WHARF

One CABOT Square

CANARY

ELEVATE *your space*

@CANARY WHARF

One Cabot Square offers occupiers up to 145,161 sq ft of fully fitted office space, featuring floor plates from 9,591 sq ft to 66,233 sq ft.



Main building reception



Flexible and economic lease terms

Fully fitted office space

Opportunity for self contained unit of 88,500 sq ft with dedicated entrance.

@CANARY WHARF

SPACE THAT *works*



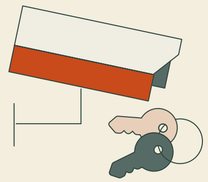
Typical workspace

The available office space is being offered on flexible lease terms with the benefit of a modern, high-quality fit out.

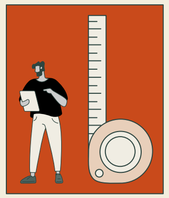
The floors feature a range of open plan desks and private offices. Tenants will benefit from generous collaboration, meeting and breakout areas with kitchenettes.

SPECIFICATION *summary*

BUILDING AMENITIES



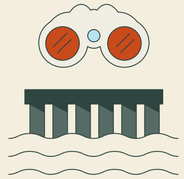
On-site management team and 24-hour security



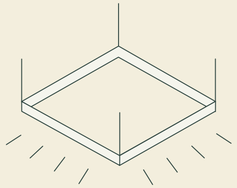
2.8m floor to ceiling on typical floors & 3.7m on enhanced trading floors.



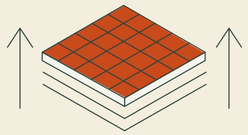
EPC B



Exceptional natural light and dockside views



LED lighting

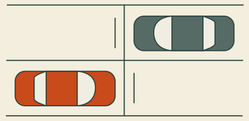


Metal tiled raised floor

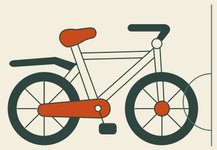
(Typical void 145mm–300mm)



Dual power feed resilience

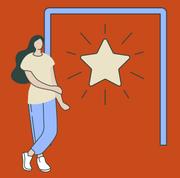


Car & motorcycle parking available



292 Bicycle racks & 17 showers

OCCUPIER EXTRAS



Dedicated amenity space on the 9th floor



Deli, coffee shop and kitchen



Re-fitted to the highest standard in 2019



Variety of fixed and agile workstations throughout



Sit stand desks throughout



Opportunity for dedicated entrance on Columbus Courtyard

BUILDING

AVAILABLE *space*

@CANARY WHARF

5

FLOOR			SQ M	SQ FT
19TH				Let
18TH		Available now	1,792	19,289
10TH - 17TH				Let
9TH	Communal Cafe			
8TH	Subject to option, available from Q2 2027		5,723	61,598
7TH				Let
6TH				Let
5TH				Let
4TH				Let
3RD		Under Offer	3,462	37,260
2ND	Available now		6,153	66,233
1ST	Available now		1,188	12,788
GROUND	Available now	Reception	891	9,591
TOTAL OFFICE AVAILABLE NOW			13,486	145,161

1 CABOT SQ

EVERYTHING

The building features a range of amenities to make for a productive working day.

The 9th floor features a full deli, kitchen and coffee shop, along with dining and breakout spaces for communal use of occupiers in the building.



