



To Let

10 Upper Bank Street is a landmark building located on the waterside in the heart of Canary Wharf.

- Large communal reception opposite Jubilee Park
- Good transport links including Crossrail
- Excellent Retail and F&B offerings within Canary Wharf

10 Upper Bank Street

London, E14 5NP

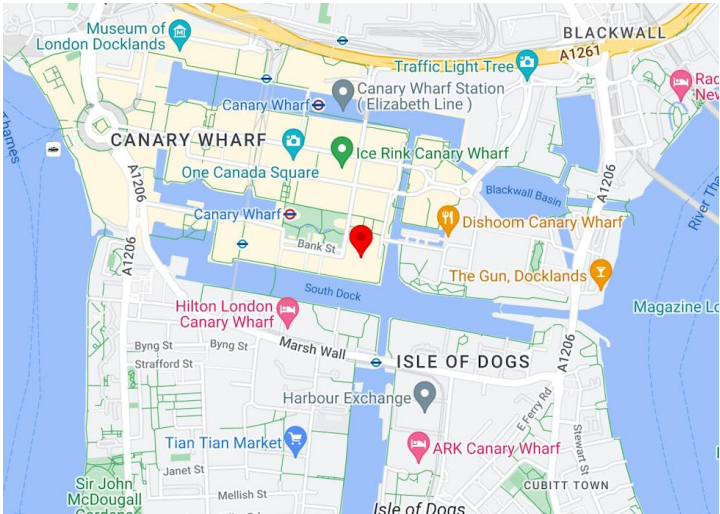
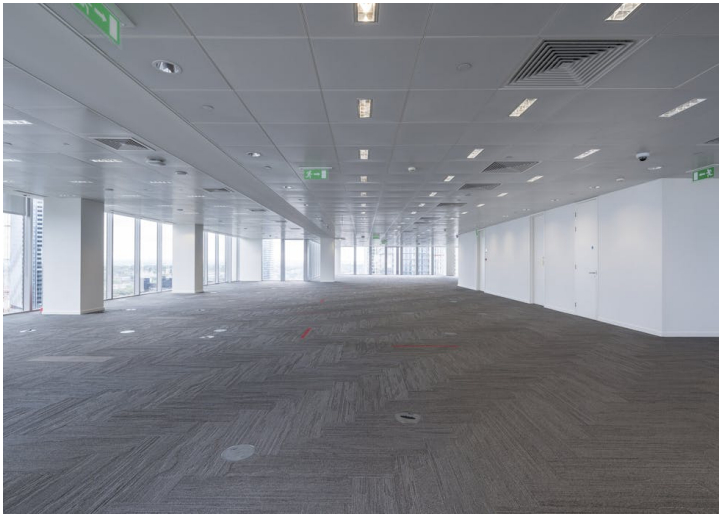
10,000 to 26,009 sq ft

929.03 to 2,416.32 sq m

Reference: #10640

10 Upper Bank Street

London, E14 5NP



Summary

Available Size	10,000 to 26,009 sq ft / 929.03 to 2,416.32 sq m
Rent	£39.50 per sq ft Passing
Rates Payable	£16.35 per sq ft
Service Charge	£11.50 per sq ft
Estate Charge	£3.74 per sq ft
EPC	E (107)

Description

10 Upper Bank Street is an exceptional landmark building, positioned right on the waterside and in the heart of Canary Wharf. The building is a 32- story office building located in Canary Wharf comprises over 200,000 sq. ft off office space.

Accommodation

Available by way of an assignment/sublease until July 2028.

Floor/Unit	sq ft	Rent
13th	26,009	£39.50 /sq ft Passing
Total	26,009	

Specification

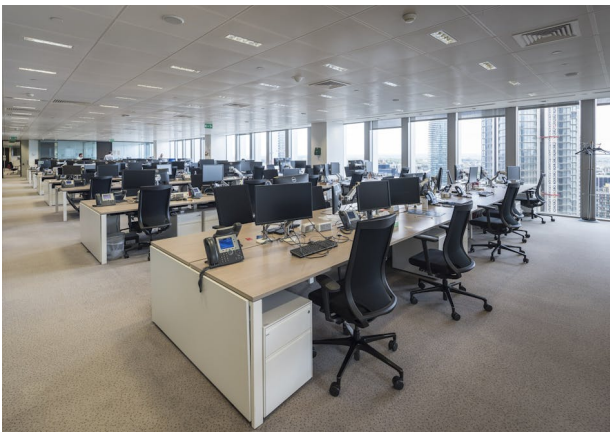
- 1:8 occupancy density
- Dual power feed into the building
- 8 x 21 person passenger lifts in each of the 3 lift banks
- Metal tile suspended ceiling
- Fan assisted terminal VAV air conditioning
- 2.75m floor to ceiling height
- 200mm raised floors
- CAT 6 cabling in situ
- Electrak power distribution system
- Tenant UPS provision 50kVA per floor
- 2 x 3000kg and 1 x 1900kg goods lift
- 5 x 2000kVA emergency generators

