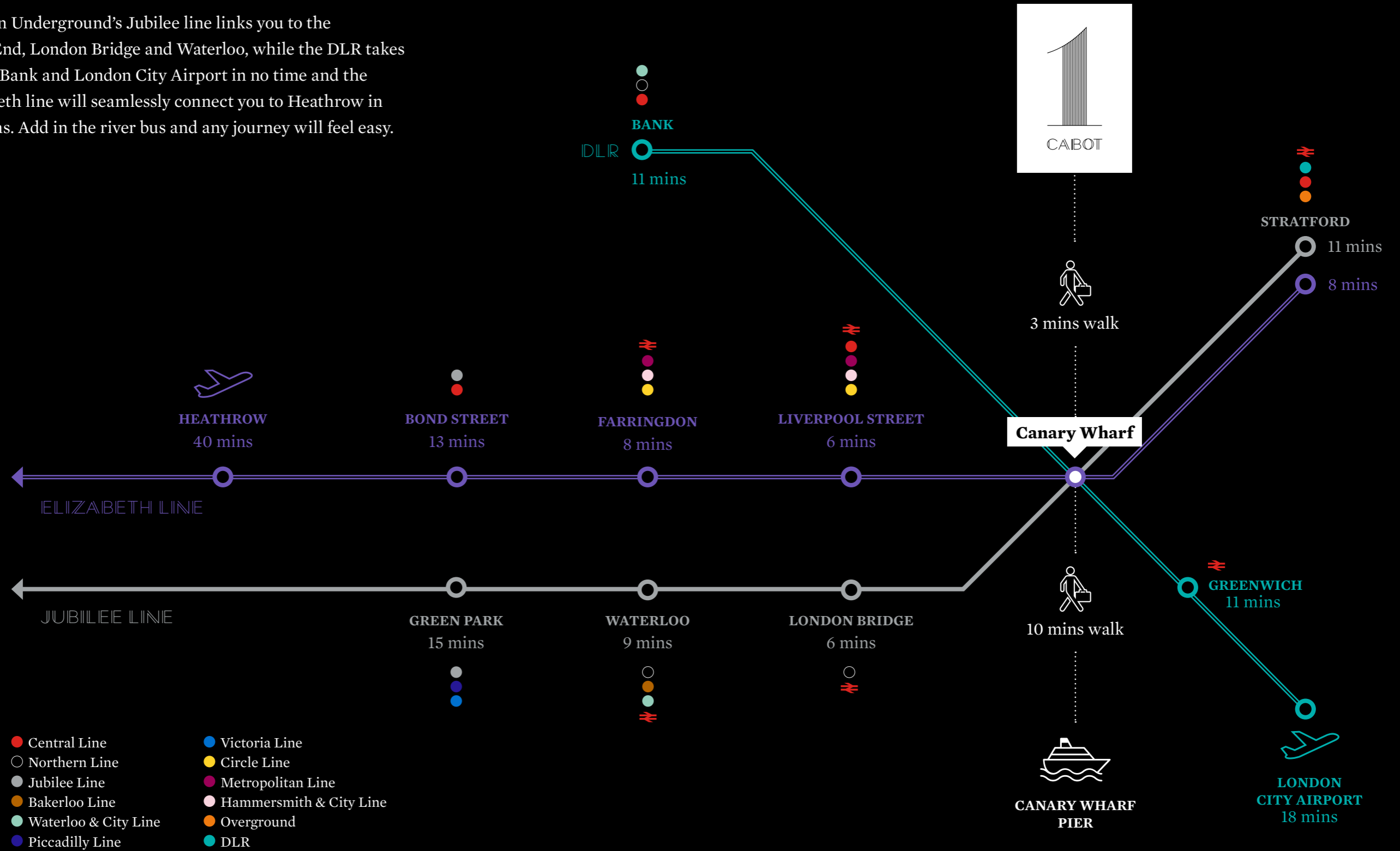
SOUTH DOCK

Renaissance Learning UK Ltd
KPMG LLP

University of Sunderland
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TRANSPORT

London Underground's Jubilee line links you to the West End, London Bridge and Waterloo, while the DLR takes you to Bank and London City Airport in no time and the Elizabeth line will seamlessly connect you to Heathrow in 40 mins. Add in the river bus and any journey will feel easy.



