To Let

Office 6,000 - 10,311 sq ft NIA
1 Canada Square, London, Greater London, E14 5AB

Summary

• On behalf of BBVA, we are marketing the Pt 44th floor at 1 Canada Square, E14 offering 10,311 sq ft of fitted out accommodation.
• Type: Office
• Tenure: To Let
• Size: 6,000 - 10,311 sq ft NIA
• Rent: Guiding £57.50 per sq ft VAT not applicable

Highlights

• Landmark office tower
• High quality fit out
• Exceptional aspect facing West towards The City
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
We can split the floor to accommodate requirements from 6,000 sq ft - 10,311 sq ft

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<thead>
<tr>
<th>Floor / Unit</th>
<th>Size</th>
<th>Availability</th>
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<tr>
<td>44th</td>
<td>10,311 sq ft</td>
<td>Available</td>
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Specification
- Floor to ceiling glazing
- Air conditioning
- Metal tiled suspended ceiling
- 2.75m floor to ceiling height
- Raised floors (140mm void)
- Double height reception
- 32 passenger lifts & 3 goods lifts
- Multiple data communications providers
- Dual power supplies
- Car parking/bike storage available
- Building is not VAT elected

Terms
A sub-lease is available until 2021, or longer by arrangement

Viewings
Strictly by appointment by the sole agents.

Energy Performance Rating
This property has been graded as 123(E).

Rent
Guiding £57.50 per sq ft VAT not applicable

Business Rates
Rates Payable: £18.12 per sq ft

Service Charge
£12.58 per sq ft
(there is an additional Estate Charge of £3.32 per sq ft)

Viewing & Further Information
If you are interested and would like more information please get in touch.

Contacts
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