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10 UPPER BANK ST

Canary Wharf, London

FLEXIBLE OFFICE SUITES SUITED TO YOU

CREATING OPPORTUNITIES

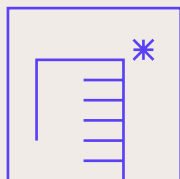
10 Upper Bank Street is an exceptional landmark building in an enviable position, right on the waterside in the heart of Canary Wharf.

Standing high and proud across 32 stories, there is something for everyone. Whether you need a fully-fitted plug and play floor, a Cat A floor to make your mark or a part floor to create your own self-contained space, look no further.

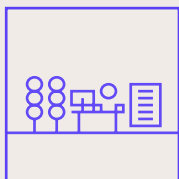


**GRADE A+ HIGH QUALITY
OFFICE SUITES RANGING
FROM 12,256 - 66,888 SQ FT**

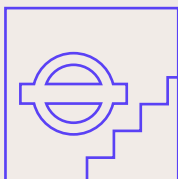
BUILDING ON THE BEST...



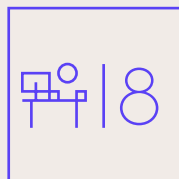
Landmark tower building



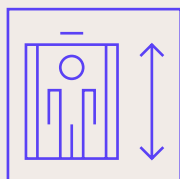
Large reception lobby



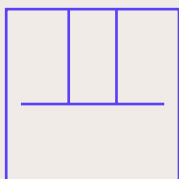
Escalator access to the Jubilee Line and Jubilee Place Shopping Mall



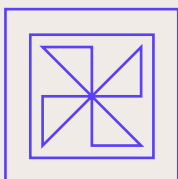
Building capable of 1 person per 8m² occupancy density



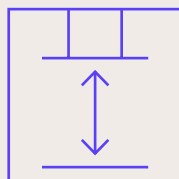
8 x 21 person passenger lifts in each of the 3 lift banks



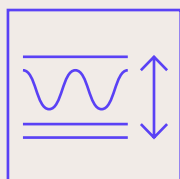
Metal tile suspended ceiling



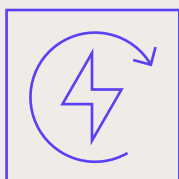
Fan assisted terminal VAV air conditioning



