

# To Let

## Office 27,735 sq ft NIA

1 Canada Square, London, Greater London, E14 5AA



### Summary

- Grade A offices
- Type: Office
- Tenure: To Let
- Size: 27,735 sq ft NIA
- Rent: Available on Request

### Highlights

- Landmark office tower
- Excellent Communications
- Approximately 1m Sq Ft of retail, restaurants, and bars
- 30 acres of open spaces
- Over 100 events every year
- No V.A.T.

## 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 Crossrail Station.

## Availability

Floor / Unit	Size	Availability
20th	27,735 sq ft	Available

## Specification

N+1 Design Philosophy,  
2.75m floor to ceiling height,  
140mm raised floors,  
32 passenger lifts,  
3 goods lifts,  
Dual power supplies.

## Availability

Floor	sq ft	Rent	Timing
20	27,735	On Application	Immediate
<b>Total</b>	<b>27,735</b>		

## Terms

New lease for a term by arrangement.

## Viewings

Strictly by appointment by the joint sole agents.

## Amenities

- Air-Conditioning
- Bike Storage
- Car Parking
- Lifts
- Manned reception
- Raised floors

## Energy Performance Rating

This property has been graded as 115(E).

## Rent

Available on Request

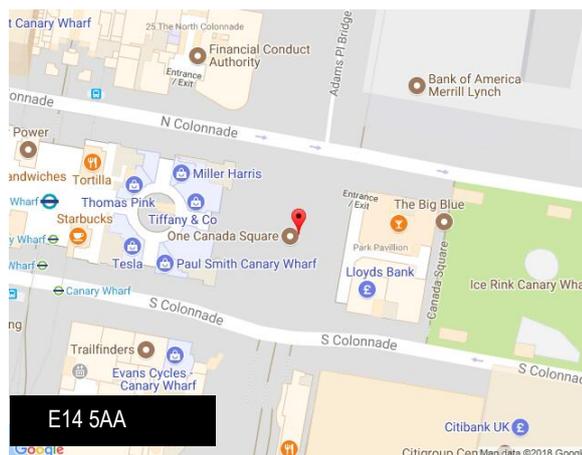
## Business Rates

Rates Payable: £18.12 per sq ft

## Service Charge

£12.79 per sq ft

Exclusive of £3.49 psf Estates charge



## Viewing & Further Information

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

## Contacts

### Dan Burn

t: +44 (0)207 399 5966  
e: dan.burn@eu.jll.com

### Catherine Owen

t: +44 (0)207 399 5208  
e: catherine.owen@eu.jll.com

### Sarah Shell

t: +44 (0)207 399 5708  
e: sarah.shell@eu.jll.com

### Daisy Hunt

t: +44 (0)207 399 5716  
e: Daisy.hunt@eu.jll.com

