

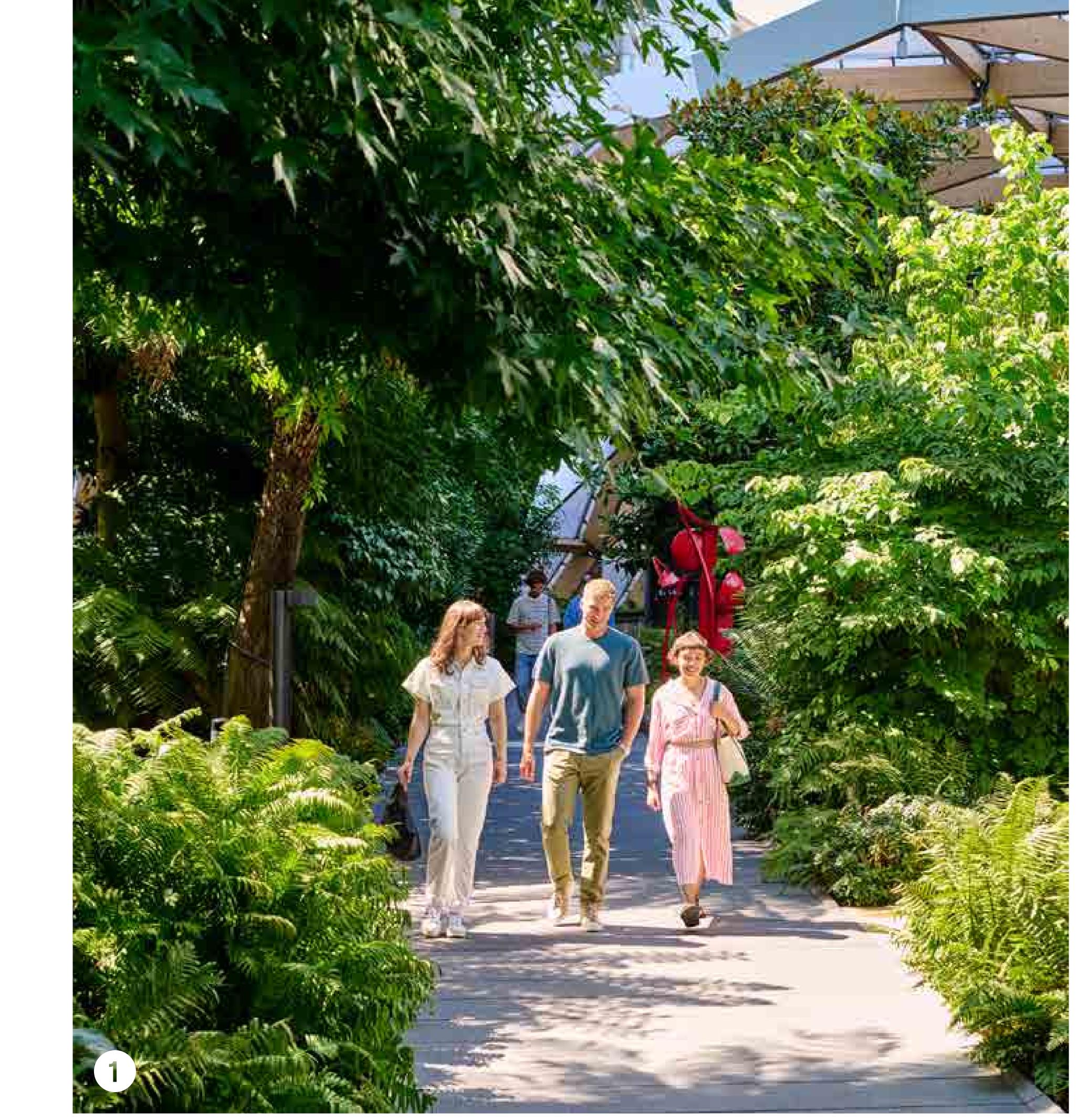




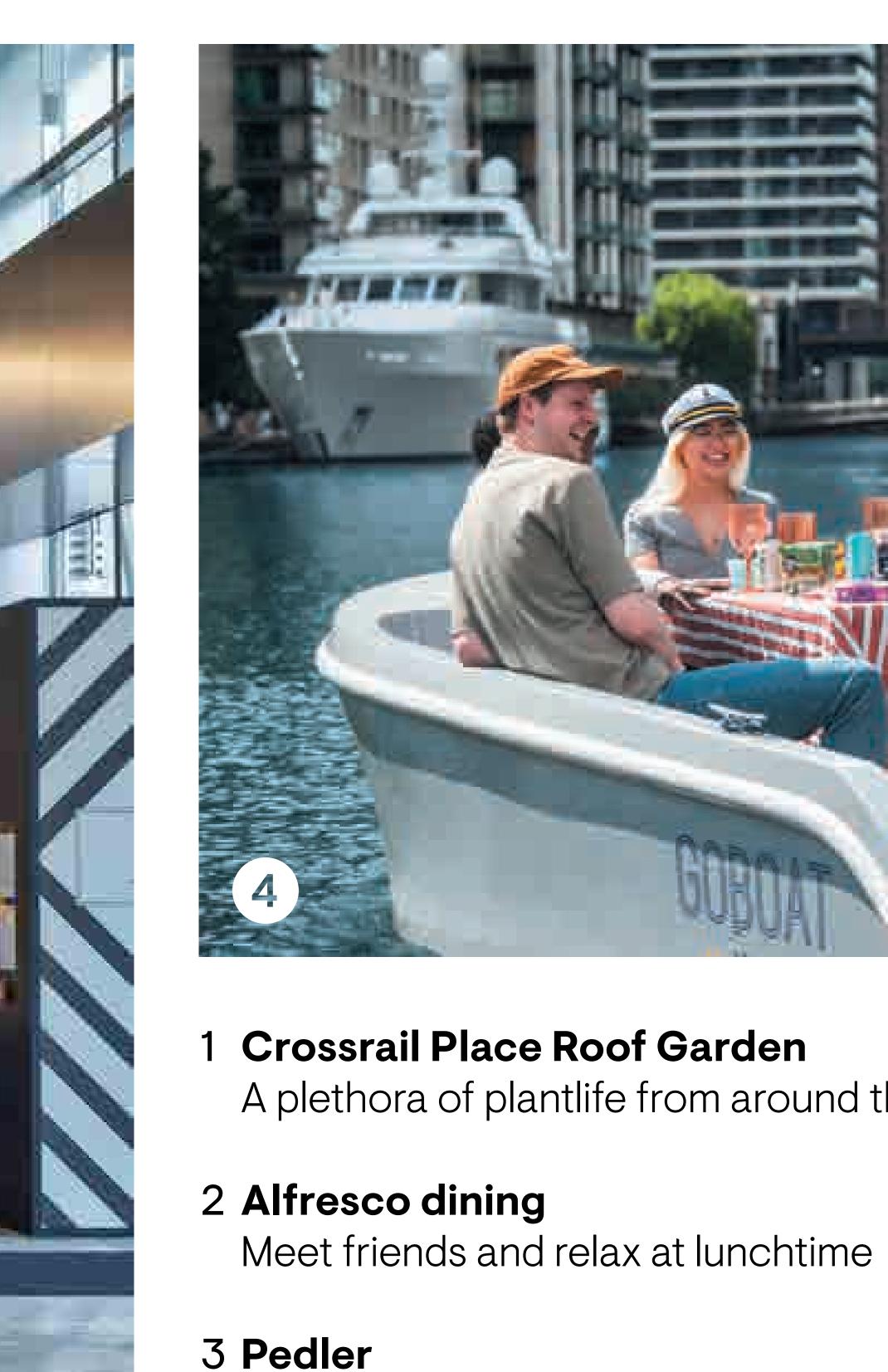
## LANDMARK MADEFOR: SUSTAINABILITY

#### There's only One Canada Square

A standard of ambition, commitment and collaboration - One Canada Square is a landmark hub for progressive global businesses. Situated at the heart of Canary Wharf, everything you need is on your doorstep, meaning work doesn't get any easier than this.









#### Crossrail Place Roof Garden

A plethora of plantlife from around the globe

A perfect spot for your morning coffee, client meetings or a break from the desk



#### 4 GoBoat

Ride through the heart of Canary Wharf

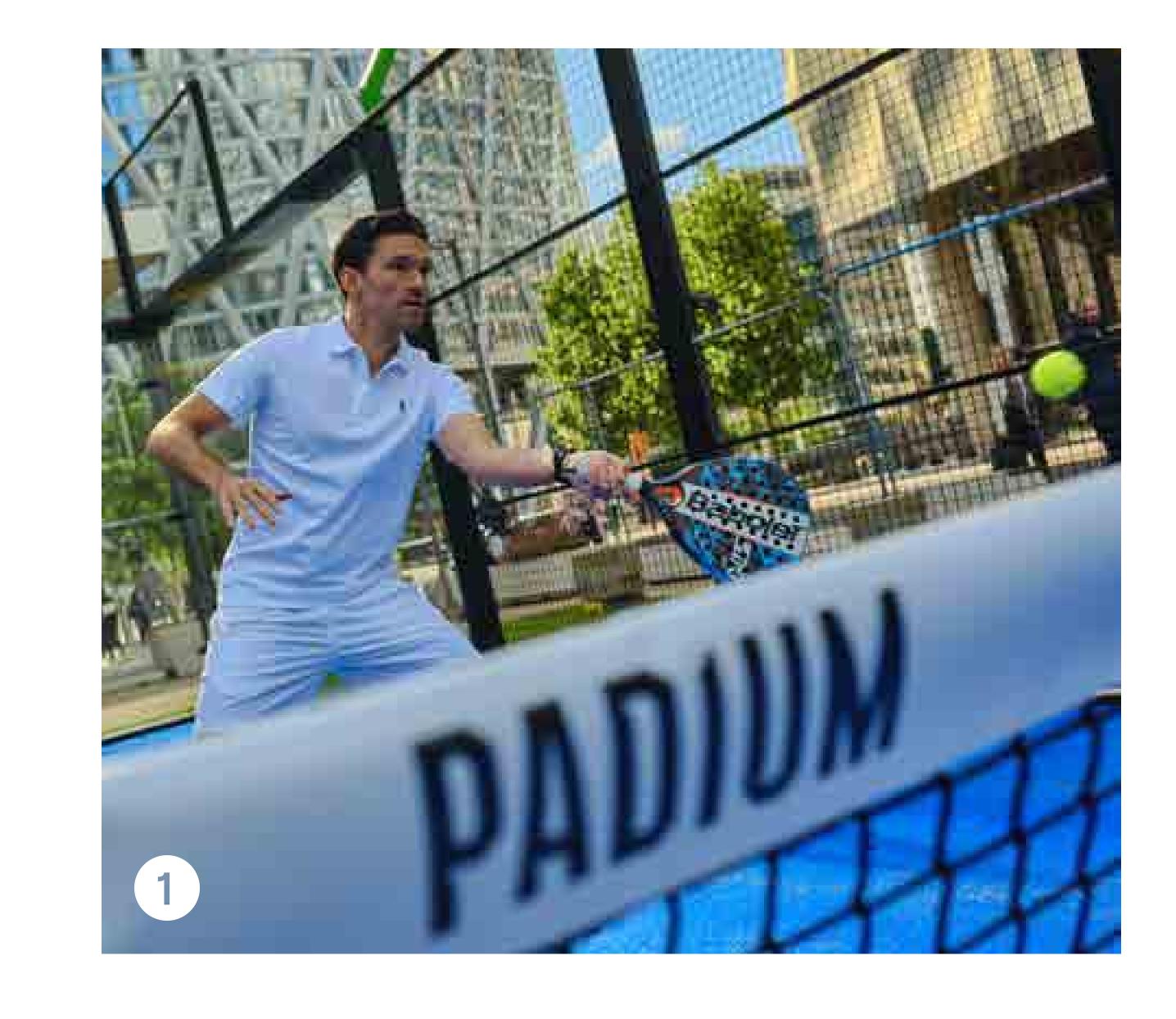
#### 5 One Canada Square

A landmark hub for progressive businesses

INTRODUCTION

#### Your local environment

Discover Canary Wharf, a thriving hub of sustainability and community. Evolving daily, our environment is thoughtfully designed to encourage creativity and enrich daily life. With an abundance of lifestyle amenities including shops, restaurants, parks, waterside gardens, and boardwalks, everything you need is conveniently within reach.