9th floor deli



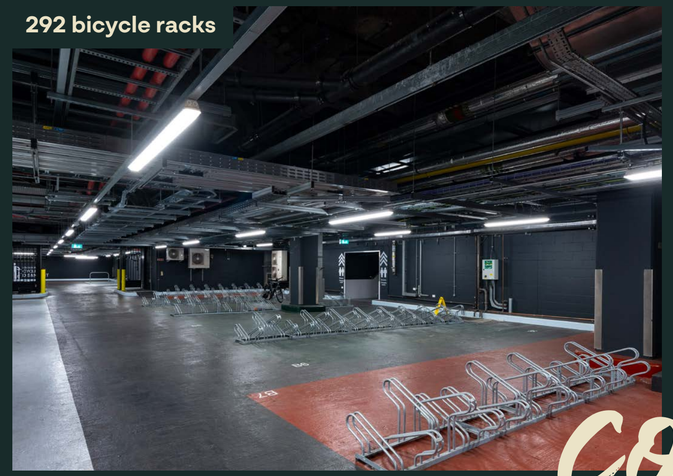
Locker spaces

Shower facilities



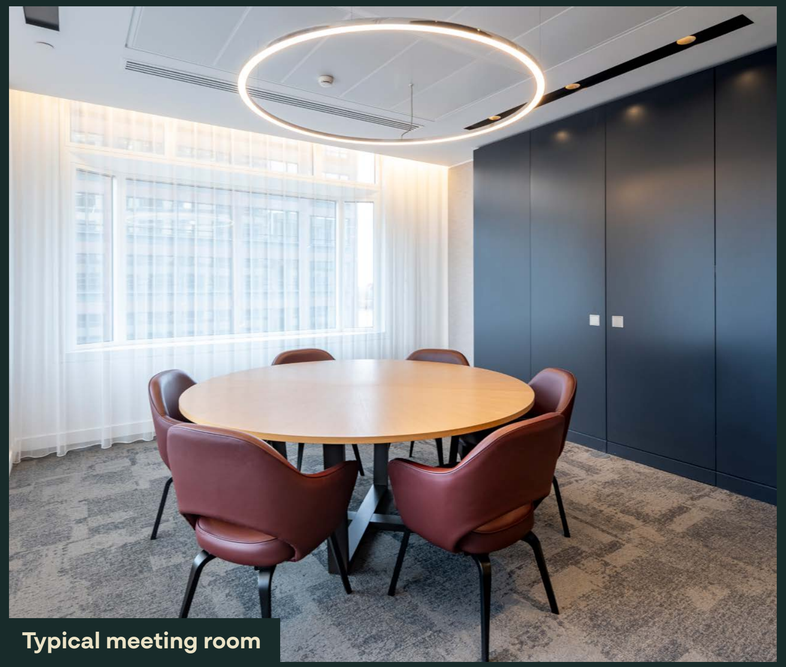


9th floor café



292 bicycle racks

considered



Typical meeting room



Typical breakout space



Typical breakout space



BUILDING

3RD FLOOR

37,260 SQ FT / 3,462 SQ M

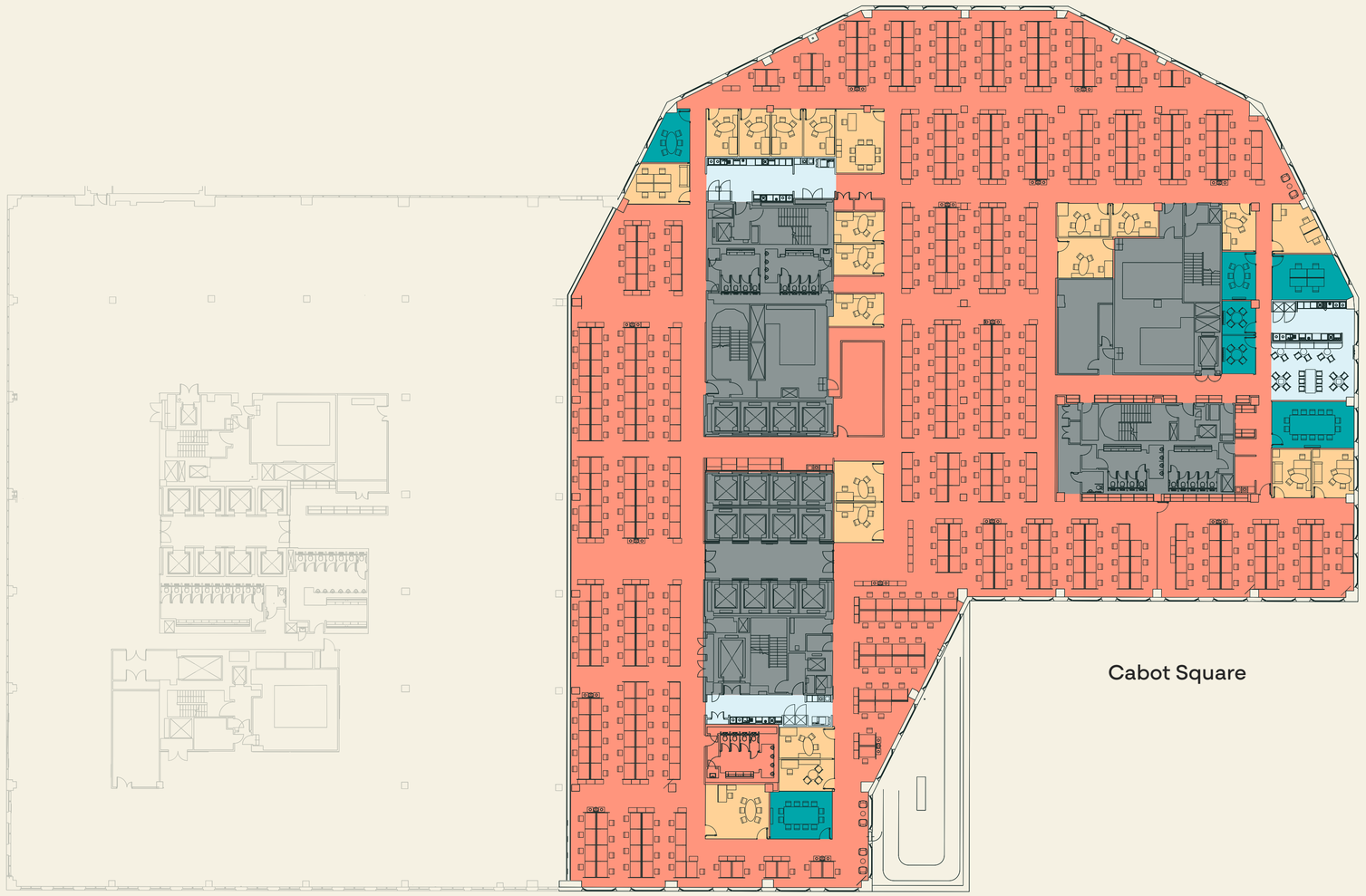
UNDER OFFER

Open plan desks	455
Private offices	21
14 person meeting room	1
12 person meeting room	1
6 person meeting rooms	2
4 person meeting room	3
Kitchenettes	3
Breakout	3

9

1 CABOT SQ

- Office
- Private offices
- Meeting spaces
- Kitchenettes / breakout
- Core
- Plant



Floor plans not to scale.
For indicative purposes only.