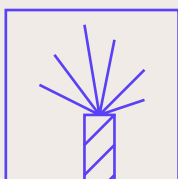
2.75m floor to ceiling height



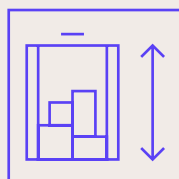
200mm raised floors



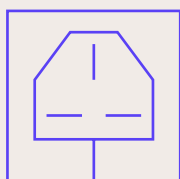
Tenant UPS provision 50kVA per floor



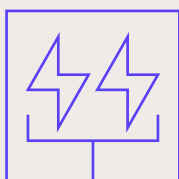
Cat 6 cabling in situ



2 x 3000kg and 1 x 1900kg goods lifts



Electrak power distribution system

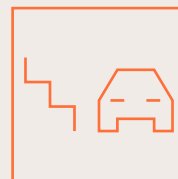


Dual power feed into the building



5 x 2000kVA emergency generators

Extra Facilities



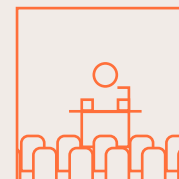
Basement car parking



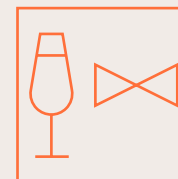
Bike racks



Private meeting rooms



250 seat auditorium



Event space

13TH FLOOR - CAT A

25,970 sq ft

18TH FLOOR - FITTED

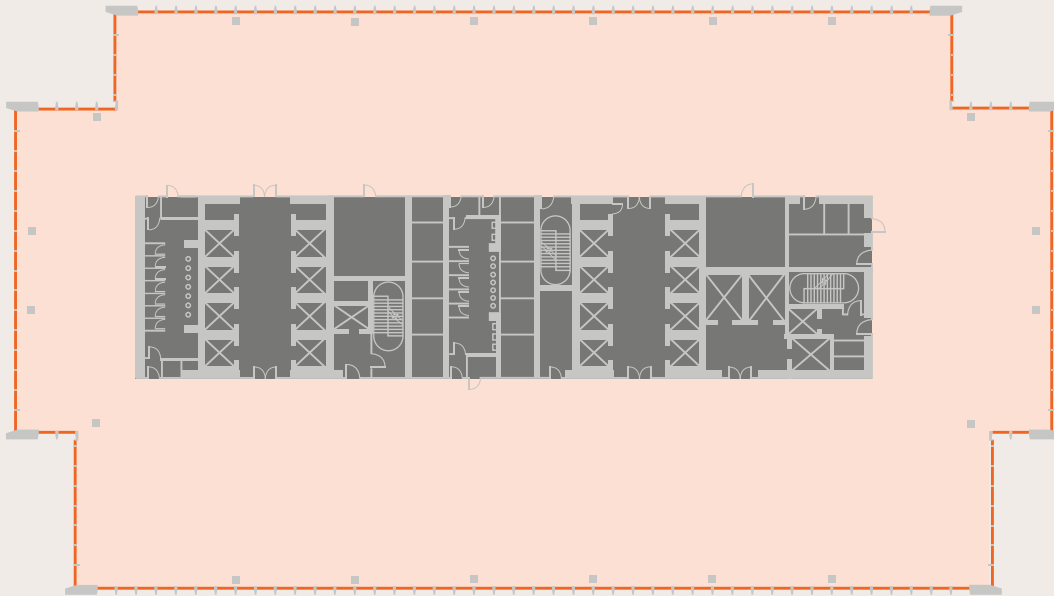
26,968 sq ft

19TH FLOOR - CAT A

12,256 sq ft

MAKE YOUR MARK...

A full floor you can design to suit your every need.