# AIR QUALITY AT CANARY WHARF IS 9% BETTER THAN IN THE CITY OF LONDON AND 13% BETTER THAN IN THE CITY OF WESTMINSTER











THRD SPACE

FASRGA BAB

Waitrose

GRIND

P PADIUM

**EVERYMAN** 

**Padium** 

Canary Wharf's new purpose-built padel venue in Bank Street Park

2 Fairgame

Enjoy some competitive team bonding

3 Direct services via the Jubilee line, the DLR, Uber Boats, River Bus and the Elizabeth Line

Just a small selection of our extensive retail offering.

Discover more

YOOD WHARF

REISS

THE IVY IN THE PARK

🌬 — CANARY WHARF ——💐

FITHL

Aēsop®

DISHOOM

PEDLER

SANDRO

4 Park yoga

Take a moment, to take a breath

5 Waterside

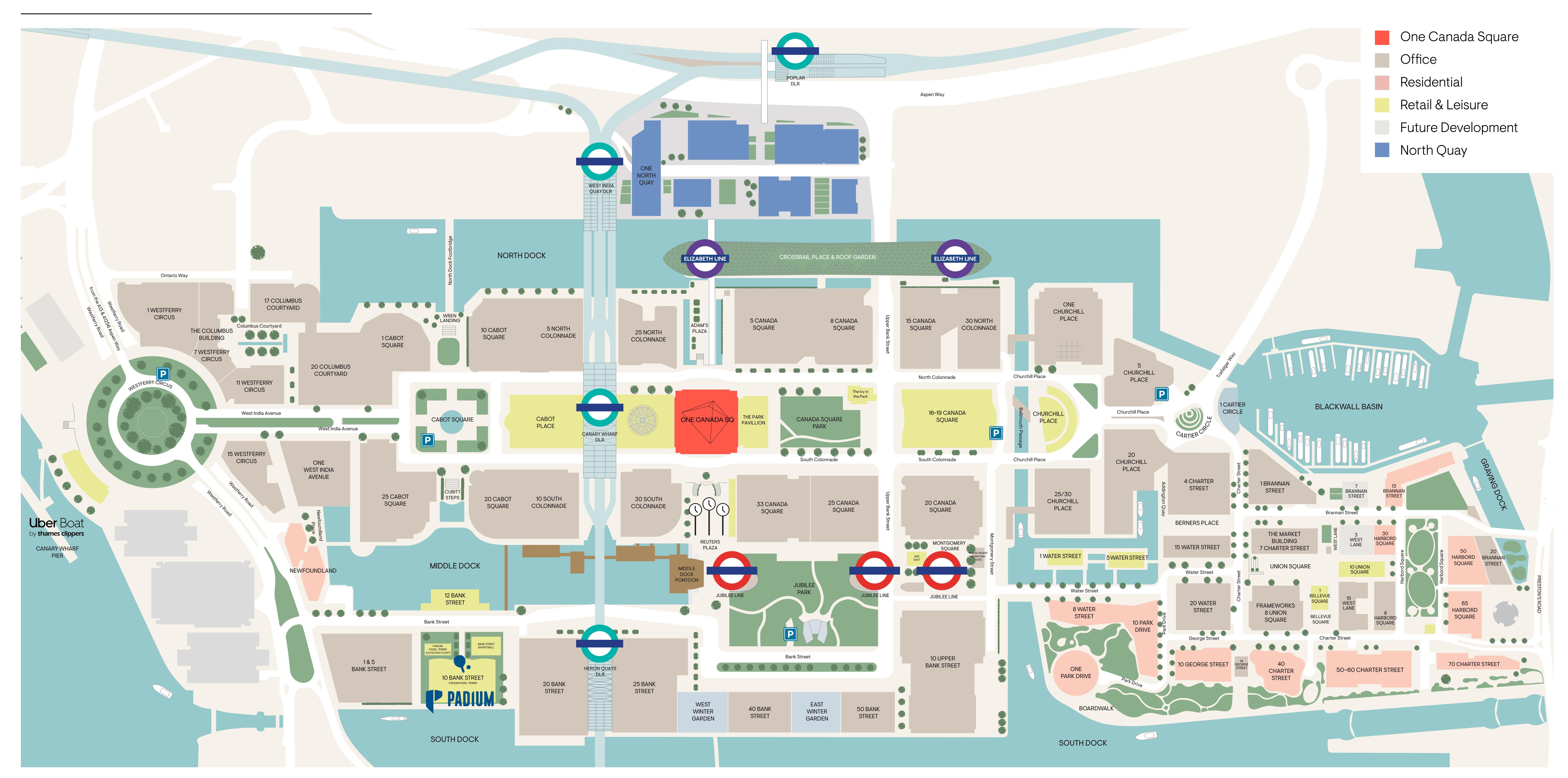
Fantastic water amenity on your doorstep