BUILDING

10

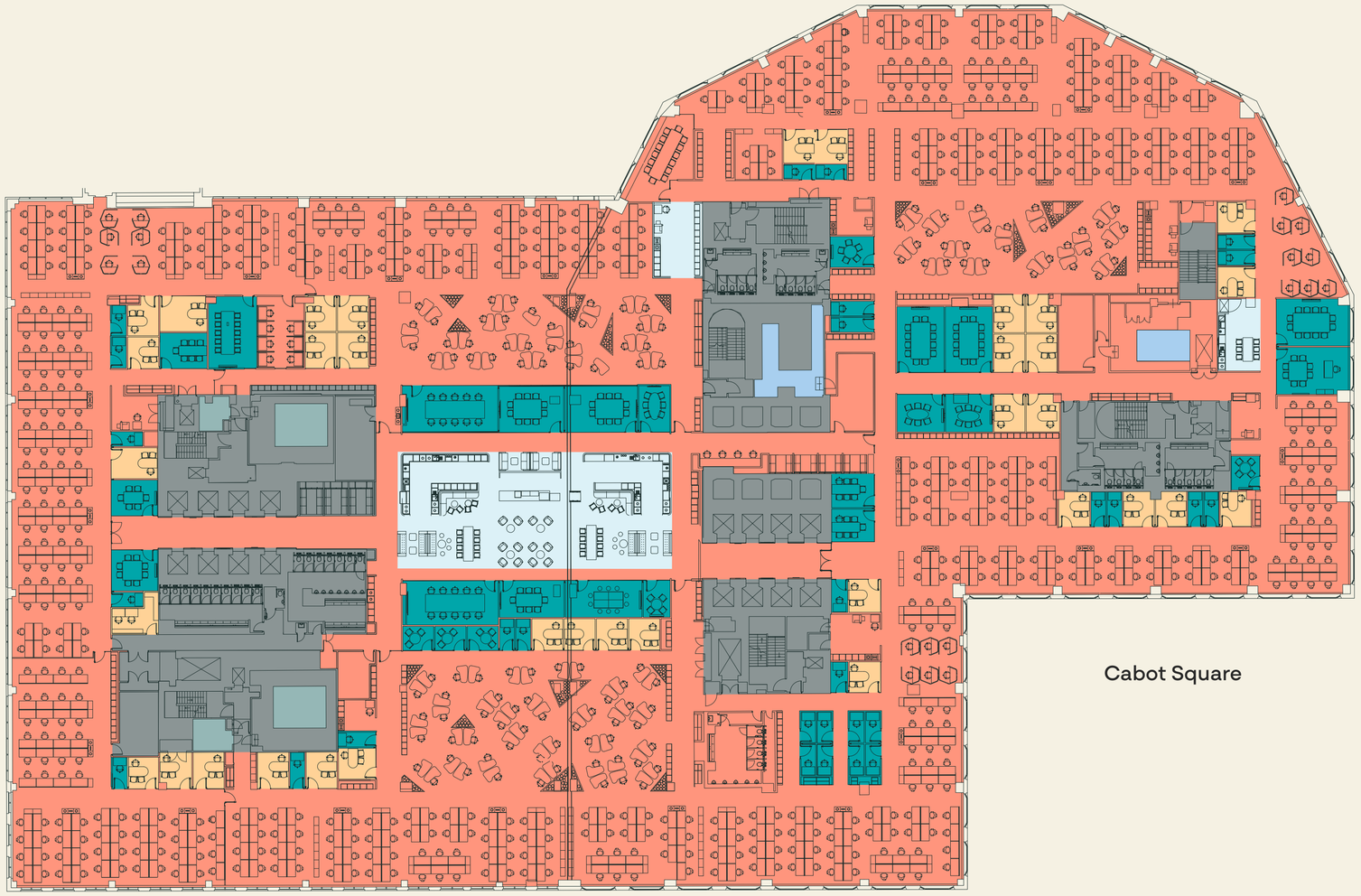
1 CABOT SQ

2ND FLOOR

66,233 SQ FT / 6,153 SQ M

Open plan desks	644
Private offices	34
14 person meeting room	1
12 person meeting room	3
10 person meeting room	4
8 person meeting rooms	3
7 person meeting rooms	3
6 person meeting rooms	4
5 person meeting rooms	1
4 person meeting room	2
3 person meeting rooms	3
Quiet Booths	20
Kitchenettes	3
Breakout	2

- Office
- Private offices
- Meeting spaces
- Kitchenettes / breakout
- Core
- Plant



Floor plans not to scale.
For indicative purposes only.

