



To Let

One Canada Square is an iconic office tower in the heart of Canary Wharf with international status at the heart of the Canary Wharf Estate.

- Opportunity for whole floors to be split and flexible turnkeys can be offered
- Landmark office tower
- Jubilee line, DLR and Elizabeth line a short walk
- 300+ shops, bars and restaurants
- 16.5 acres of open spaces
- Over 200 arts and events every year
- No V.A.T.
- Dual Power from two independent substations

1 Canada Square

London, E14 5AX

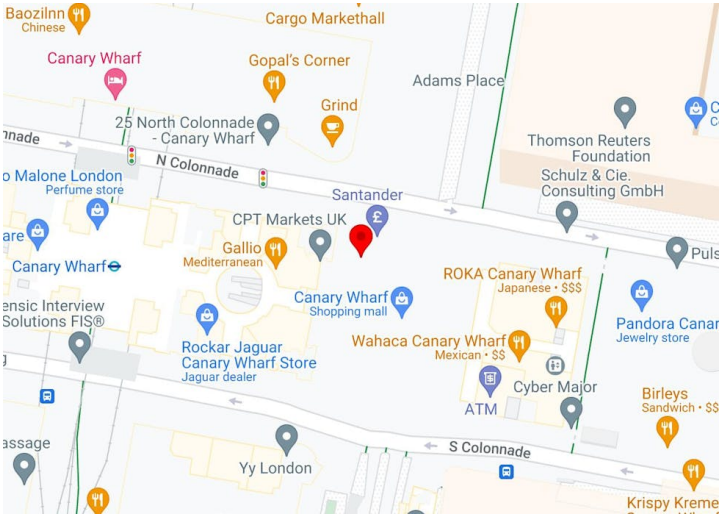
2,375 to 265,111 sq ft

220.64 to 24,629.62 sq m

Reference: #4238

1 Canada Square

London, E14 5AX



Summary

Available Size	2,375 to 265,111 sq ft / 220.64 to 24,629.62 sq m
Rates Payable	£17.25 per sq ft
Service Charge	£16.65 per sq ft
Estate Charge	£4.39 per sq ft
EPC	B (49)

Location

One Canada Square is situated in the heart of Canary Wharf adjacent to the DLR and Jubilee line stations and a short walk from the new Elizabeth Line (Crossrail) 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.

In partnership with the Eden Project, Canary Wharf Group’s ambition is to become a global example of best practice and innovation on biodiversity in a dense urban environment, living and working in harmony with nature.

The transformation of Middle Dock is the first step in implementing this vision through the creation of a green spine through the centre of the Estate with additional green public realm, parks and gardens, waterside access and performance spaces. The proposals animate the docks with new spaces for arts and culture, and for water sports such as paddle-boarding, open water swimming and kayaking. Anticipated completion of Middle Dock is mid 2024.

Accommodation

Floors are available as a whole or in part.

Floor/Unit	Description	Size	Availability
42nd	Entire Floor - Shell & Floor	28,972 sq ft	Available
41st	Entire floor - shell & floor	28,103 sq ft	Available
40th	Entire Floor - Shell & Floor	28,146 sq ft	Available
35th	Entire floor - Shell and Floor	28,336 sq ft	Available
34th	Entire Floor - Shell and Floor	28,968 sq ft	Available
33rd	-	18,000 sq ft	Under Offer
33rd	Pt Floor (Fitted, can be split)	8,396 sq ft	Available
32nd	Fitted and furnished	2,002 sq ft	Available
29th	CAT A (can be fitted)	5,932 sq ft	Available
21st	-	8,431 sq ft	Let
10th	Fitted and furnished	5,719 sq ft	Let
6th	Part	4,947 sq ft	Available

Specification

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