

ONE CANADA  
SQUARE

CANARY WHARF



ICONIC

NEWLY  
REFURBISHED  
FLOORS



L39 PANTRY

CONNECT TO THE  
CITY IN 6MINS ON THE  
ELIZABETH LINE

## Thirty one LOUNGE BAR

THIRTY ONE is a contemporary bar and restaurant with an all-day menu centred on the provision of exceptionally good food with incredible views across Canary Wharf and the east it offers a dining experience unlike any other.



THIRTY ONE LOUNGE BAR



L39 EVENT SPACE

## Summary Specification

- N+1 design philosophy
- 140mm raised floor
- 2.75m floor to ceiling height
- Fan assisted VAV or fan coil air conditioning
- 32 passenger lifts
- 3 goods lifts
- Office lighting at 400 to 500 lux
- Dual power supplies
- Multiple telecommunication service providers

GRAND



CROSSRAIL PLACE



CHAI KI, CROSSRAIL PLACE

## Financial Outgoings

- Quoting rent (no VAT):
  - Whole floors: from £52.50 per sq ft
  - Part floors: £57.50 per sq ft
- Rates: approx £18.59 per sq ft (2018/19)
- Service charge: £12.79 per sq ft (2018)
- Estate charge: £3.49 per sq ft (2018)

BOUTIQUE

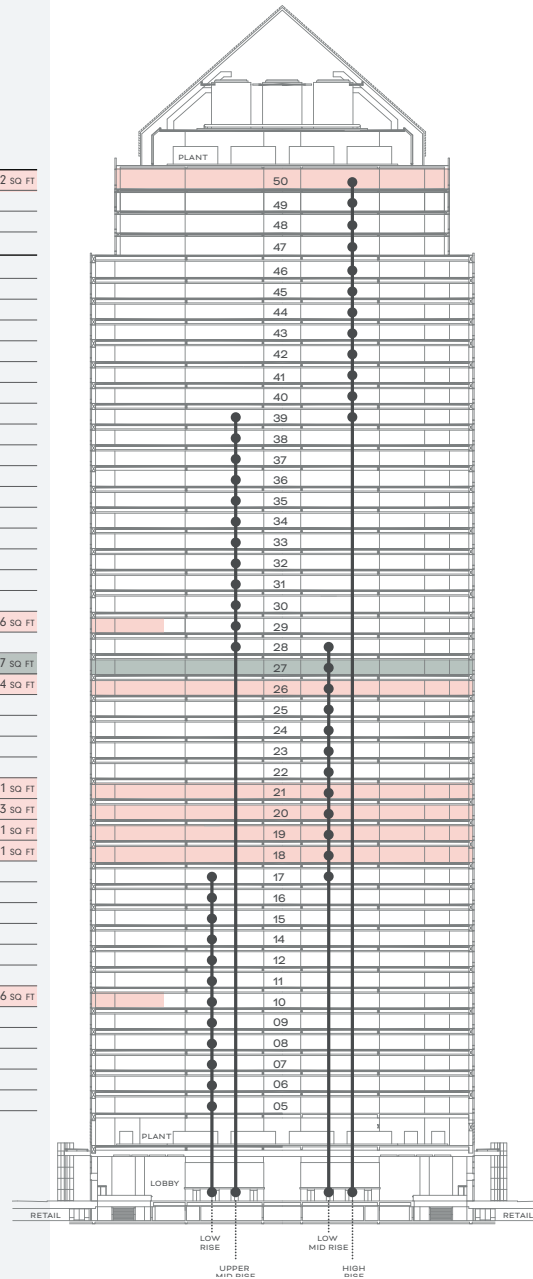
# AVAILABILITY

## KEY

UNDER OFFER

AVAILABLE

LEVEL 50	AVAILABLE	22,072 SQ FT
LEVEL 49	Bank of New York Mellon	
LEVEL 48	Bank of New York Mellon	
LEVEL 47	Bank of New York Mellon	
LEVEL 46	European Banking Authority	
LEVEL 45	European Banking Authority, Currencies Direct, HAMRO	
LEVEL 44	BBVA	
LEVEL 43	Bank of New York Mellon	
LEVEL 42	Level39	
LEVEL 41	Bank of New York Mellon	
LEVEL 40	Bank of New York Mellon	
LEVEL 39	Level39	
LEVEL 38	UCL	
LEVEL 37	Regus	
LEVEL 36	Euler Hermes, Equilend, Bellway Homes	
LEVEL 35	Euler Hermes	
LEVEL 34	Novartis, CWG, X Open Hub, Article25	
LEVEL 33	Medical Defence Union	
LEVEL 32	Medical Defence Union, Rational FX	
LEVEL 31	Canary Wharf Group / Thirty One Lounge Bar	
LEVEL 30	Canary Wharf Group	
LEVEL 29	Regus, First Data, DOTW	3,206 SQ FT
LEVEL 28	CWG, FAB, Pirean, Daihatsu, Rittal	
LEVEL 27	UNDER OFFER	27,497 SQ FT
LEVEL 26	AVAILABLE - FITTED OUT	27,764 SQ FT
LEVEL 25	Brookfield	
LEVEL 24	Level39	
LEVEL 23	Reach	
LEVEL 22	Reach	
LEVEL 21	AVAILABLE - NEW CAT A	27,981 SQ FT
LEVEL 20	AVAILABLE - SHELL & CORE	27,793 SQ FT
LEVEL 19	AVAILABLE - SHELL & CORE	26,931 SQ FT
LEVEL 18	AVAILABLE ON FLEX TERMS (UNITS FROM 3,000 SQ FT)	27,231 SQ FT
LEVEL 17	Moody's	
LEVEL 16	Moody's	
LEVEL 15	Moody's	
LEVEL 14	Moody's	
LEVEL 12	Moody's	
LEVEL 11	Moody's	
LEVEL 10	Doyle Clayton, RBS, K&B Accountancy, Diligence, UAE Exchange, AVAILABLE	2,386 SQ FT
LEVEL 09	The Office Group	
LEVEL 08	The Office Group	
LEVEL 07	The Office Group	
LEVEL 06	CWCL, Adamson Associates, Runwild Media, Aetos Capital	
LEVEL 05	IGC, ISO, Canary Wharf Group	