BUILDING

1ST FLOOR (PART)

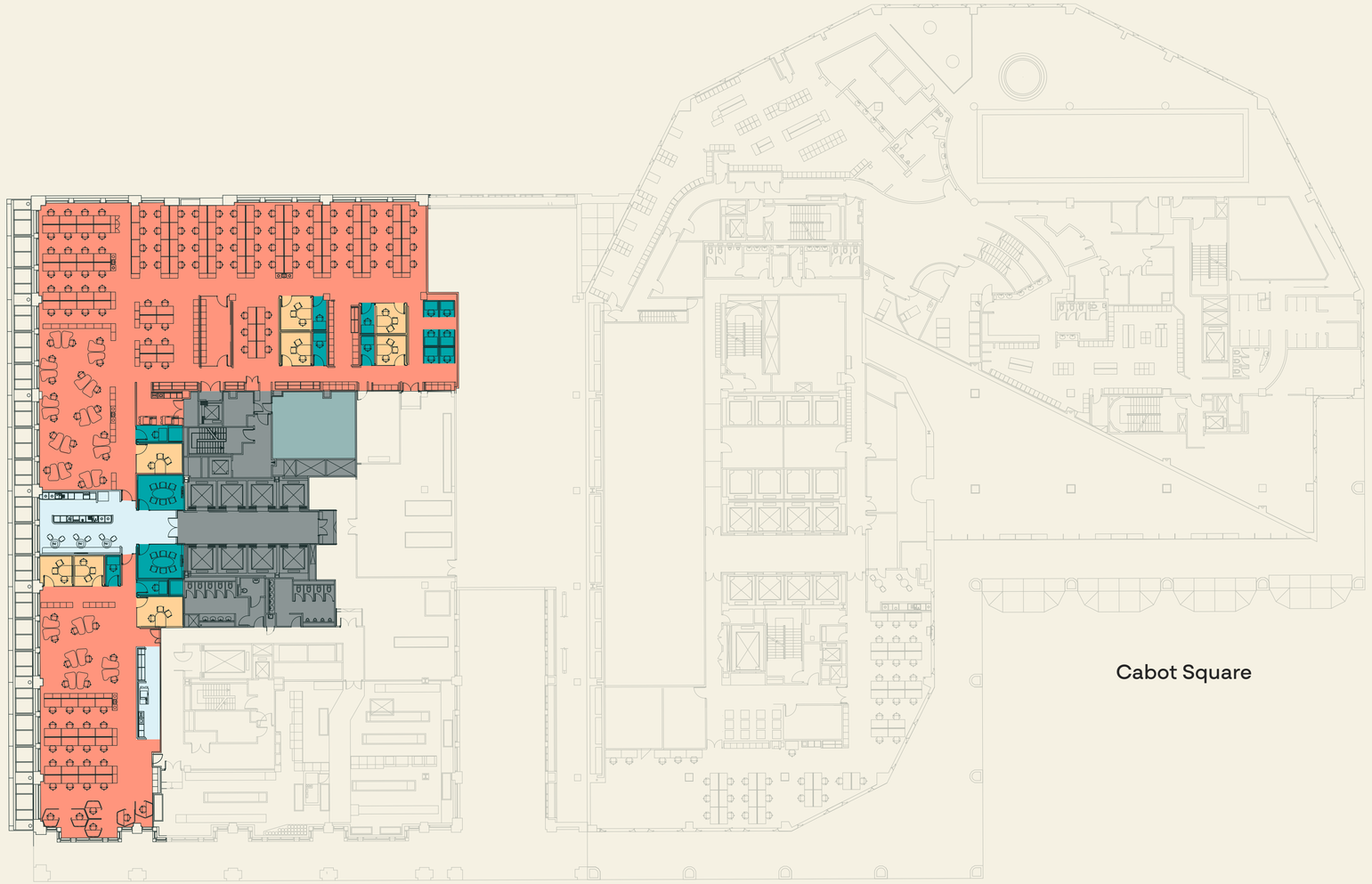
12,788 SQ FT / 1,188 SQ M

Open plan desks	118
Private offices	8
6 person meeting rooms	2
Quiet Booths	6
Kitchenettes	1
Breakout	2

11

1 CABOT SQ

- Office
- Private offices
- Meeting spaces
- Kitchenettes / breakout
- Core
- Plant

