

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

Floor / Unit	Size	Availability
44th	10,311 sq ft	Available

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

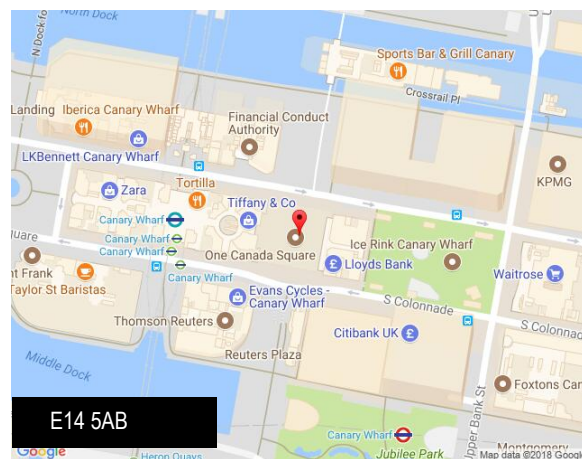
Business Rates

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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Superficie a desfectar, con PP de espacios comunes 1630,57 m²

- SUPERFICIE MÁXIMA A DESAFECTAR 957,98 m²
- SUPERFICIE COMÚN 213,26 m²

SUPERFICIE TOTAL CONSTRUIDA: 3276,09 m²

CLIENTE	UNIVERSO CANADA SQUARE
PROYECTO / FASE	RENTAL
FECHA	07 JULIO 2017
PROYECTANTE	PROYECTA



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