13TH FLOOR

25,970 sq ft

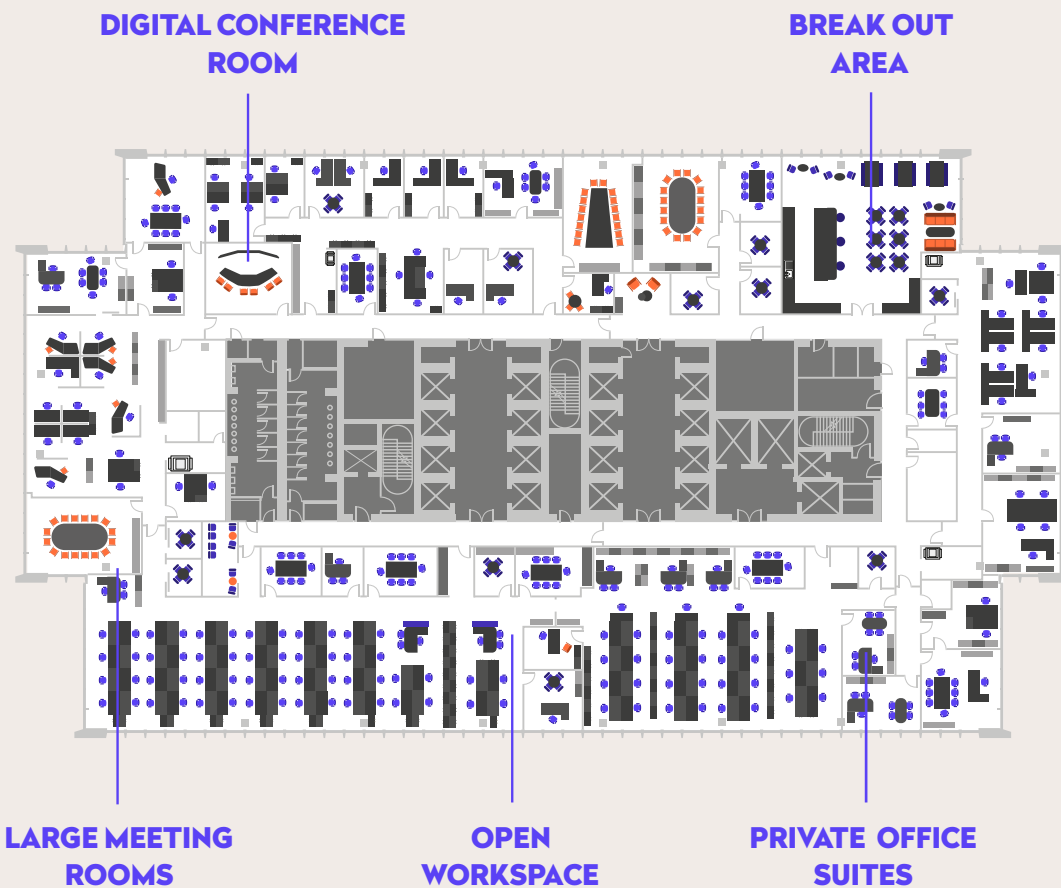
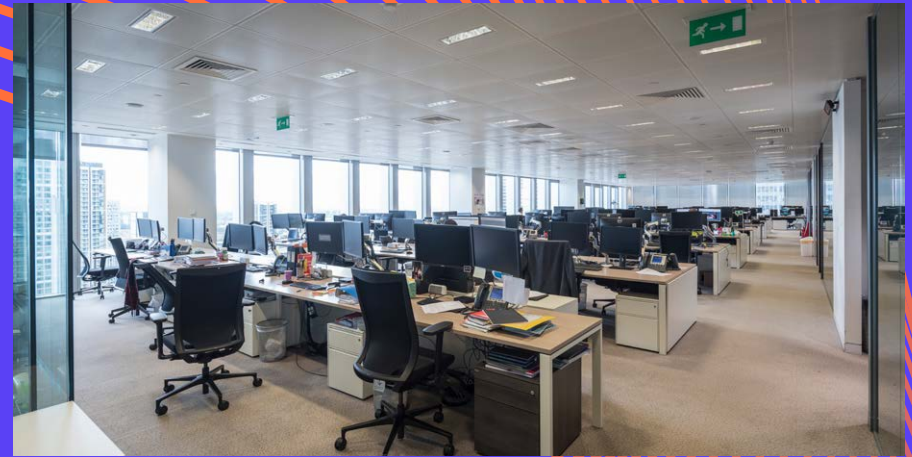
2,412.7 sq m

- 1,206 sq ft of storage
- 8 car spaces



PLUG IN AND PLAY...

Ready to move into, fully fitted CAT B office space.

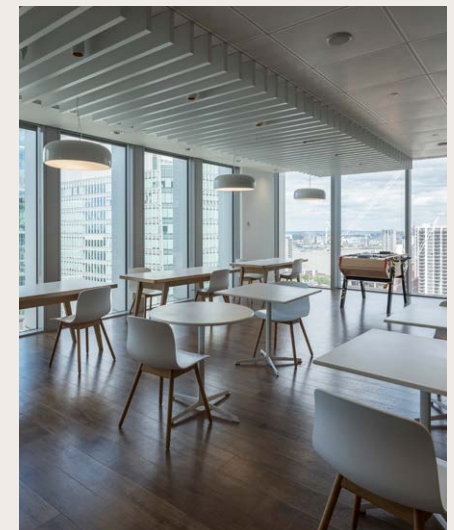


18TH FLOOR

26,968 sq ft
2,505.4 sq m

Desks	113
Meeting Rooms	18
Private Offices	18

The 17th floor is also available by way of a new lease direct from Clifford Chance.



OR CREATE YOUR OWN...

Part floor with spectacular views.