THE DELIVERY



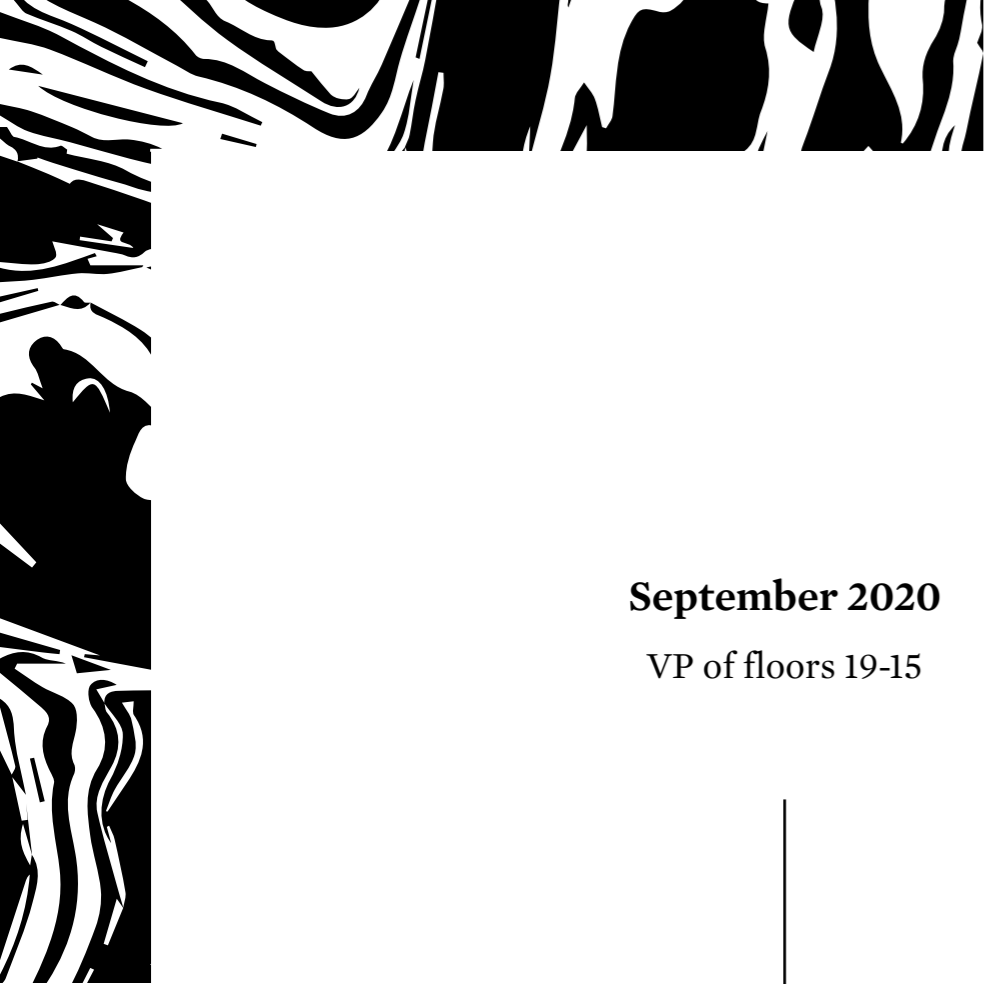
TIMELINE

September 2020
VP of floors 19-15

October 2020
VP of floors 14-10

December 2020
Strip out of floors 19 & 14

May 2021
Delivery of floor 14 and 19 to Category A
Expected completion of the refurbishment works to include:
Final floor delivered
Remainder Shell & Floor of the restaurant floor



CONTACTS

For further information or to arrange an inspection of the property, strictly by appointment only, please contact:

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