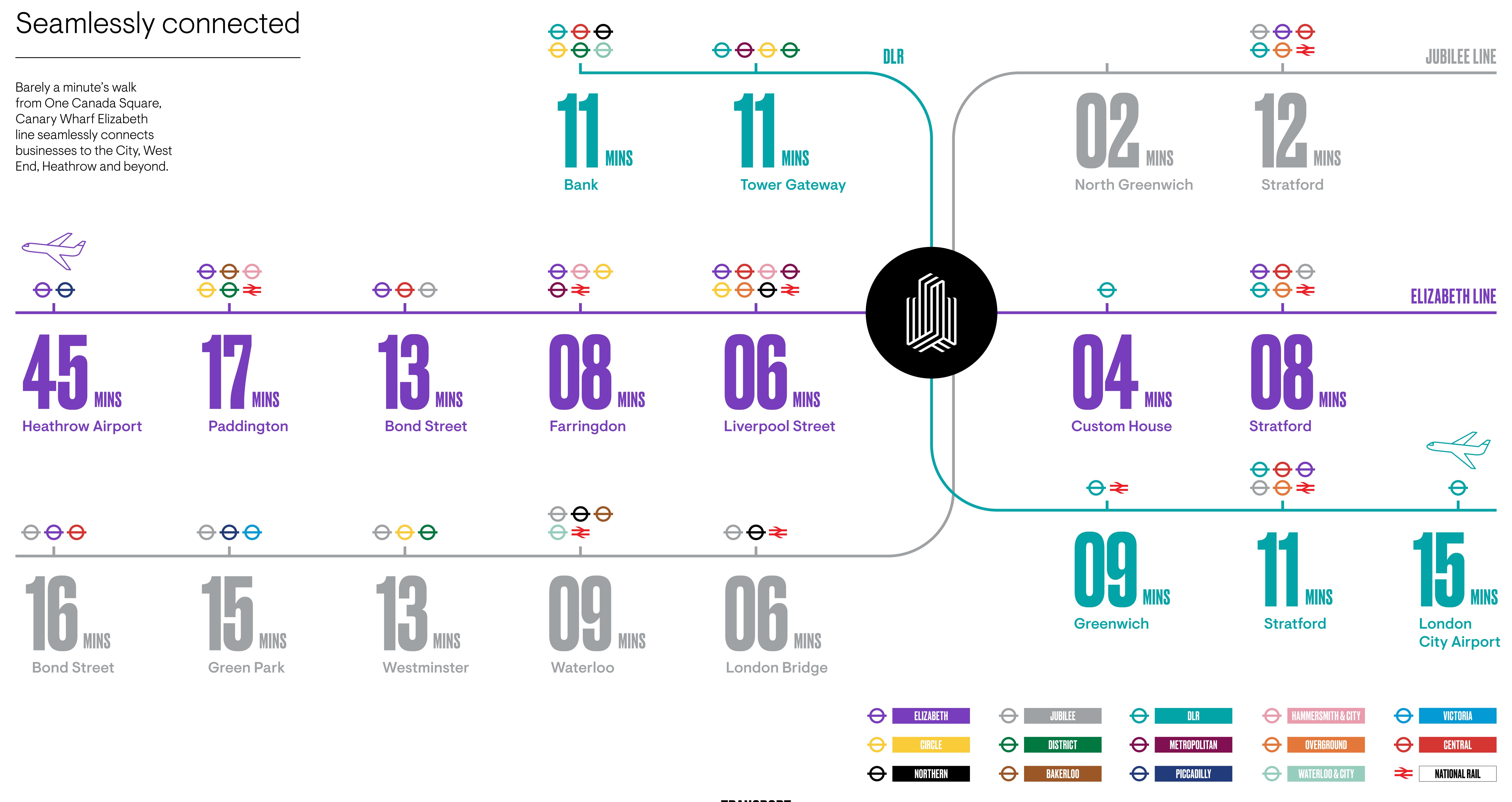
6 Mercato Metropolitano

A fantastic offering of fresh produce

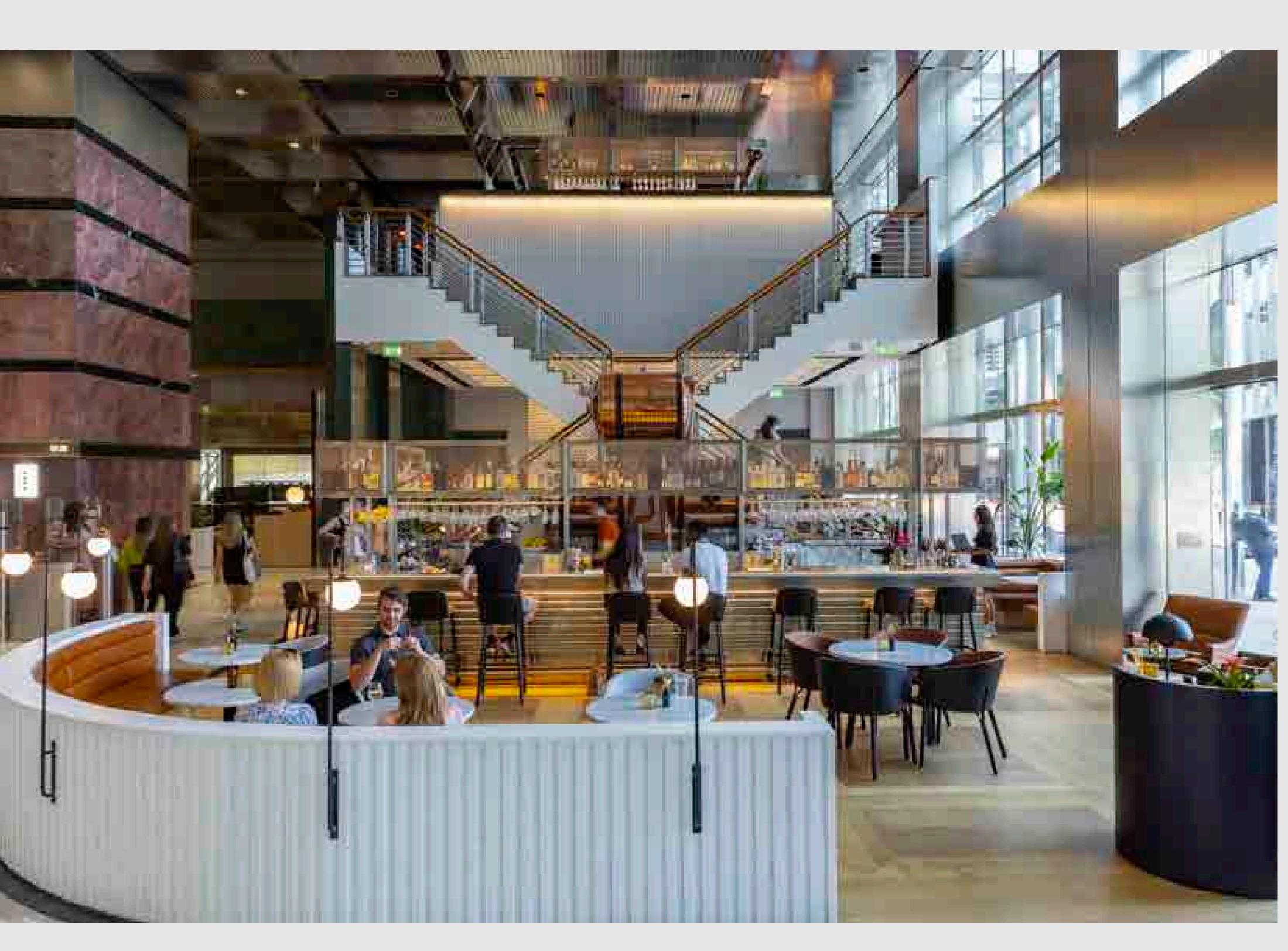
WELLBEING ONE CANADA SQ

#### Welcome to Canary Wharf

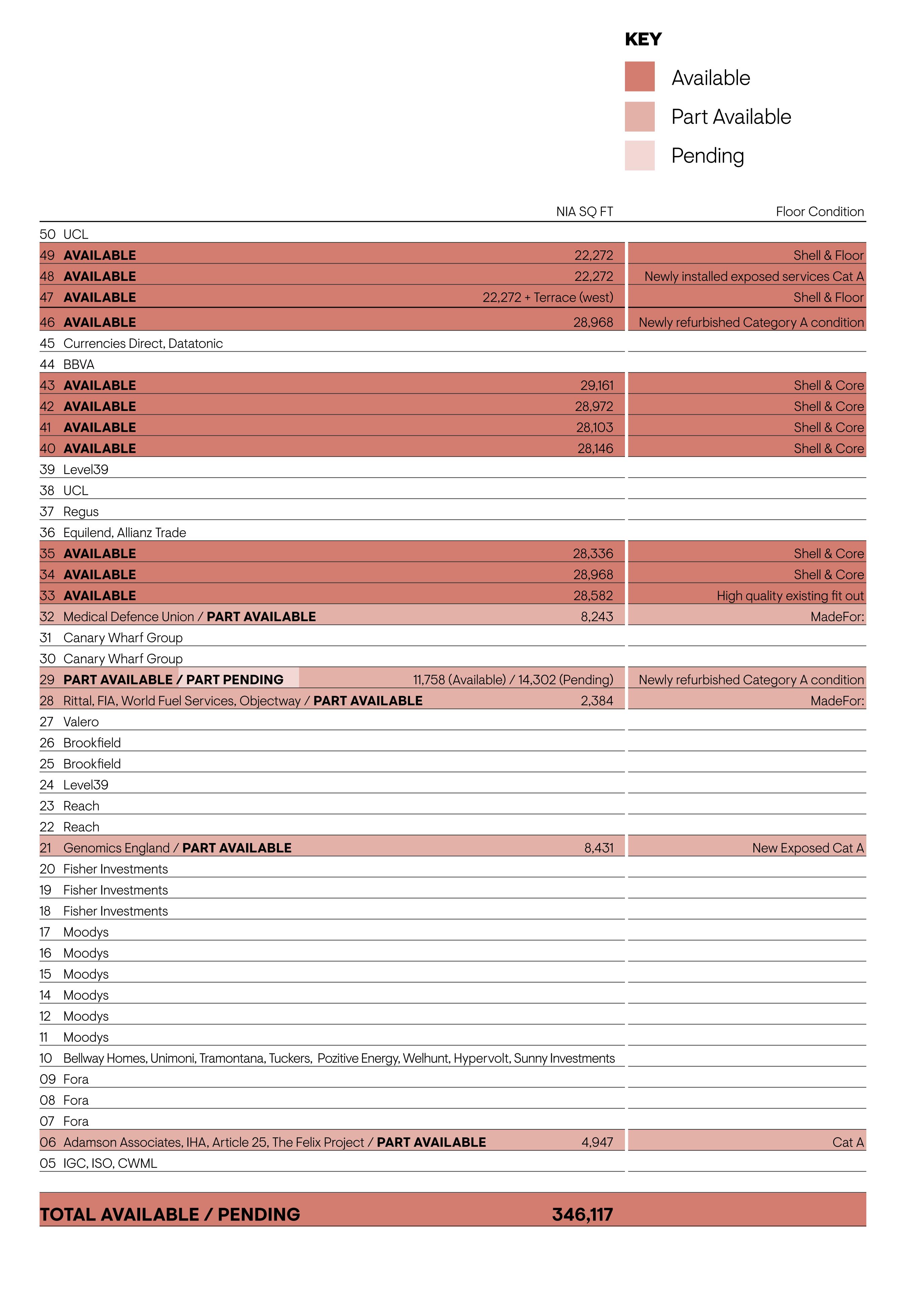


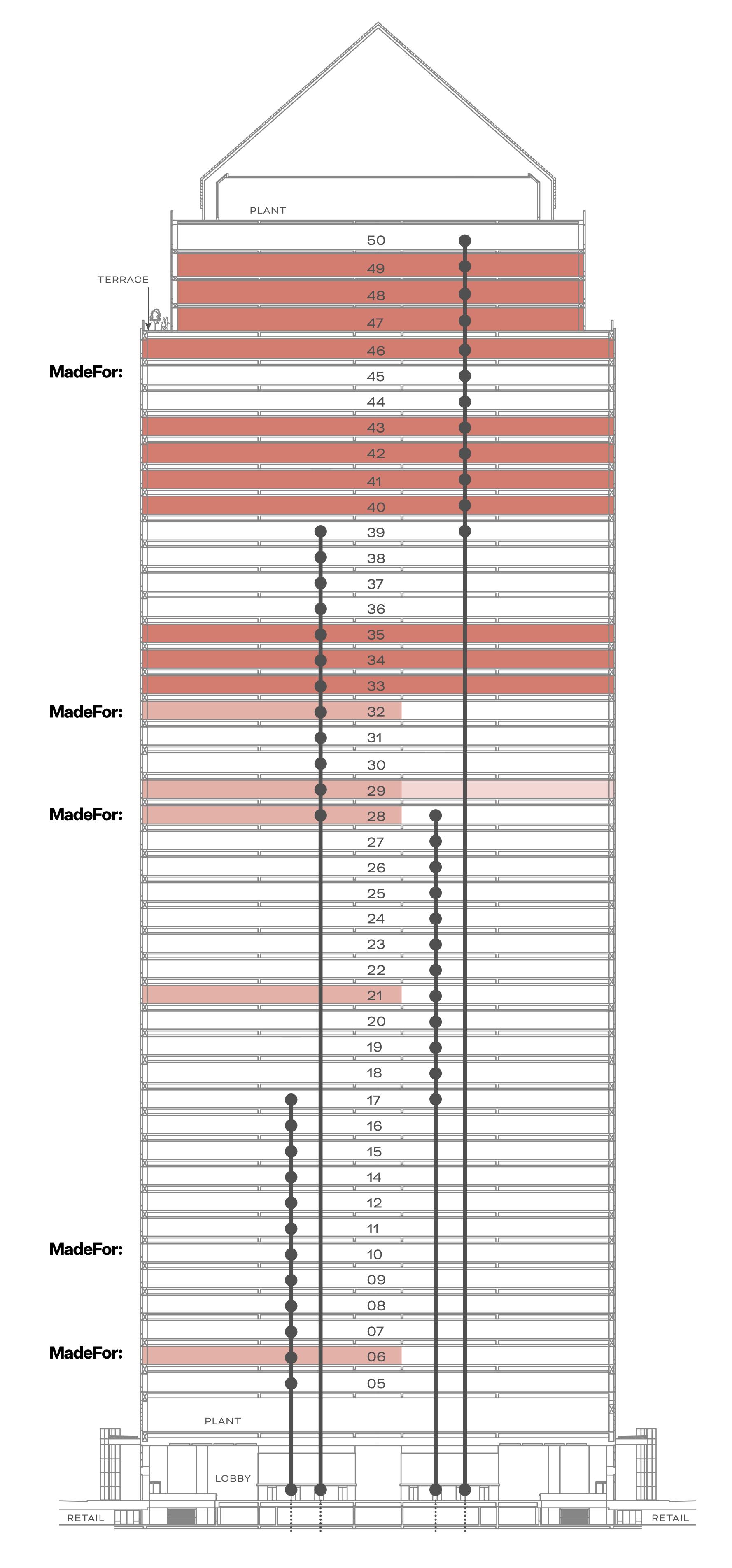


# 332,000 SQ FT OF EXCEPTIONAL OFFICE SPACE AVAILABLE



Pedler
Lobby bar, restaurant, work space and gallery

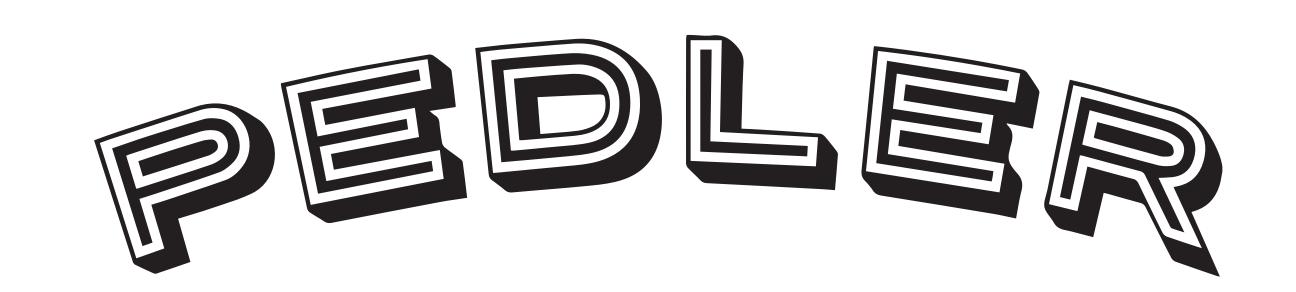




