



To Let

Partially fitted office suite available on flexible terms; minutes from Crossrail Place

- Located at the gateway of Canary Wharf's new Wood Wharf District; one of London's latest mixed use neighbourhoods
- Efficient and naturally bright floorplate with views overlooking the O2 stadium
- 10,452 sq ft available on part level 8
- Highly flexible lease terms available
- Crossrail Place - 4 minute walk

5 Churchill Place

London, E14 5HU

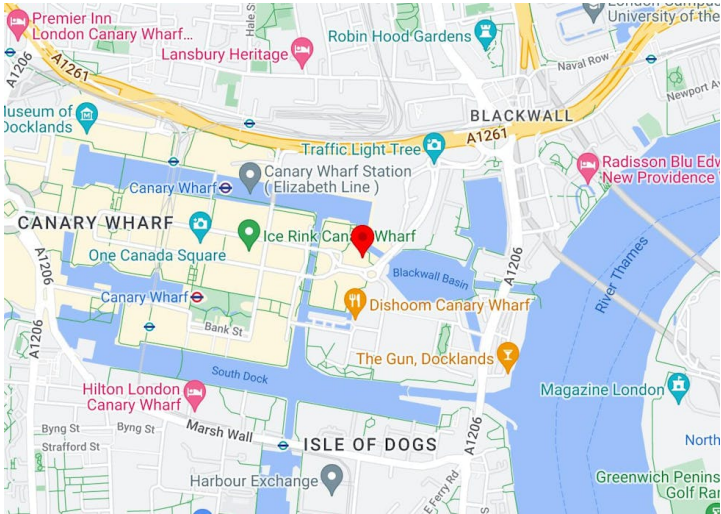
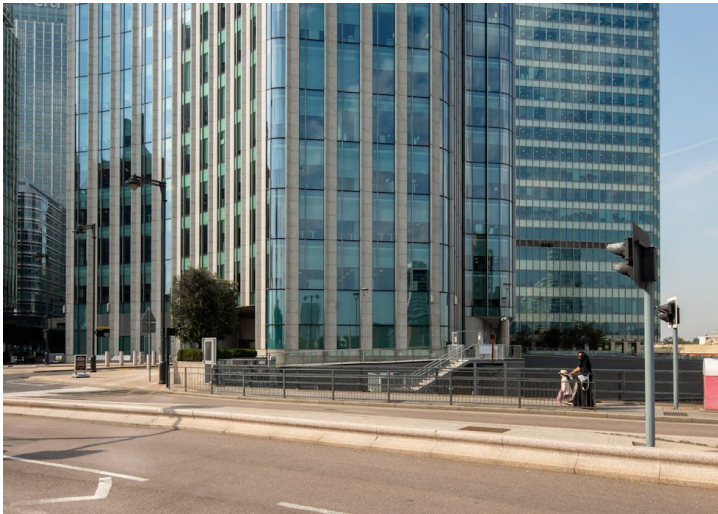
10,452 to 46,203 sq ft

971.02 to 4,292.40 sq m

Reference: #20174

5 Churchill Place

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Summary

Available Size	10,452 to 46,203 sq ft / 971.02 to 4,292.40 sq m
Rent	£35 per sq ft Guiding
Rates Payable	£15 per sq ft Estimated
Service Charge	£23 per sq ft
Estate Charge	£4 per sq ft Estimated
EPC	C (75)

Location

5 Churchill Place occupies a prominent position in the Canary Wharf estate, adjacent to the headquarters of Barclays, State Street and Ernst & Young. The building is also located at the gateway of Wood Wharf, where the Canary Wharf Group are delivering a new vibrant live/work community, comprising a 4.9m sq. ft mixed use development, 2m sq. ft of offices, 390,000 sq. ft of retail & leisure, 3,500 new homes and 9 acres of interconnected public open spaces.

The building is well connected to a resilient transport network. The Jubilee line connects to the West End, London Bridge and Waterloo while the DLR takes you to Bank and London City Airport. The delivery of Crossrail will provide rapid access to the City, West End and Heathrow, with 24 trains per hour.

Accommodation

Name	sq ft	sq m	Rent	Availability
8th - Part	10,452	971.02	£35 /sq ft	Available
3rd	25,536	2,372.37	-	Available
2nd - Part	10,215	949	-	Available

Specification

A modern HQ office building constructed in 2009, the specification comprises;

- Polished natural stone, double height reception
- 2.8m floor to ceiling height
- 4 pipe fan coil air conditioning
- 11 KV electrical service with dual power from 2 different EDF substations
- 3 x 2,000 KVA building standby generators, providing back up for all business critical operations, with provision for a fourth set
- 1 x 1,000 KVA UPS providing N+1 redundancy
- 8 x 21 person (1,600 kg) passenger lifts and 2 x goods lifts (3,000 + 1,800 kg)
- Enhanced raised floor void - 200mm overall Level Part 8
- Commissionaire reception and 24/7 security
- BREEAM rating of excellent

Viewings

Strictly by appointment by the sole agents JLL

Terms

The accommodation is available on terms to be negotiated until Q2 2029.

