

To Let

Office 0 sq ft NIA

5 Churchill Place, London, Greater London, E14 5HP



Summary

- A modern H.Q. office building, constructed in 2009, offering high quality Cat A or fitted out floors.
- Type: Office
- Tenure: To Let
- Size: 0 sq ft NIA
- Rent: Starting From £39 per sq ft

Highlights

- Headquarters building
- High-quality fit out
- Prominent development
- Open-plan work space
- Manned reception

Location

The building occupies a prominent position in the Canary Wharf estate, adjacent to the headquarters of Barclays, State Street, Ernst & Young, and the European Medicines Agency.

Specification

- Comprehensively refurbished reception
- ** Fully fitted "Plug & Play" floors with high quality fit out and furniture
- 4 pipe fan coil air conditioning
- Enhanced floor to ceiling height (between 2.8m - 2.9m)
- Enhanced raised floor void (between 200mm – 250mm)
- 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)
- BREEAM rating of "Excellent"

Availability

Floor	sq ft
12	26,059
6	25,613
5	25,620
4	25,503
1	24,868
Total	127,663

Terms

A new flexible sublease available for a term until July 2029

Viewings

Strictly by appointment by the sole agents.

Amenities

- Good Ceiling Height
- Lifts
- 3 x 2,000 KVA building standby generators
- Additional tech rooms and kitchenettes installed
- Air-Conditioning
- Excellent BREEAM Rating

Energy Performance Rating

This property has been graded as 58(C).

Rent

Starting From £39 per sq ft

Business Rates

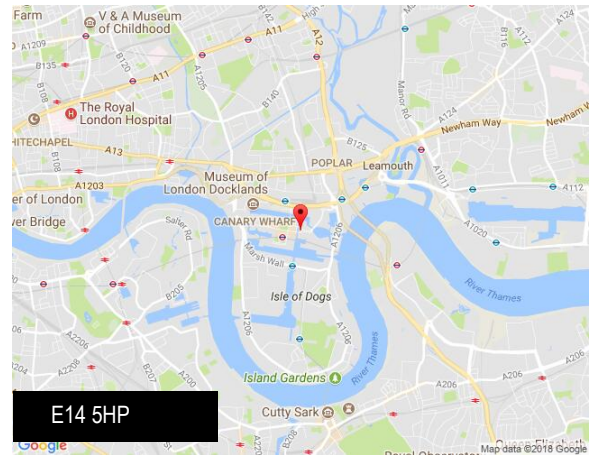
Rates Payable: £16.27 per sq ft

Service Charge

£11.36 per sq ft

Estate Charge

£3.32 per sq ft



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

Freddie MacGregor

t: +44 (0)207 318 7856

e: Freddie.MacGregor@eu.jll.com

Jack Beeby

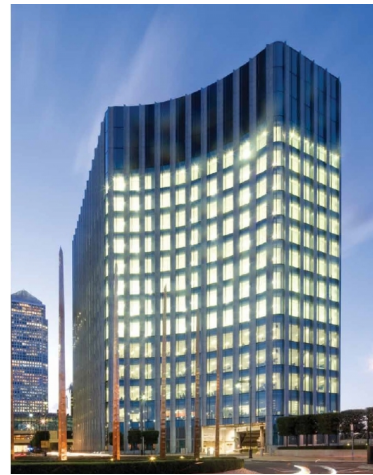
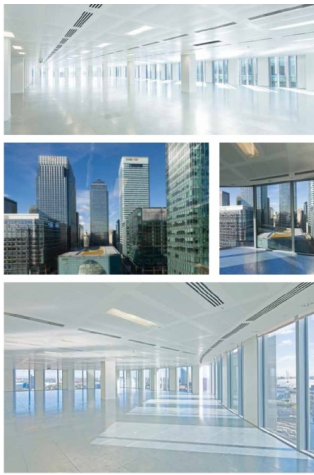
t: +44 (0)207 852 4063

e: jack.beeby@eu.jll.com

Neil Prime

t: +44 (0)207 399 5190

e: Neil.Prime@eu.jll.com



jll.co.uk/property

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

© 2018 Jones Lang LaSalle IP, Inc. Date: 18/02/18 - 5-churchill-place_180218_4513.pdf