

20 CANADA SQUARE

SAY HELLO TO 20 CANADA SQUARE DONE DIFFERENTLY...

Located at the heart of Canary Wharf, 20 Canada Square is a landmark building finished to a high specification, located directly north of the Jubilee Line Underground entrance and 175m south of the new Crossrail station.

The 6th floor is available to let and has been comprehensively refurbished to offer a non-traditional TMT style finish with the aim of providing a fresh and different offering by comparison to what one would normally expect within Canary Wharf.

The building is situated just 50m from Canada Square (1.6 acres) and the 3.3 acre Jubilee Park which is an attractive, open landscaped space for Canary Wharf employees, with a huge variety of retail and restaurant amenities at subterranean levels.



IT'S NOT WHAT YOU THINK...

QIVTH
20 CANADA SQUARE
QIA FLOOR

- **1:8 occupancy ratio**
- **2.85m floor to ceiling height (to the underside of the raft)**
- **New VAV air conditioning**
- **New suspended metal tile raft ceilings with partially exposed services**
- **New recessed LED lighting**
- **Metal tile raised floors (300mm)**
- **114 Cycle spaces**
- **Shower and changing facilities**
- **New state of the art toilets designed by Sheppard Robson**



**THERE'S LOTS
OF SPACE**

**FOR STANDING DESKS,
EDGY VINTAGE RUGS
OR WHATEVER YOU WANT**



TO LET

Refurbished Industrial Office Space

25,147 sq ft

(2,336.2 sq m)

LOW DENSITY

1:12

Reception	1
Client Waiting Area	1
FOH Tea Point	1
Open Plan	258
Offices	10
Meeting Room (16 person)	1
Meeting Room (10 person)	2
Meeting Room (6 person)	5
Tea Point/Breakout	1
Reprographics Room	1
Store	1
Comms Room	1
Print Area	3
Total Head Count	190

MEDIUM DENSITY

1:9

Reception	1
Client Waiting Area	1
FOH Tea Point	1
Open Plan	258
Offices	10
Meeting Room (16 person)	1
Meeting Room (10 person)	2
Meeting Room (6 person)	2
Meeting Room (4 person)	4
Quiet Room	5
Tea Point/Breakout	1
Comms Room	1
Print Area	3
Phone Booth	12
Total Head Count	270

HIGH DENSITY

1:8

Reception	1
Client Waiting Area	1
Coffee Bar	1
Open Plan	254
Hot Desk/Agile Working	48
Meeting Room (14 person)	1
Meeting Room (10 person)	2
Meeting Room (6 person)	2
Meeting Room (4 person)	3
Quiet Room	10
Tea Point/Breakout	1
Comms Room	1
Print Area	3
Phone Booth	12
Total Head Count	304



FANCY A COFFEE? COCKTAILS? MAYBE SUSHI?

Canary Wharf is home to over 300 permanent shops, bars, cafés and restaurants, dozens of regular pop-ups and boasts more than 200 performing arts and events every year.

So whether you are looking to grab a bite to eat, sit back and enjoy a show or take part in a paddle board race, Canary Wharf has it all.



OUT ON THE TOWN

With so many options on your doorstep you will be spoilt for choice but here are a few of our favourites.

Amenity Key



CONNECTIONS AROUND LONDON

With the arrival of Crossrail in December 2018
Journeys into Canary Wharf will be quicker and
easier than ever.

*Timings are indicative based on the introduction of Crossrail

FIFTH 20 CANADA SQUARE **JIA FLOOR**

TO LET
Refurbished Office Space

25,147 sq ft
(2,336.2 sq m)



GIVE US A CALL



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