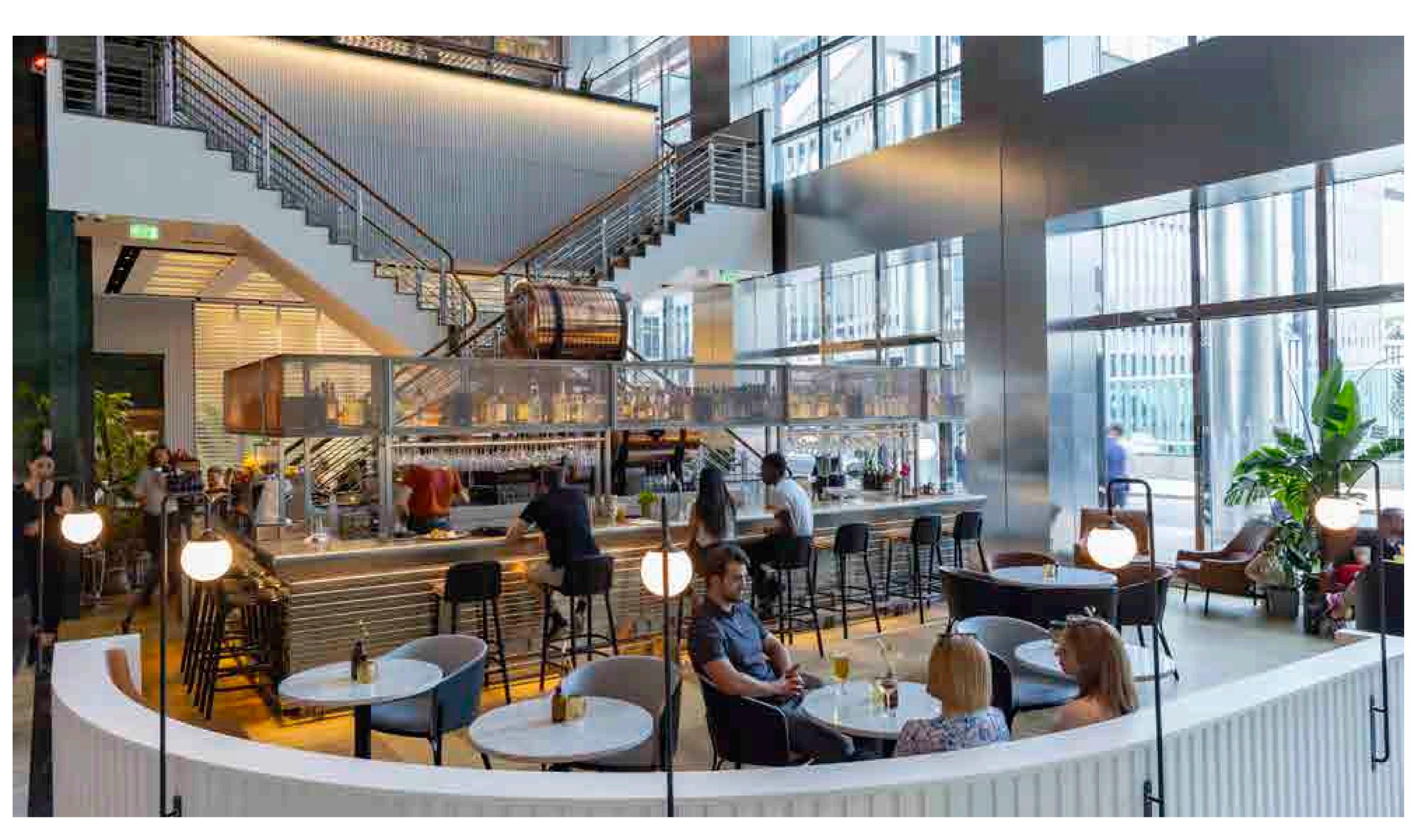
#### A warm welcome

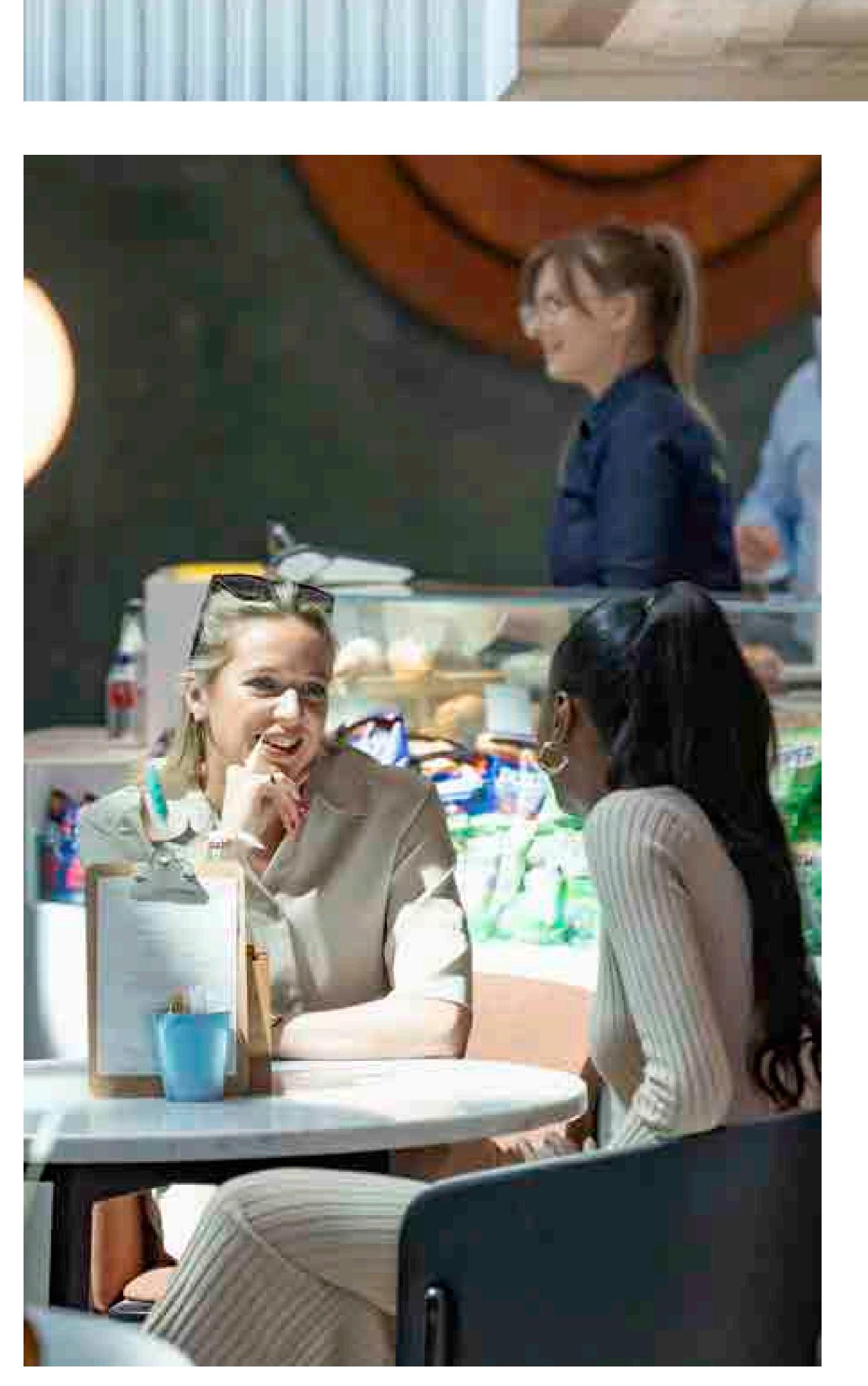
A warm welcome awaits you.
Whether you're having a
breakfast meeting, greeting a
client, or catching up on emails.

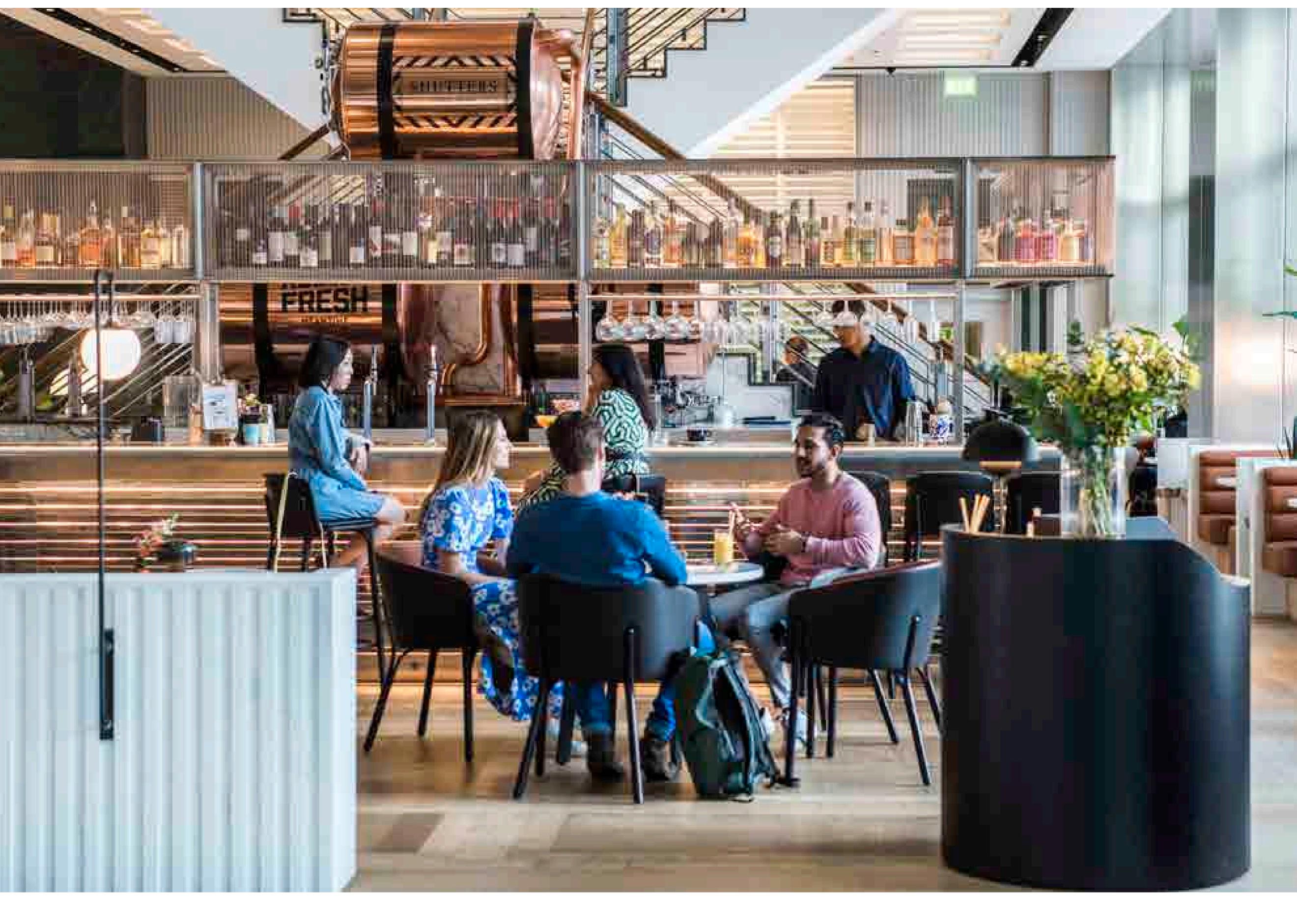
# TWO MANNED RECEPTION DESKS. PEDLER BAR& RESTAURANT.













Prepare to impress...
Recently refurbished reception with two new manned reception desks,
Pedler Bar & restaurant and
SuperNatural barista coffee bar.

