

## 25 Canada Square, Canary Wharf, London E14



### Location

**25 Canada Square** is situated at the heart of Canary Wharf overlooking Canada Square 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 Canada Place shopping mall is accessible directly from the main 25 Canada Square reception.

### Accommodation

**Part Level 32: 6,280 sq ft (583.42 sq m)** *(subject to verification)*

The premises comprise a mixture of predominantly open plan offices together with a number of private meeting rooms, main boardroom and kitchen and are fitted out to a high standard. The demise includes one car parking space. Additional car spaces may be available directly from the landlord by separate negotiation.

### Specification & Amenities

**Column free offices | Fan assisted VAV air-conditioning | 2.7m floor to ceiling height | Metal tiled suspended ceiling with integral lighting | 8 passenger lifts | Full height solar tinted windows and blinds | Comms room | Dual power back-up | 24/7 access and security with full CCTV coverage | Cafe**

### Terms

**Lease:** An assignment of a FR&I lease expiring 14th October 2018, subject to a tenant's break option on 15th October 2013. The rent passing of £268,624 per annum is subject to rent review on 15th October 2013. Alternatively, a new shorter-term sub-lease is available until 14th October 2013 at a market rent

**VAT:** The building is not elected for VAT

**Business Rates:** Estimated £15.50 per sq ft. Prospective tenants should satisfy themselves as to the likely rates payable by contacting the relevant local rating authority (LB Tower Hamlets)

**Service Charges:** Building estimated at £42,681 per annum (subject to cap at £7.00 per sq ft); Estate estimated at £17,198 per annum (£2.74 per sq ft)

These details are for general guidance only and are not intended to form an offer or part of an offer. All 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 or representation of fact, but may satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT.

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## Contact

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

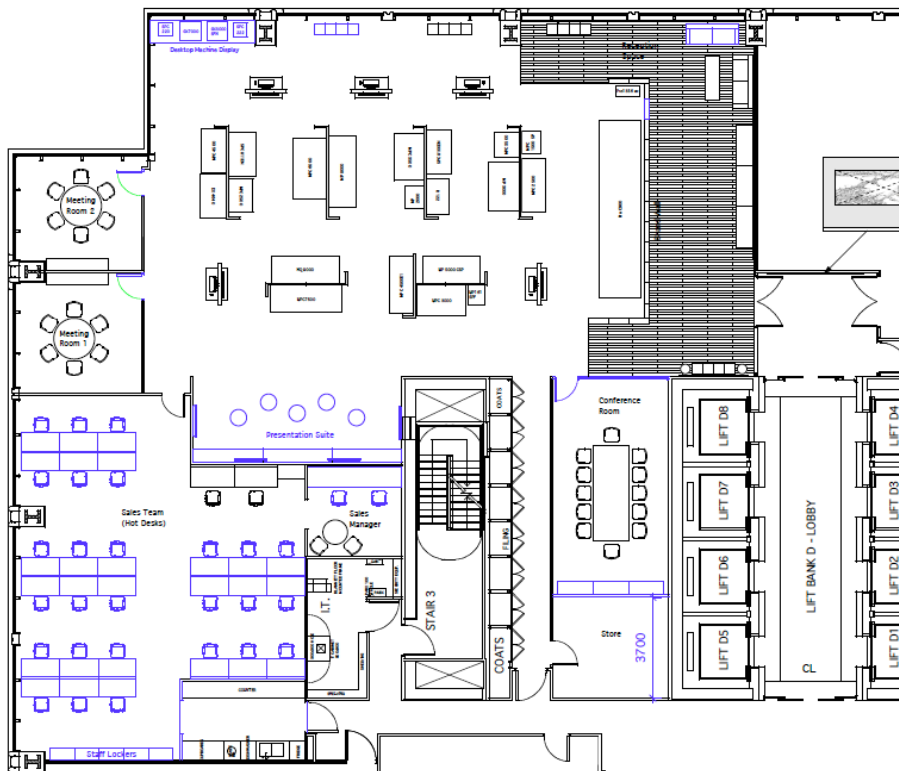
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Illustrative space plan (not to scale)



Rev	Description	Date
A	Issue for tender	20/12/12
<p>This drawing represents a performance guide only and the contractor/contributor must take further working drawings &amp; details. Include all necessary tolerances prior to manufacture and installation.</p> <p>Contractor to must undertake a full survey of the site to establish all dimensions &amp; ensure accurate setting out.</p> <p>Advise on suitability of all details shown to ensure structural stability, meet and economy of construction.</p> <p>Refer to digital master network in regard to all graphic work shown.</p> <p>ADVERTISEMENT CONSENT SOUGHT UNDER SEPARATE APPLICATIONS.</p> <p><b>bedrock</b> ARCHITECTS 100 Pall Mall London SW1Y 5EA Tel: +44 (0)20 7101 0666 Email: <a href="mailto:info@bedrockarchitects.co.uk">info@bedrockarchitects.co.uk</a></p> <p>Rev: 0000 Scale: 1/100 Sheet: A3 Date: 10/08/08 Drawing: A</p>		

June 2012

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