

To Let

Office 27,104 - 81,344 sq ft NIA

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



Summary

- Fully fitted office accommodation
- Type: Office
- Tenure: To Let
- Size: 27,104 - 81,344 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
9th	27,120 sq ft	Available
8th	27,120 sq ft	Available
7th	27,104 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.

Terms

New Lease for a term by arrangement.

Viewings

Strictly by appointment by the joint sole agents.

Amenities

- 24 hour access
- Fully fitted out
- Air-Conditioning
- Bike Storage
- Car Parking
- Disabled WCs
- Double height reception
- Floor to ceiling glazing
- Good Ceiling Height
- LG7 lighting
- Lifts
- Manned reception
- Multiple data communications providers
- Raised floors
- Suspended Ceiling

Energy Performance Rating

This property has been graded as 115(E).

Rent

Available on Request

Business Rates

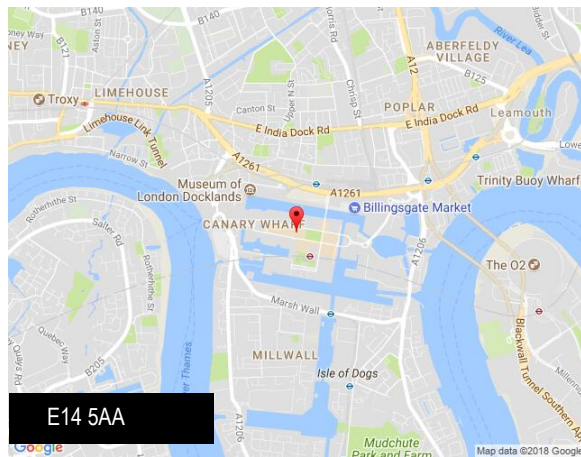
Rates Payable: £18.12 per sq ft

Service Charge

£12.79 per sq ft

Estate Charge

£3.49 per sq ft



Viewing & Further Information

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

Contacts

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