RECEPTION LOBBY ONE CANADA SQ

## 4,947 SQ FT 2,691 SQ M

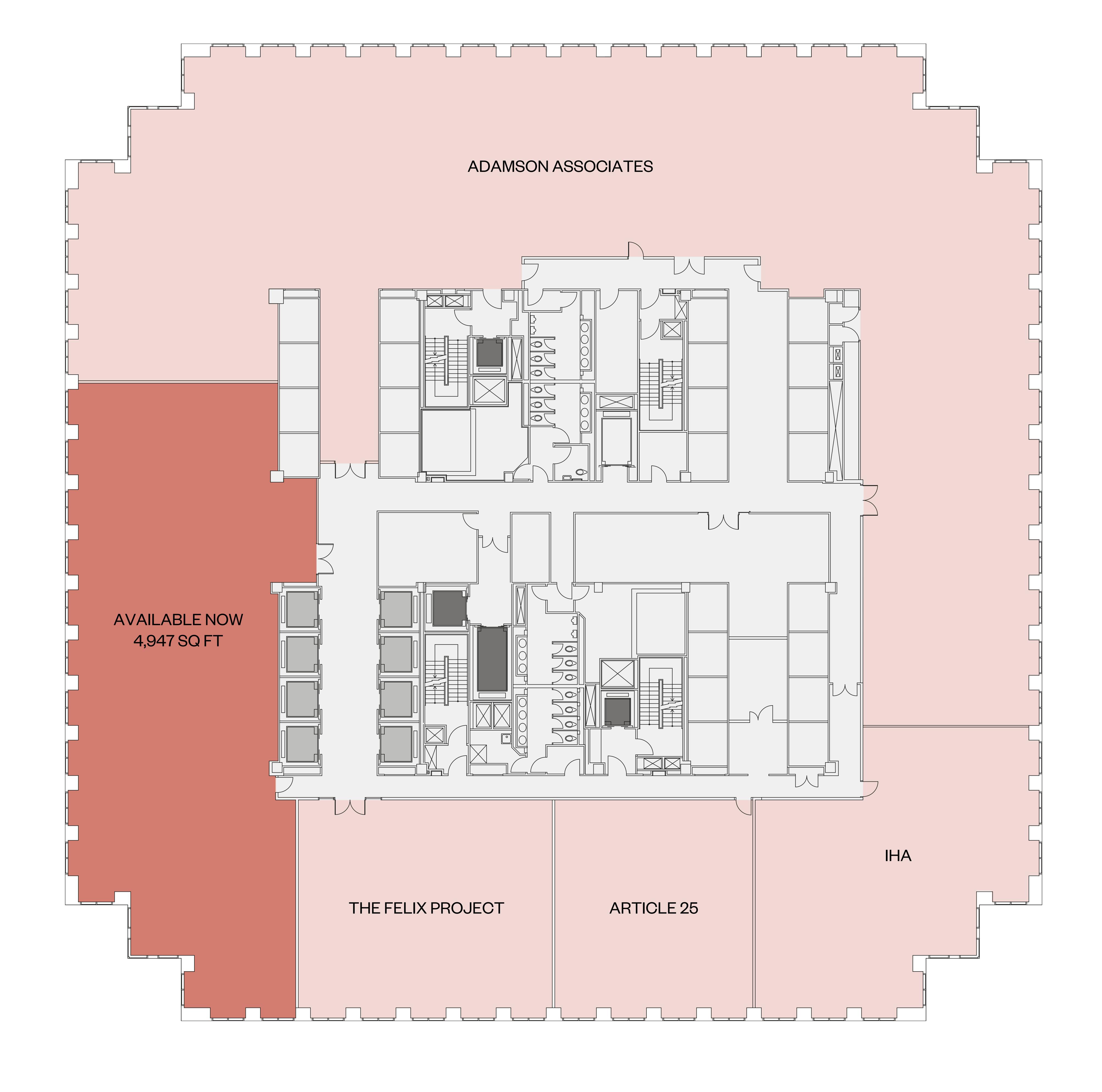
#### FLOOR CONDITION

Newly refurbished Cat A condition.

#### Made For:

Workplace available
Occupied
Core
Lift
Goods / Firemens' Lift





FLOOR PLAN

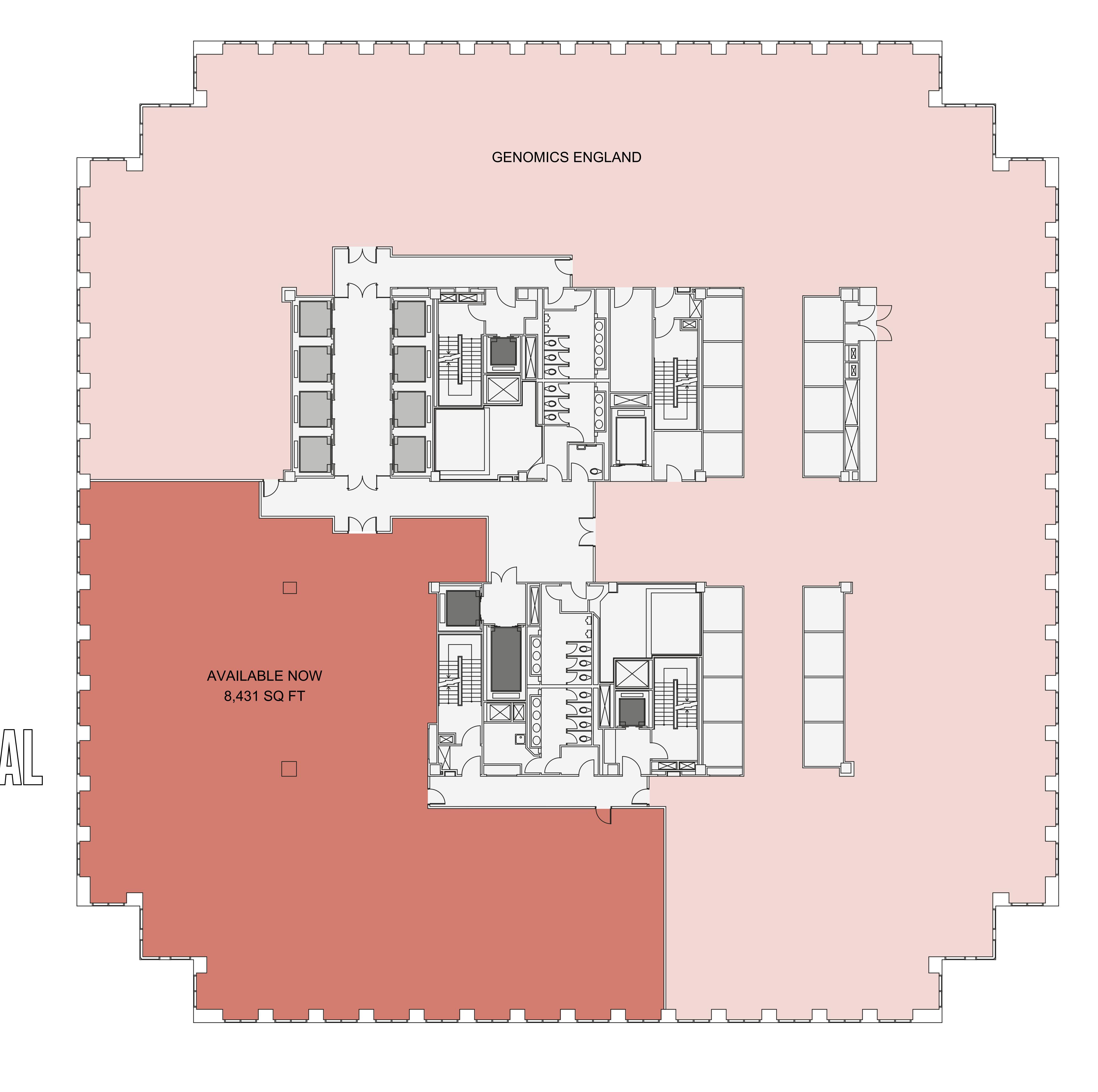
## 8,431 SQ FT 783 SQ M

#### FLOOR CONDITION

New exposed Cat A.

Workplace available
Occupied
Core
Lift
Goods / Firemens' Lift

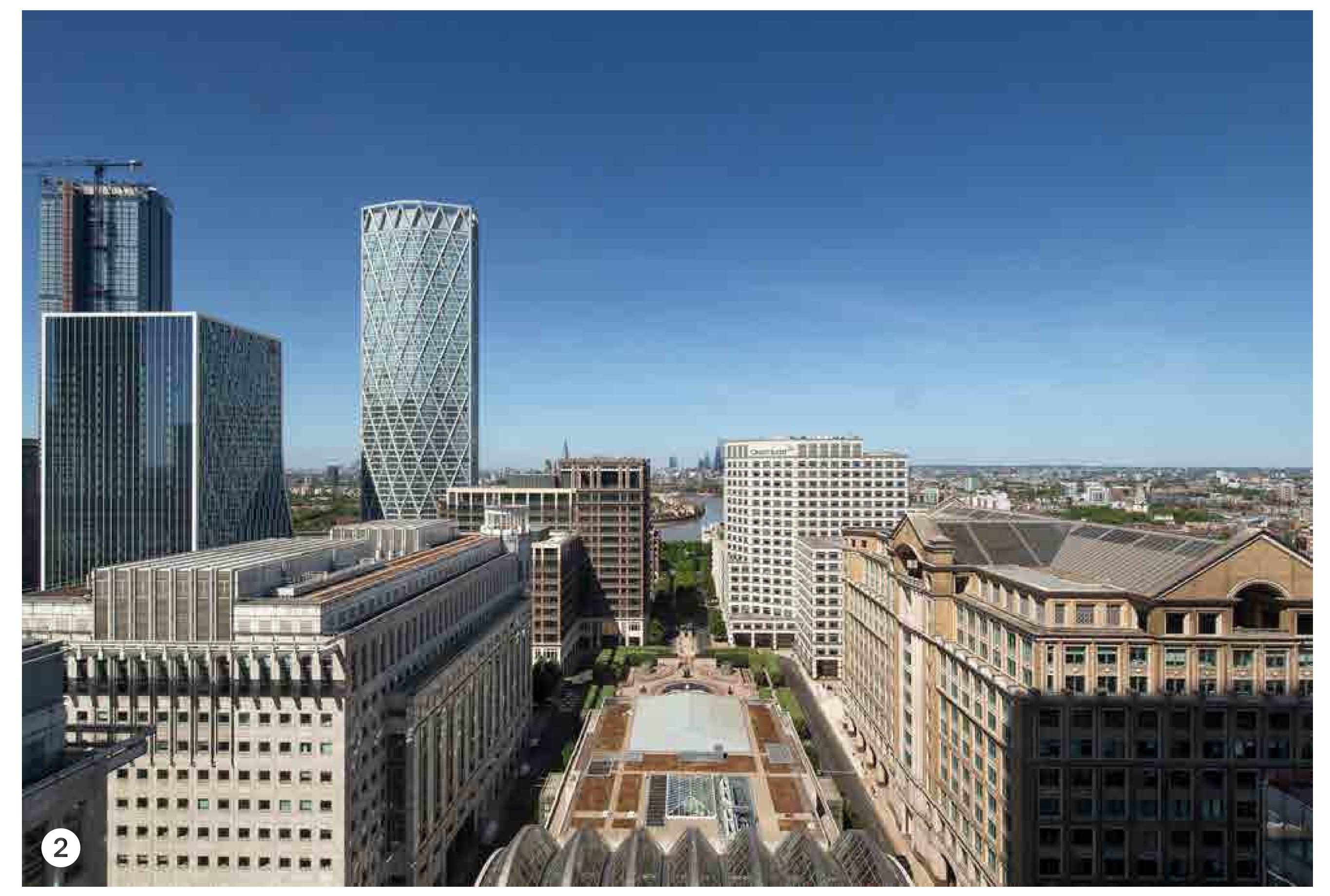




FLOOR PLAN

### THE ONE WITH NEW EXPOSED CAT A.





- 1 **High quality floorplates**Cat A workspace
- 2 Take in the view
  An impressive view towards
  the City
- 3 Contemporary design Exposed services
- 4 Lift Lobby





