



To Let

One Canada Square is an iconic office tower in the heart of Canary Wharf with international status at the heart of the Canary Wharf Estate.

- Landmark office tower
- Jubilee line, DLR and Elizabeth line a short walk
- 300+ shops, bars and restaurants
- 16.5 acres of open spaces
- Over 200 arts and events every year
- No V.A.T.
- Dual Power from two independent substations
- Column free floorplates

One Canada Square

1 Canada Square, Canary Wharf, London, E14 5AX

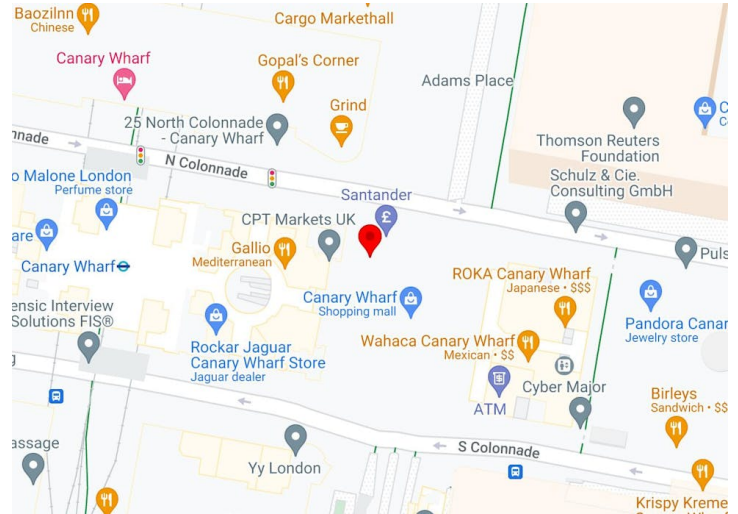
4,947 to 293,085 sq ft

459.59 to 27,228.49 sq m

Reference: #4238

One Canada Square

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Summary

Available Size	4,947 to 293,085 sq ft / 459.59 to 27,228.49 sq m
Service Charge	£15.14 per sq ft
Estate Charge	£4.33 per sq ft
EPC	B (49)

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 Elizabeth Line (Crossrail) Station.

Canary Wharf has excellent road and rail connections. All four London airports are within an hour and Canary Wharf's London Underground and DLR stations take you to Bank or the West End in under 15 minutes.

The arrival of the Elizabeth line has put Canary Wharf within 6 minutes of Liverpool Street and 39 minutes of London Heathrow.

In partnership with the Eden Project, Canary Wharf Group's ambition is to become a global example of best practice and innovation on biodiversity in a dense urban environment, living and working in harmony with nature. The transformation of Middle Dock is the first step in implementing this vision through the creation of a green spine through the centre of the Estate with additional green public realm, parks and gardens, waterside access and performance spaces.

The proposals animate the docks with new spaces for arts and culture, and for water sports such as paddle-boarding, open water swimming and kayaking. Anticipated completion of Middle Dock is mid 2024.

Accommodation

Floors are available as a whole or in part.

Floor/Unit	Size	Availability
49th	22,272 sq ft	Available
48th	22,272 sq ft	Available
47th	22,272 sq ft	Available
46th	28,968 sq ft	Available
43rd	29,161 sq ft	Available
42nd	28,972 sq ft	Available
40th	28,146 sq ft	Available
35th	28,336 sq ft	Available
34th	28,968 sq ft	Available
33rd	28,582 sq ft	Available
32nd	8,000 sq ft	Available
29th	11,758 sq ft	Available
21st	8,431 sq ft	Available
6th	4,947 sq ft	Available

Specification

- No VAT on rent
- N+1 Design Philosophy,
- 2.75m floor to ceiling height,
- 140mm raised floors,
- 32 passenger lifts,
- 3 goods lifts,