



ONE CANADA SQUARE

OVERVIEW

One Canada Square is an iconic tower with international status.

Move into a fully fitted and managed space on terms that suit your business with available sizes ranging from 2,384 sq ft to 28,582 sq ft.

The reception lobby has undergone a recent refurbishment and now includes two reception desks, smartphone entry access and 32 passenger lifts.

Amenities within the building include Pedler Bar and Restaurant and Super Natural barista coffee based on the ground floor, meeting rooms and event space to hire.

AMENITIES

Fully fitted and furnished

Staffed reception

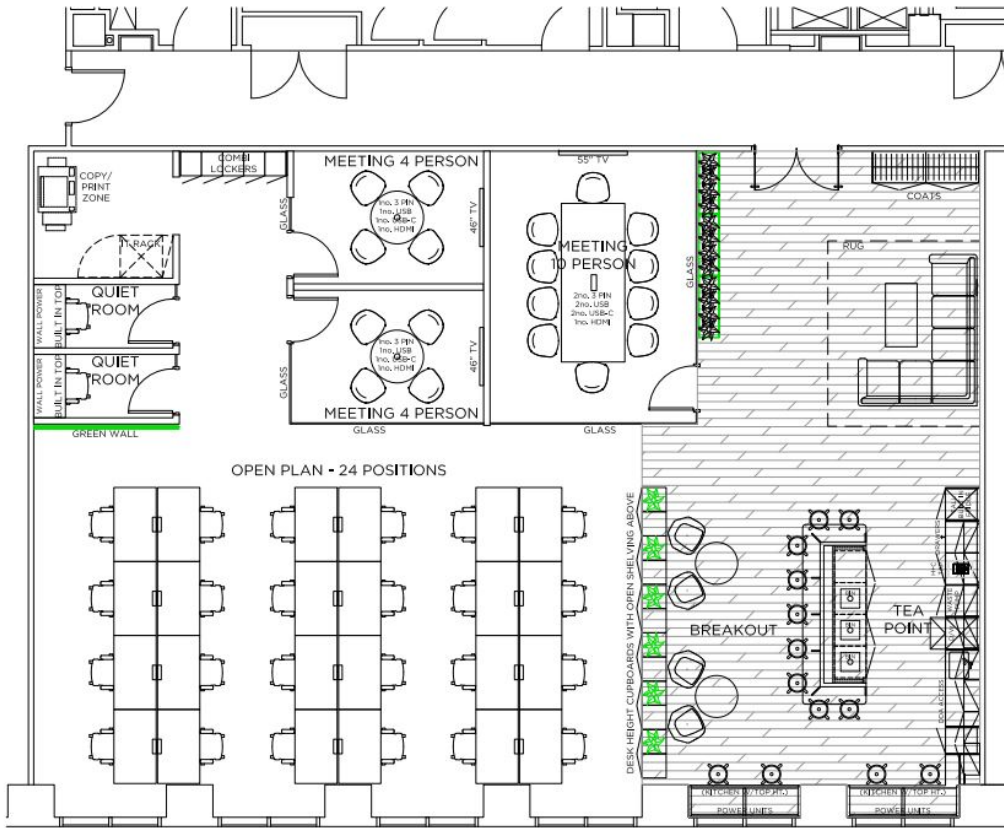
Secure bike storage

High speed broadband

Bespoke fit out

Event space





NET INTERNAL AREA
223.04m² (2,400 ft²)

OCCUPANCY SCHEDULE

Open Plan Desks (1,400 x 800mm)
Desks 24
Headcount: 24

MEETING AREA SCHEDULE

4 Person Meet 2
10 Person Meet 1
Total Meeting Spaces: 3
Capacity: 18

ANCILLARY AREA SCHEDULE

Waiting Area 1
Teapoint 1
Breakout 1
IT/Store Room 1
Coats 2
Quiet Room 2

TERMS

Flexible by arrangement

SUMMARY

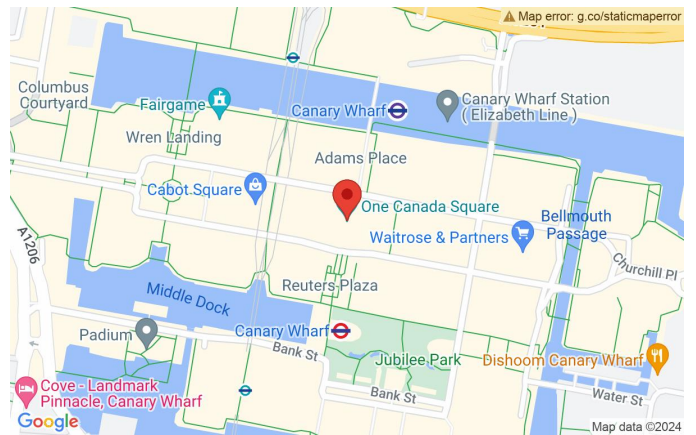
| | |
|----------------|-----------------------------|
| Available Size | 2,384 sq ft to 28,582 sq ft |
| Rent | £140 per square foot |
| Business Rates | Included |
| Service Charge | Included |
| VAT | Elected |

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

CATHERINE ALEXANDER

catherine@bureauoffice.co.uk
+44 (0)7811 111600



LOCATION

One Canada Square is prominently located at the centre of the Canary Wharf Estate and links seamlessly to a network of 300+ shops, bars and restaurants, 16.5 acres of open spaces and is less than a minutes' walk to the Elizabeth Line, Jubilee Line and Docklands Light Railway (DLR).

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.