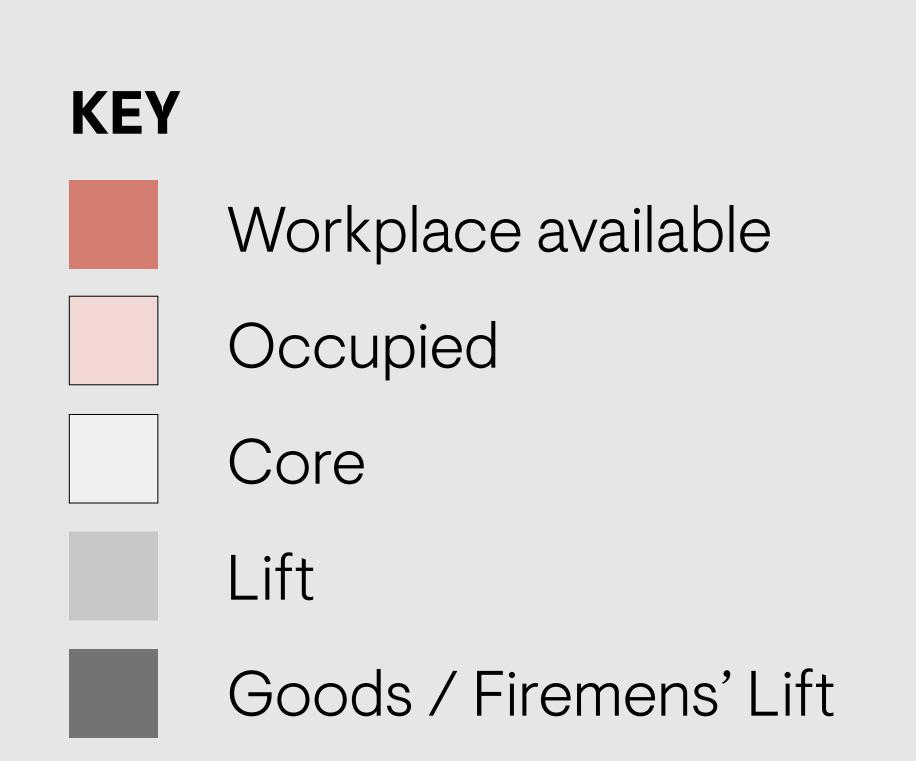
LEVEL 21 ONE CANADA SQ

## 2,384 SQ FT 2,221 SQ M

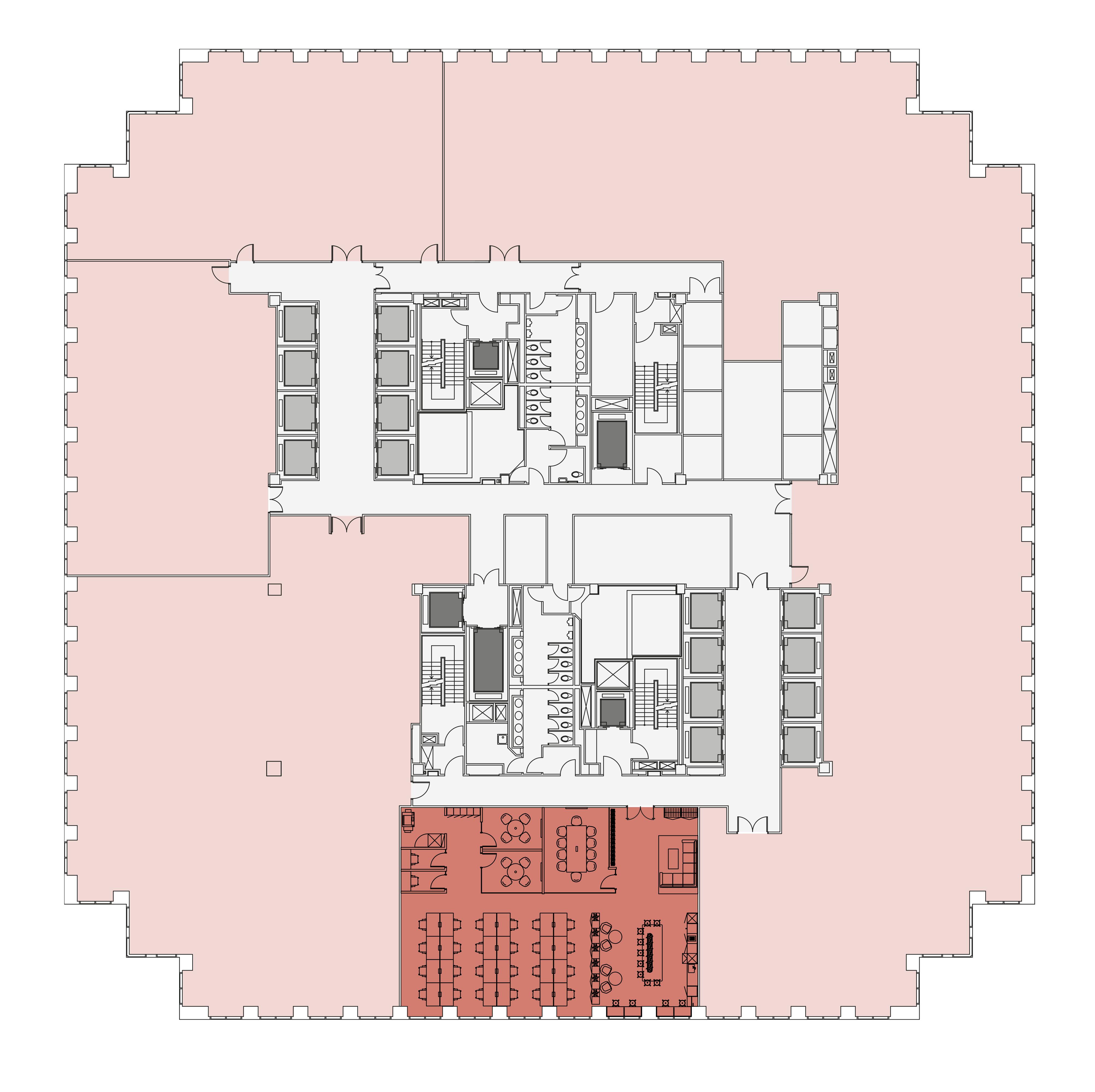
Level 28 South benefits from fantastic views over Jubilee Plaza and towards Middle Dock.

The South unit workspace comprises of 24 Desks and 3 Meeting Rooms.

#### Made For:







FLOOR PLAN

#### AVAILABLE QB 2024

## 14,302 SQ FT 1,329 SQ M

PAR AWAILABLE

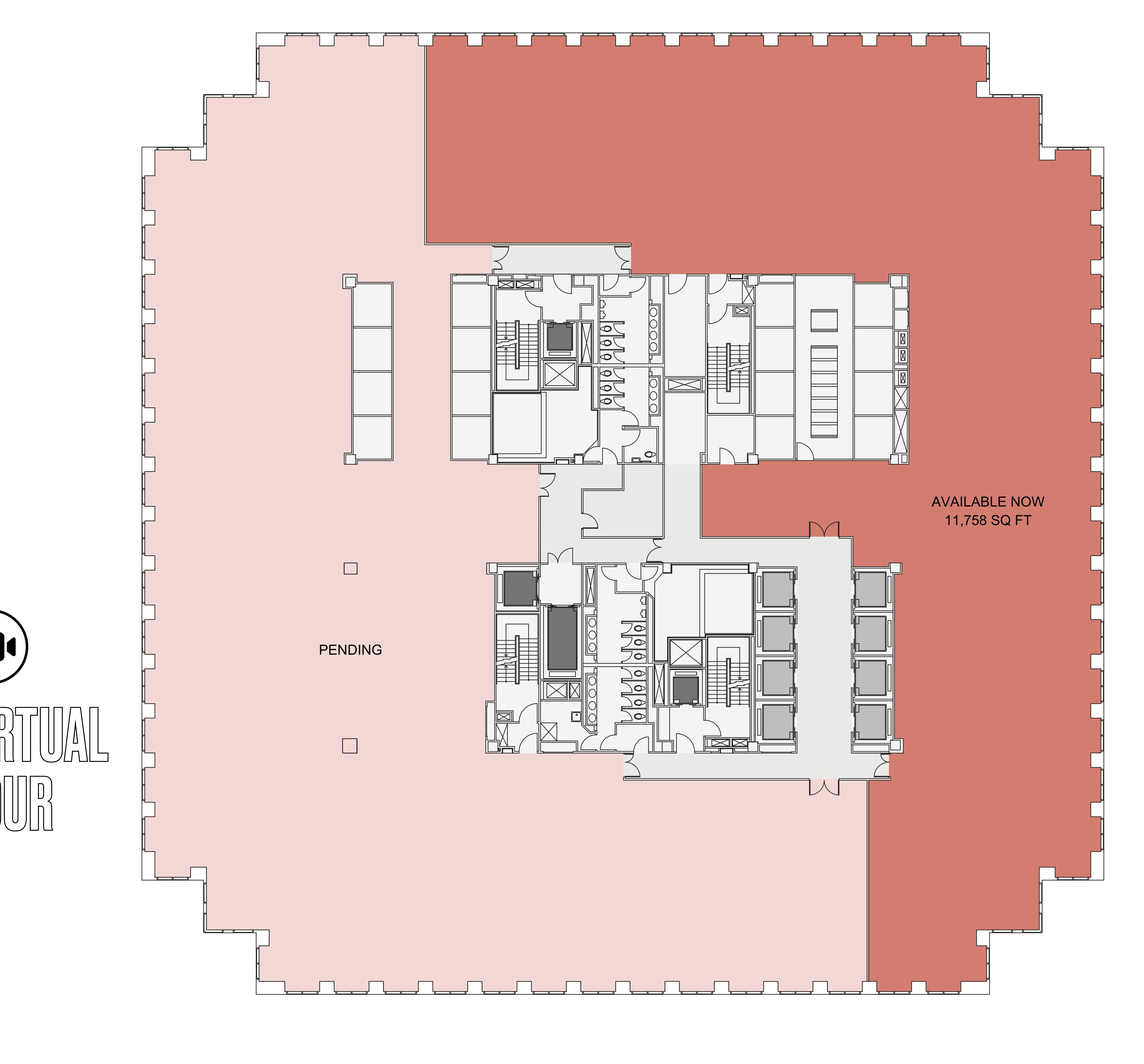
## 11,758-26,060 SQ FT 1,092-2,421 SQ M

#### FLOOR CONDITION

Newly refurbished Category A condition.