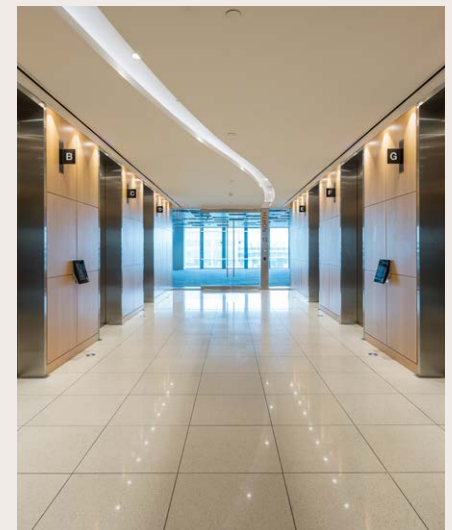
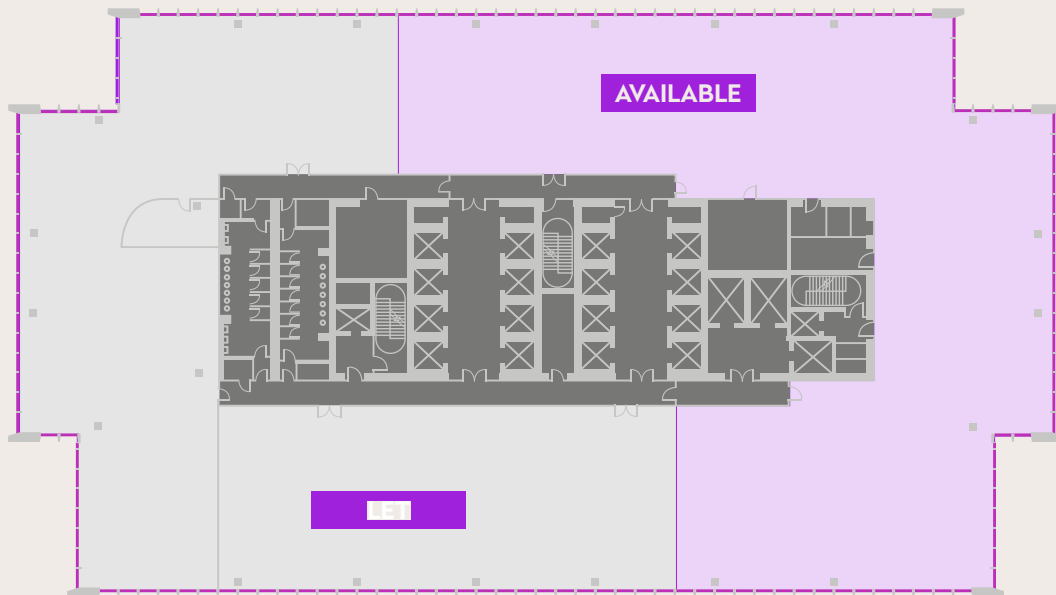


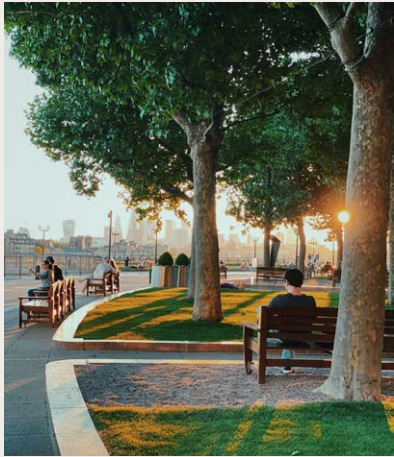
19TH FLOOR

12,256 sq ft

1,138.6 sq m

- 280 sq ft of storage
- 4 car spaces





AMENITIES

- 1 Crossrail Station**
- The Breakfast Club
 - Everyman Cinema
 - Franco Manca
 - Barry's
 - Sweat by BXR