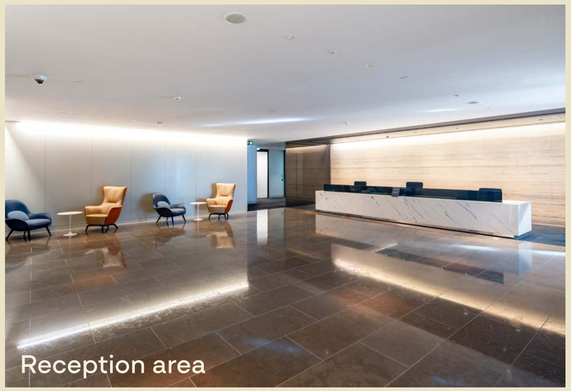


Floor plans not to scale.
For indicative purposes only.

BUILDING

GROUND FLOOR (PART)

9,591 SQ FT / 891 SQ M

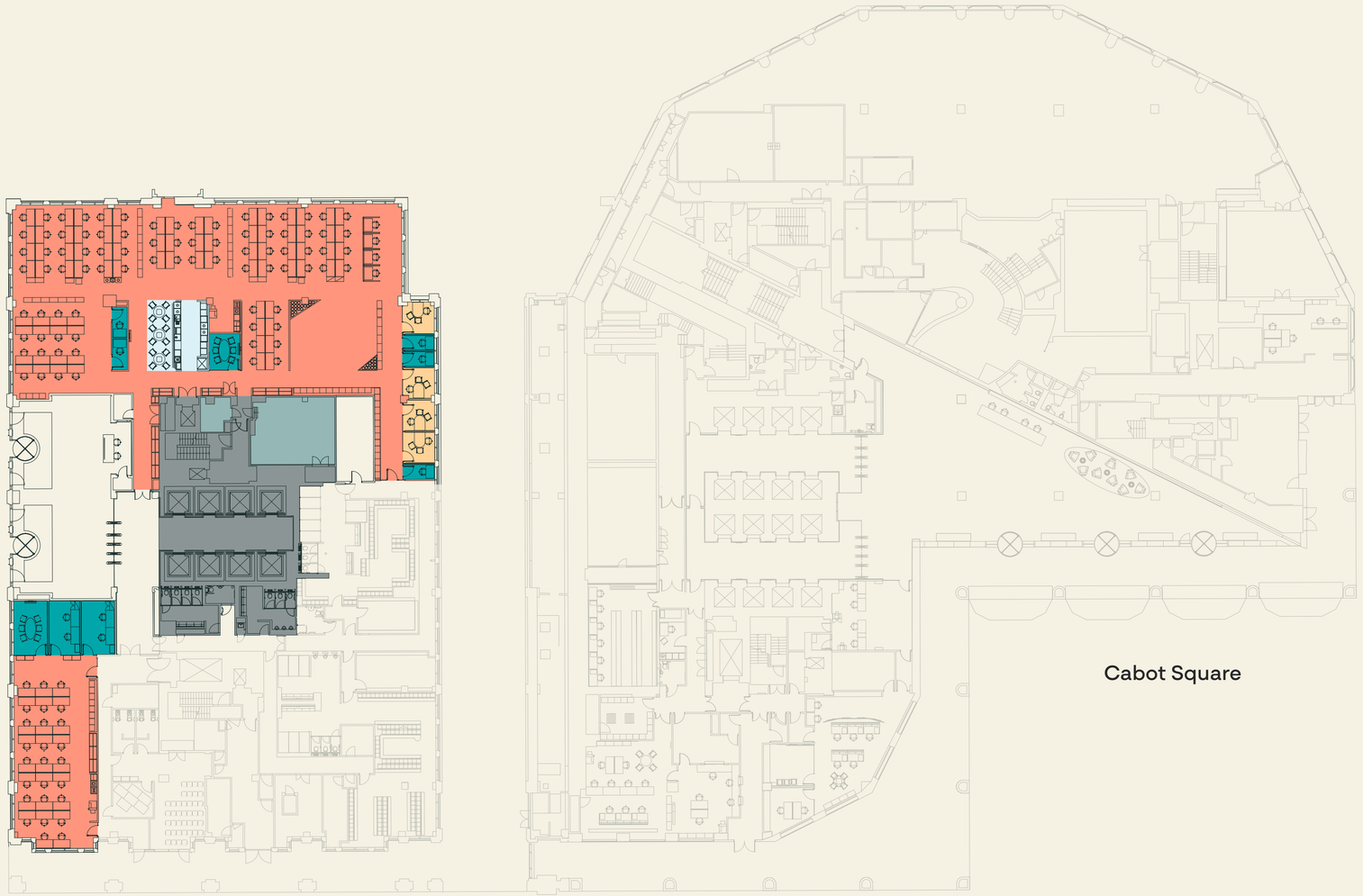

Reception area

12

Open plan desks	102
Private offices	4
6 person meeting rooms	2
2 person meeting rooms	2
Kitchenettes	1
Breakout	1