KEY
Workplace available
Occupied / Pending
Core
Lift
Goods / Firemens' Lift





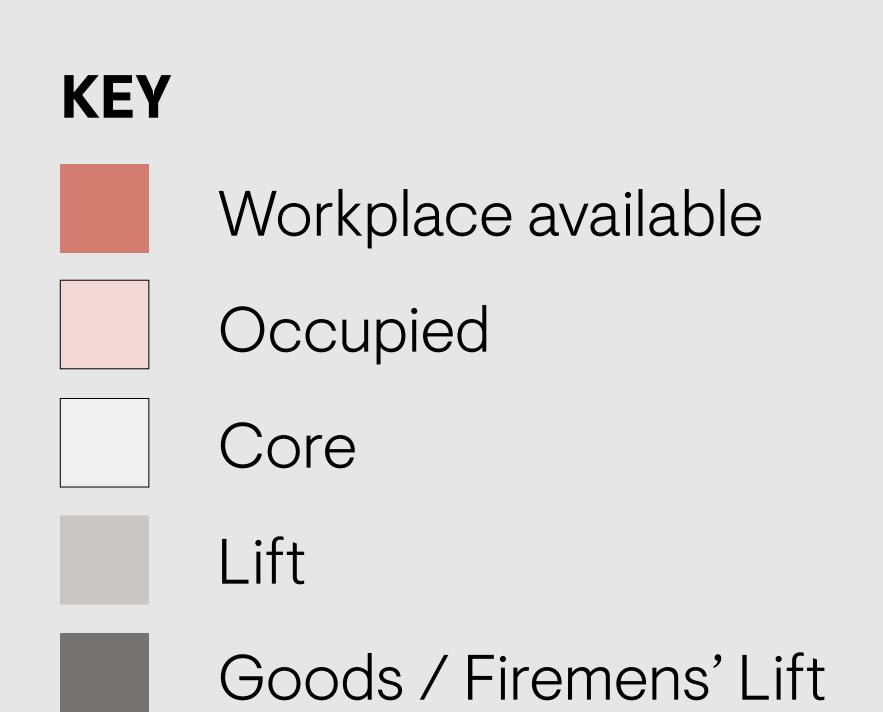
#### PART AVAILABLE QUAR

## FROM 3,000 SQ FT 279 SQ M

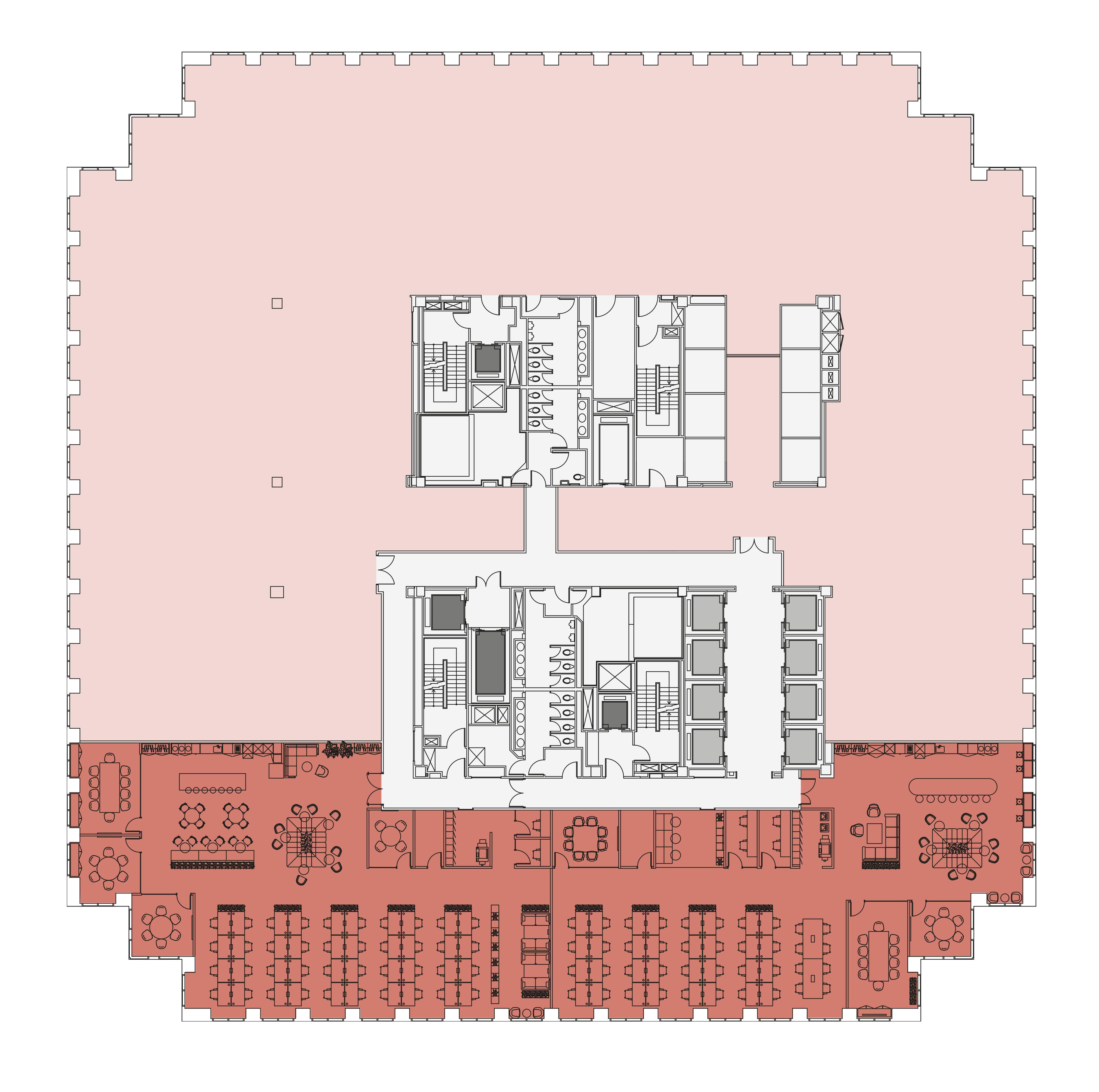
Level 32 South benefits from fantastic views over Jubilee Plaza and towards Middle Dock.

The unit can be taken as a whole (8,000 sq ft) or split into 2 separate units starting from 3,000 sq ft.

#### Made For:







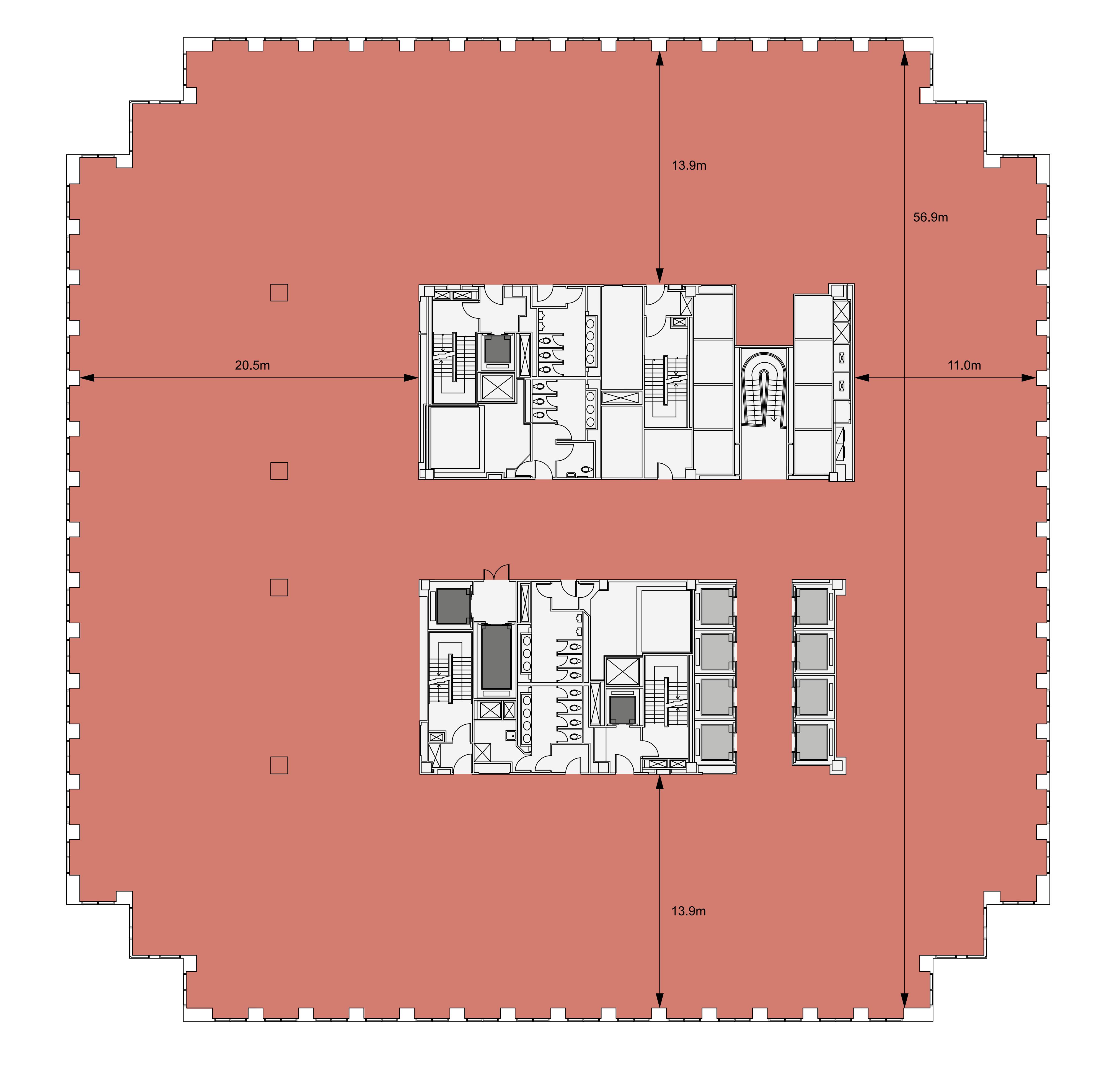
## 28,582 SQ FT 2,655 SQ M

#### FLOOR CONDITION

High quality existing fit out.

Workplace available
Core
Lift
Goods / Firemens' Lift





#### Level 33

#### Existing fit out



## 28,582 SQ FT 2,655 SQ M

#### FLOOR CONDITION

High quality existing fit out.