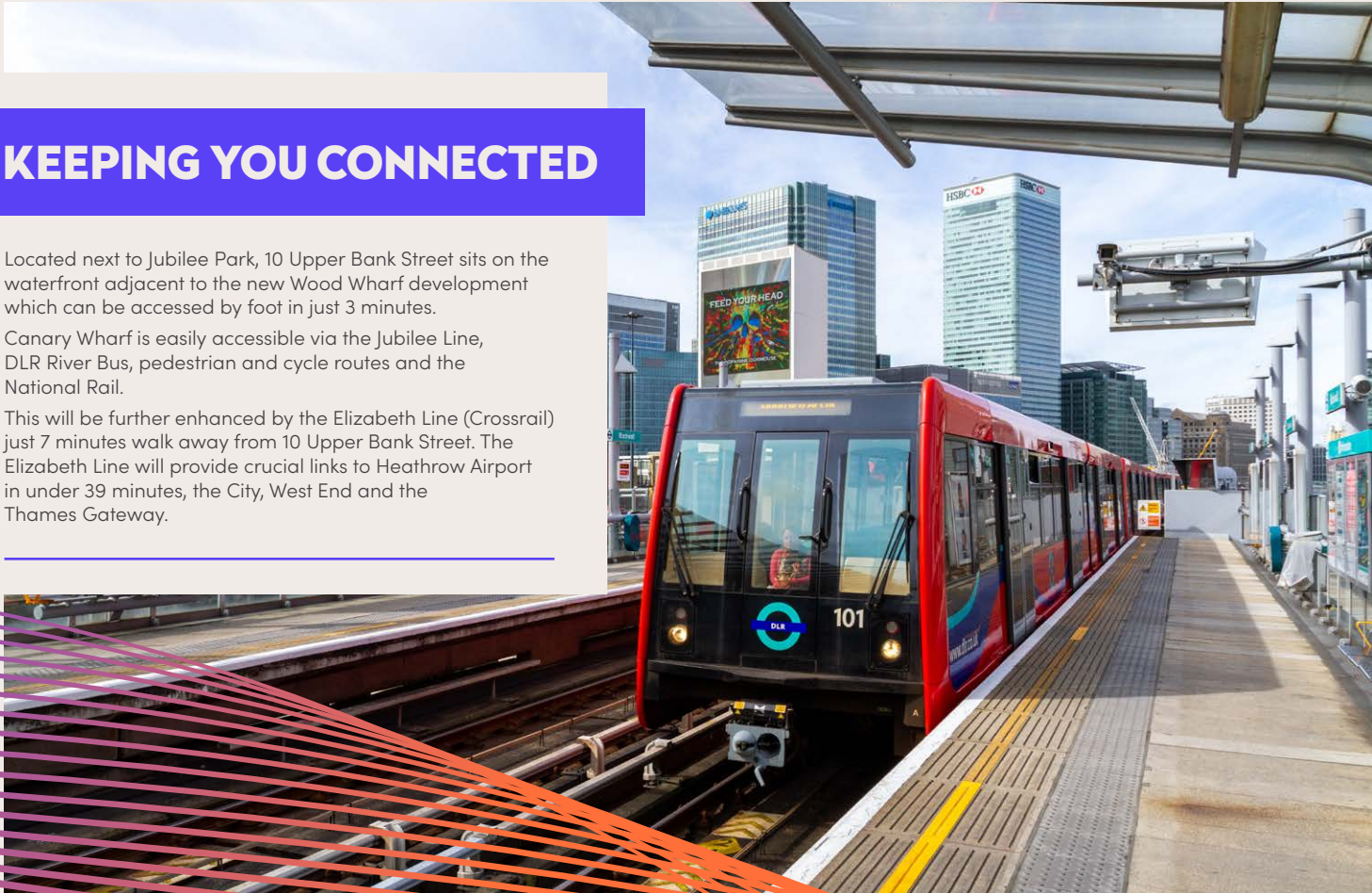
- 2 Montgomery Sq**
- 640 East
 - Third Space

- 3 Jubilee Park**
- Ahi Poké
 - Black Sheep Coffee
 - Crosstown Doughnuts

- 4 1 Canada Sq**
- Canteen
 - Roka

- 5 Cabot Sq**
- Iberica
 - The Pagination
 - Nuffield Health Gym

IN THE HEART OF IT ALL



KEEPING YOU CONNECTED

Located next to Jubilee Park, 10 Upper Bank Street sits on the waterfront adjacent to the new Wood Wharf development which can be accessed by foot in just 3 minutes.

Canary Wharf is easily accessible via the Jubilee Line, DLR River Bus, pedestrian and cycle routes and the National Rail.

This will be further enhanced by the Elizabeth Line (Crossrail) just 7 minutes walk away from 10 Upper Bank Street. The Elizabeth Line will provide crucial links to Heathrow Airport in under 39 minutes, the City, West End and the Thames Gateway.



ELIZABETH LINE

Farringdon	8 Minutes
London Bridge	10 Minutes
Soho	11 Minutes
Shoreditch	14 Minutes
Kings Cross	26 Minutes
Heathrow	39 Minutes

JUBLIEE LINE

London Bridge	6 Minutes
Waterloo	9 Minutes
Westminster	11 Minutes

DLR

Greenwich	9 Minutes
Tower Gateway	11 Minutes
Bank	11 Minutes
Stratford International	11 Minutes
City Airport	15 Minutes

FURTHER INFORMATION

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of 59(C).

RENT

Rent passing £39.50 per sq ft. Further information available on request.

BUSINESS RATES

Rates Payable (2020/2021): £16.35 per sq ft.

SERVICE CHARGE

£11.50 per sq ft.

ESTATE CHARGE

£3.74 per sq ft.

NB: Estimated costs as at November 2020



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