

## Part Level 19, One Canada Square, Canary Wharf, London E14



### LOCATION

**One Canada Square** is situated at the heart of Canary Wharf and is positioned within two minutes walk from the Canary Wharf Jubilee line and Canary Wharf's DLR stations. There are over 200 shops, bars, cafes and restaurants in four retail malls at Canary Wharf. The shopping malls are accessible directly from the One Canada Square reception.

### ACCOMMODATION

**Part Level 19: 6,500 to 17,000 sq ft** *(subject to verification)*

The premises comprise a mixture of predominantly open plan offices together with a number of private meeting rooms. In addition the space benefits from two tea points, two store rooms and a main comms room. Car parking spaces are available upon request.

### SPECIFICATION & AMENITIES

**Column Free Offices | VAV Air-Conditioning | 2.75m Floor To Ceiling Height | Metal Tile Suspended Ceiling With Integral Lighting | 8 Passenger & 2 Goods Lifts | Comms Room | Raised Floors | 24/7 Access & Security | Elecktrak Underfloor Power Distribution | Carpets | Tea Points | Store Rooms**

### TERMS

**Lease:** A new sub-lease is available up to June 2018 at a market rent. The building is not elected for VAT.

**Business Rates:** Estimated £16.00 per sq ft. Prospective tenants should satisfy themselves as to the likely rates payable by contacting the relevant local rating authority (L.B. of Tower Hamlets).

**Service Charges:** Building & Estate charges estimated at £12.50 per sq ft & £2.35 per sq ft respectively + VAT.

### CONTACT

For further information or to arrange a viewing, please contact:

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