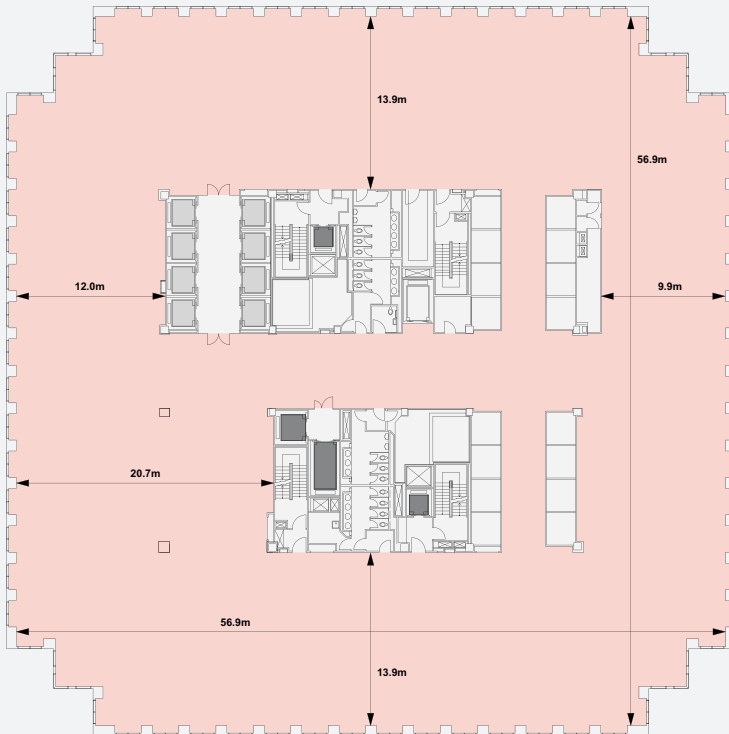


# TYPICAL MID RISE FLOORPLAN

- Rent: From £52.50 per sq ft
- Lease direct from Canary Wharf Group
- Floors available in shell & core, refurbished or fitted out

27,762 SQ FT / 2,579 SQ M  
AVAILABLE

- Office
- Core
- Mid rise lifts
- Fire and Goods lifts

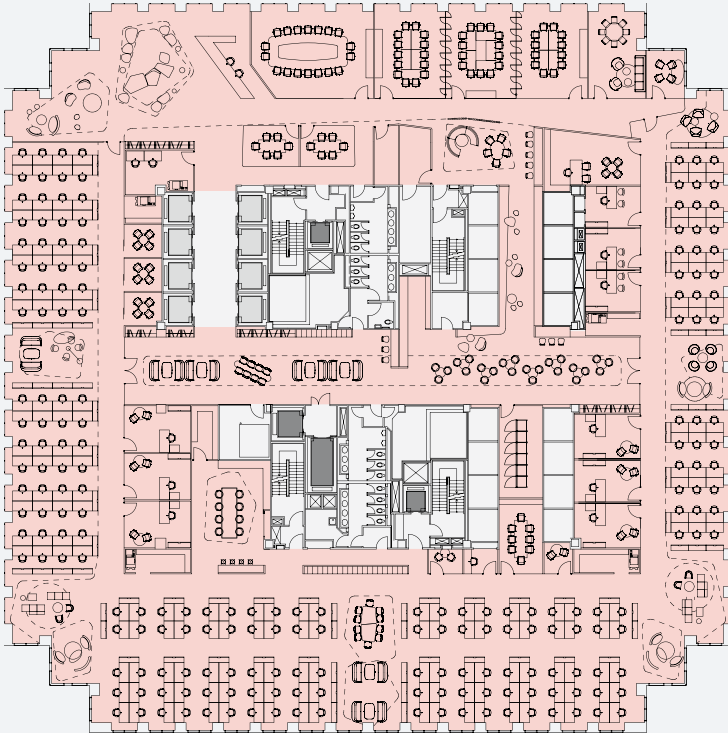


# INDICATIVE CORPORATE MIX LAYOUT

- Rent: From £52.50 per sq ft
- Lease direct from Canary Wharf Group
- Floors available in shell & core, refurbished or fitted out

**27,793 SQ FT / 2,582 SQ M AVAILABLE**

- Office
- Core
- Mid rise lifts
- Fire and Goods lifts



## Indicative Workspace Allocation

Open Plan Workstations: **206**

One Person Offices: **10**

Receptionists: **2**

Total Population: **218**

### Indicative Planning Ratio

127.0 SQ FT

12.0 SQ M

### Ancillary Spaces

18 Person Meeting Room: **1**

8 Person Meeting Room: **1**

6 Person Meeting Rooms: **2**

4 Person Meeting Rooms: **4**

14 Person Multi Function Rooms: **2**

12 Person Multi Function Room: **1**

Informal Meeting Areas: **4**

Quiet Rooms: **3**

Teapoint and Breakout Areas: **5**

Communications Rooms: **1**

Print and Copy Rooms: **4**

Store Rooms: **2**

Pantry: **1**

Reception Office: **1**

Reception and Waiting Area: **1**

**CBRE**

020 7182 2000



020 7248 6040

**BH2**

020 7600 5000



**CANARY WHARF**  
GROUP PLC

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