- Office
- Private offices
- Meeting spaces
- Kitchenettes / breakout
- Core
- Plant

1 CABOT SQ



Floor plans not to scale.
For indicative purposes only.

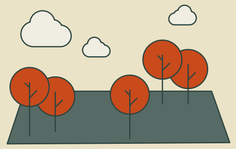
CAN location HARF



EXPLORE THE *neighbourhood*



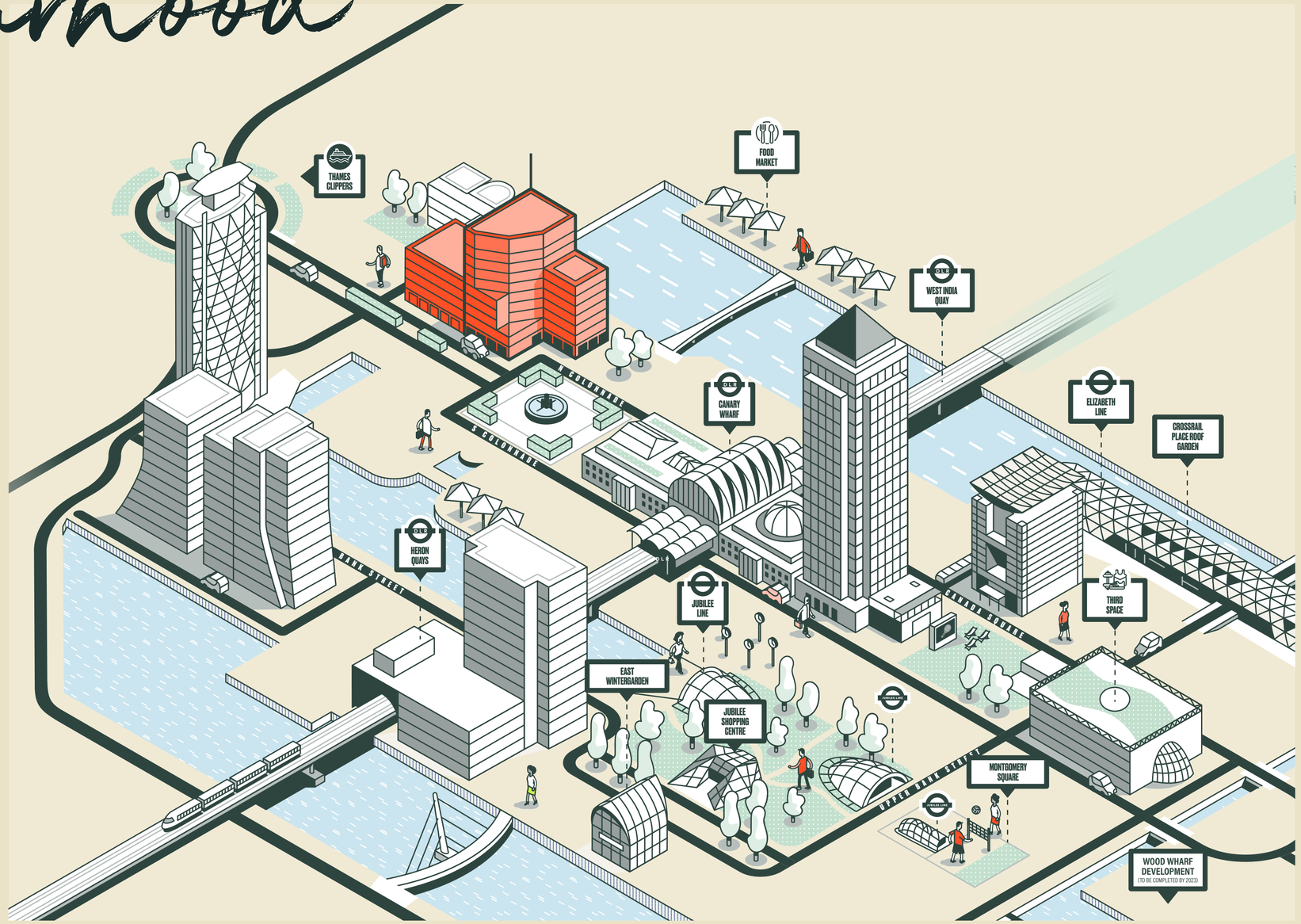
Over 300 shops, cafés, bars and restaurants



16.5 acres of landscaped parks, gardens & squares

Canary Wharf offers occupiers an unrivalled environment – it's the perfect place to relax, connect and recharge.

A curated and considered mix of restaurants, bars and cafés – alongside over 120 retail stores across five retail malls, there is something for every time of day and every taste.



OCCUPIERS

IN GOOD *company*

@CANARY WHARF

15

BARCLAYS	LSEG	ANZ	citi	Deutsche Bank	SOCIETE GENERALE
KPMG	EY	BCG	FISHER INVESTMENTS	BNY	
FitchRatings	STATE STREET.	HM Government	NORTHERN TRUST	Infosys	Morgan Stanley
Revolut	THOMSON REUTERS	UCL	CHASE	TOTAL	PKF
RELIAQUEST	bp	General Medical Council	J.P.Morgan	CMA	ofgem

1 CABOT SQ

A THRIVING

Beyond the celebrated retail, F&B and leisure offering, Canary Wharf is renowned for its year round arts & events programme across the estates venues and green spaces.



Wood Wharf



The Ivy

Reuters Plaza



Barbarella



The Alchemist



location

LOCATION

SOMETHING FOR

The newly opened Eden Dock, in partnership with the Eden Project, has created a tranquil oasis at the heart of the estate, while those looking to raise their heart rate can enjoy open-water swimming at Middle Dock, padel at Padium or competitive fun at Fairgame.



BBQ Boat



Sea Lanes

17



Eden Dock



Fairgame

1 CABOT SQ

everyone

YOU'RE *connected*

Move around the City and beyond with a choice of transport connections.

Just a four minute walk away from Crossrail Place with the Elizabeth line has reducing travel times across the City, with a high capacity and high frequency timetable. Canary Wharf DLR station and underground stations are also nearby, so wherever you need to get to, you can get there with ease.



KEY TRAVEL TIMES

16 Mins (DLR)
Bank

10 Mins (Elizabeth Line)
Liverpool Street

04 Mins (walk)
Crossrail Place

19 Mins (Elizabeth line)
Bond Street

One CABOT Square

19 Mins (Elizabeth line)
Stratford

50 Mins (Elizabeth line)
Heathrow Airport

17 Mins (Jubilee line)
Waterloo

21 Mins (Jubilee line/DLR)
London City Airport

Source: TfL.



FURTHER *info*

TERMS

Upon application.

VIEWINGS

Strictly through the sole letting agents:

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