KEY

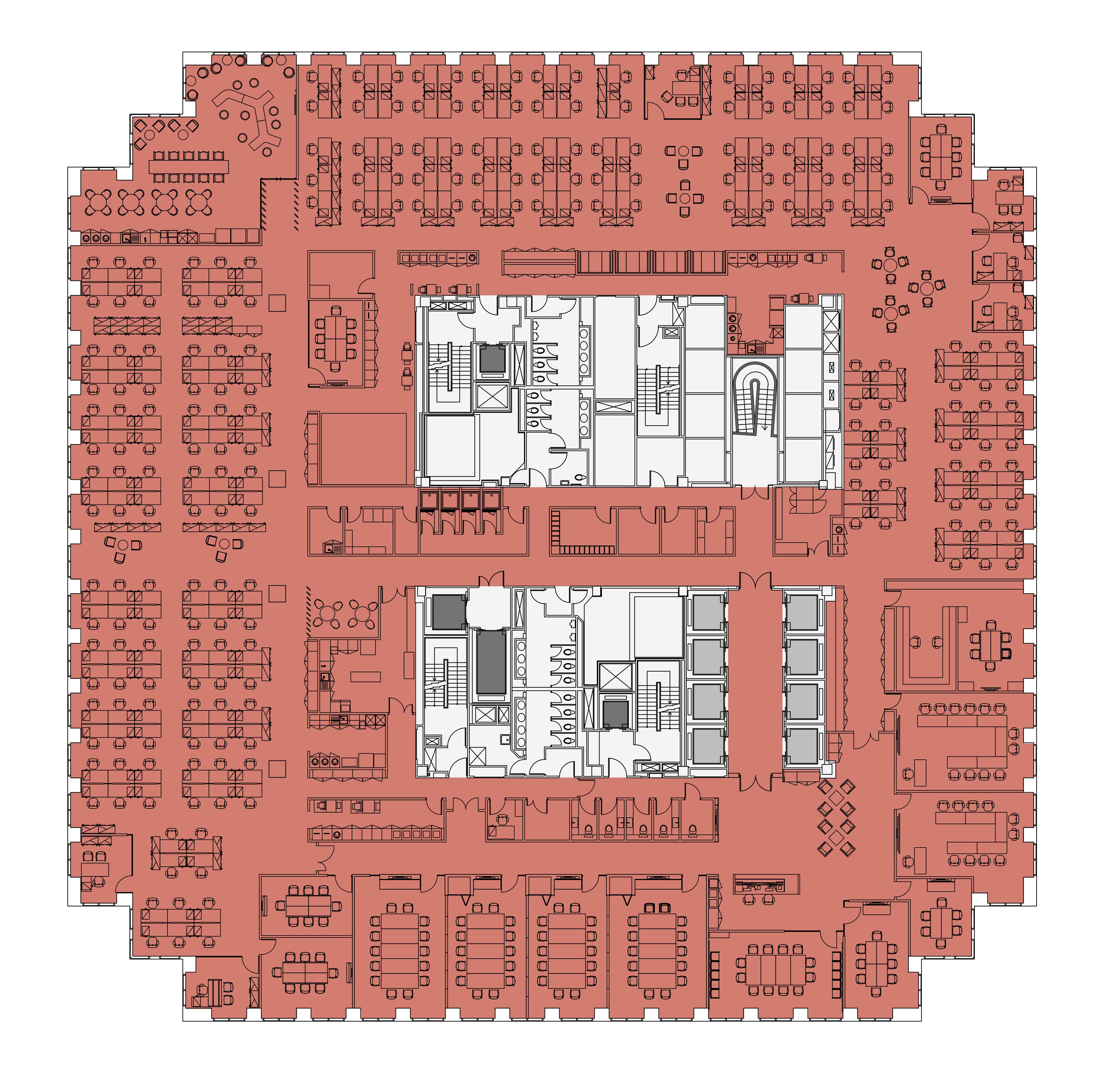
Workplace available

Core

Lif

Goods / Firemens' Lift





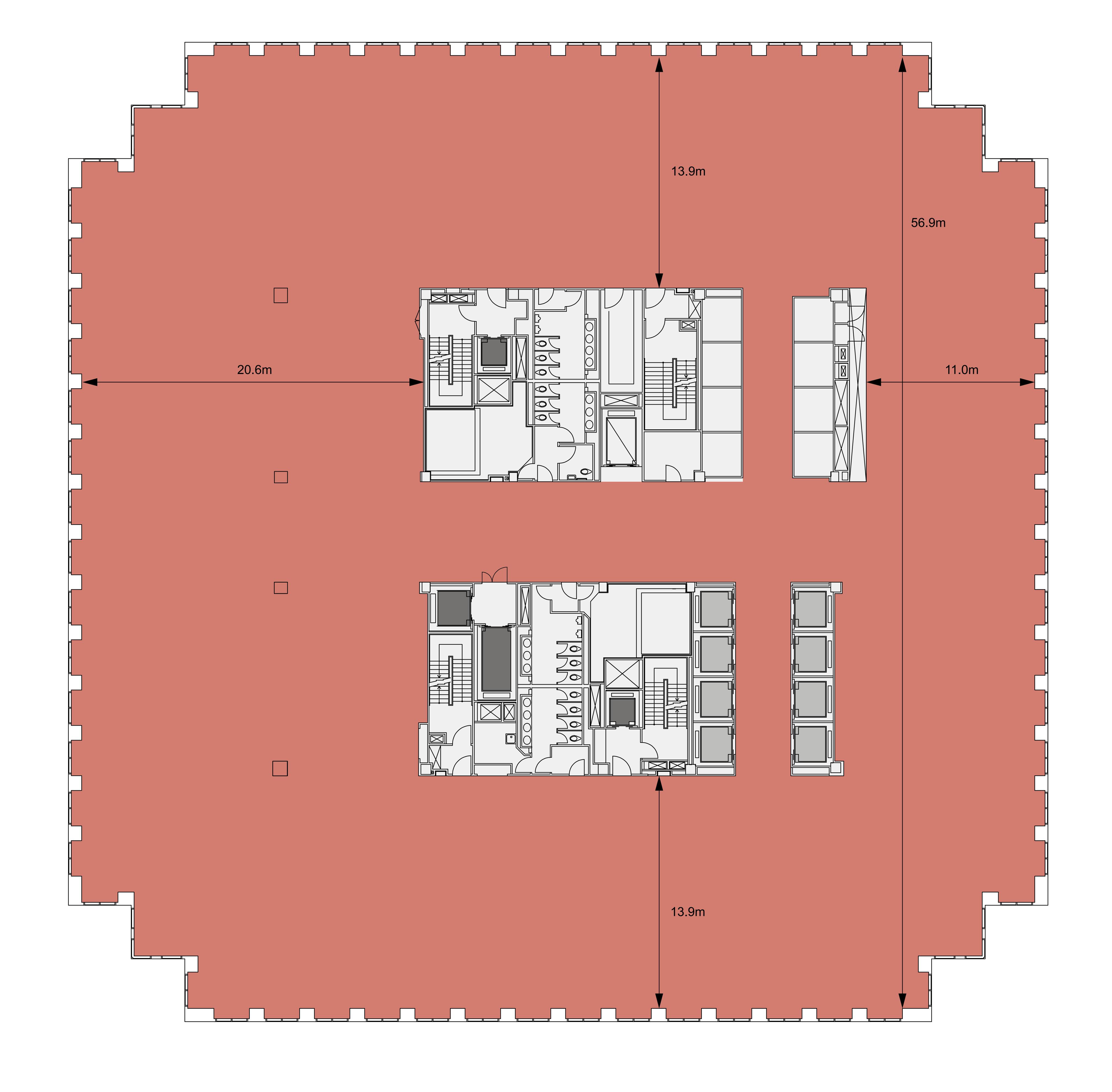
## 28,968 SQ FT 2.691 SO M

#### FLOOR CONDITION

Available as Shell & Core.

Workplace available
Core
Lift
Goods / Firemens' Lift



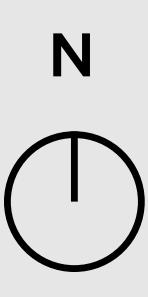


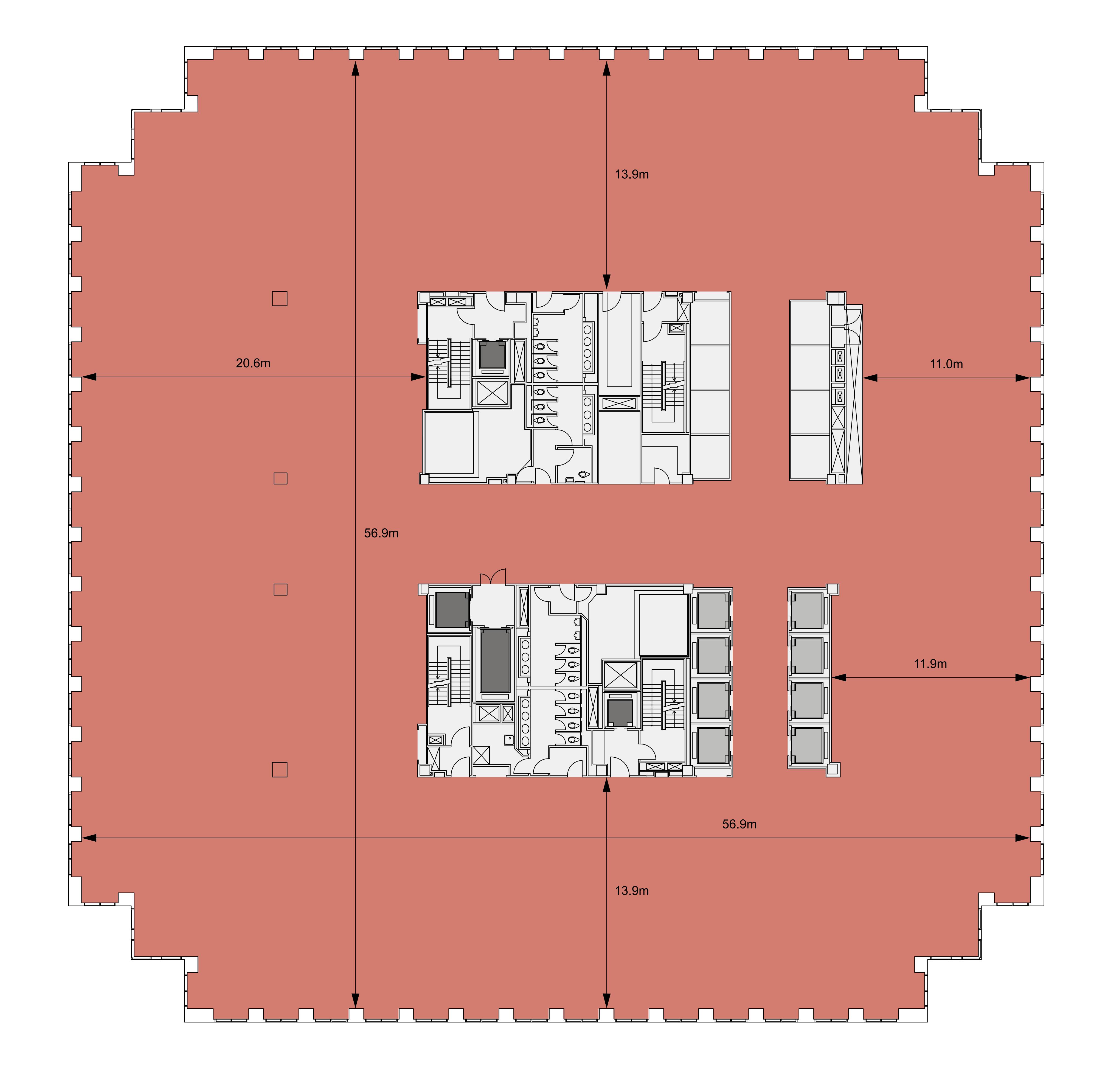
## 28,336 SQ FT 2,633 SQ M

#### FLOOR CONDITION

Available as Shell & Core.

KEYWorkplace availableCoreLiftGoods / Firemens' Lift



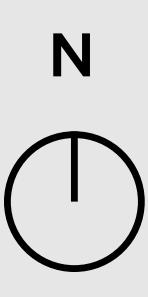


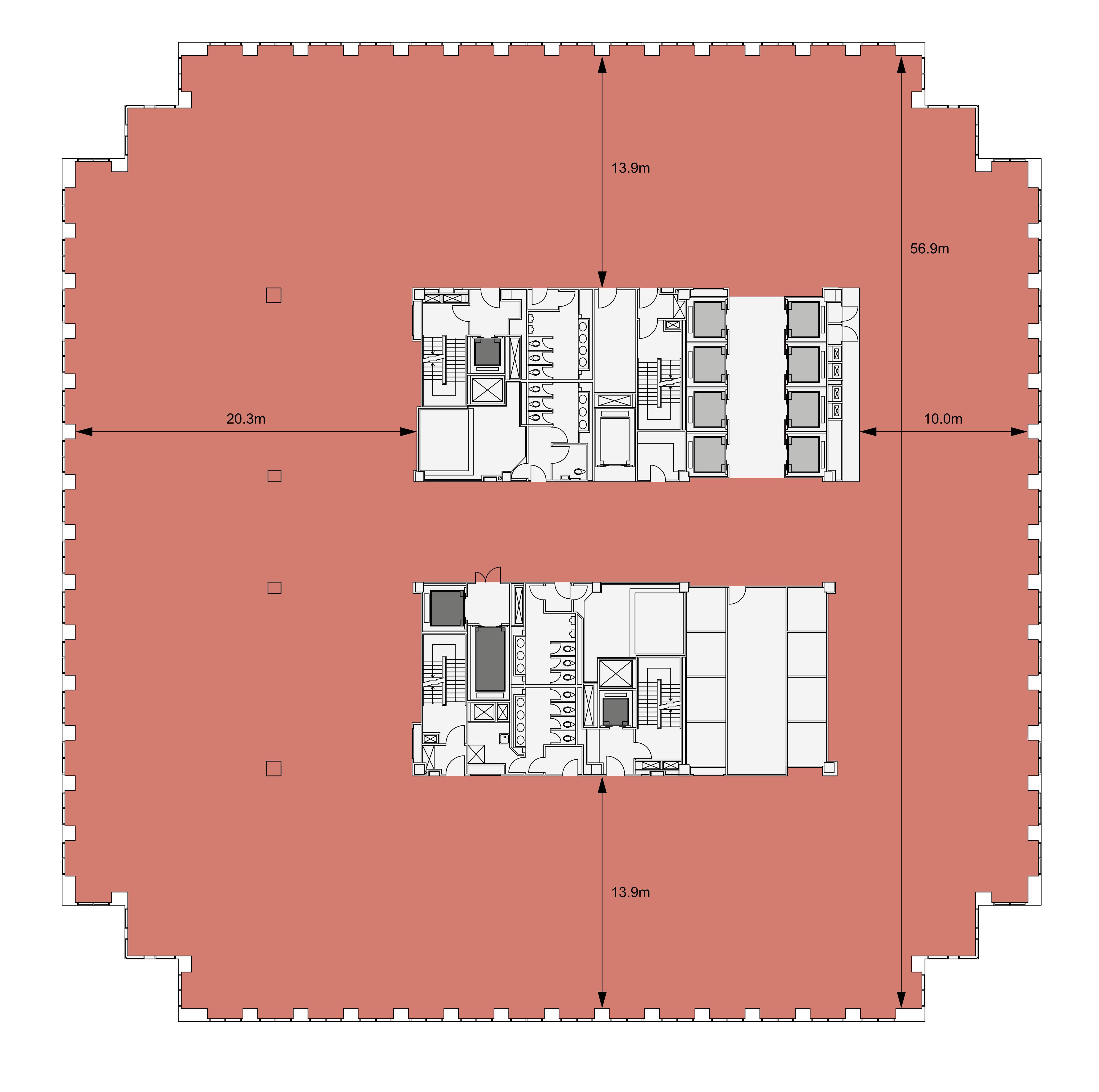
## 28,146 SQ FT 2,615 SQ M

#### FLOOR CONDITION

Available as Shell & Core.

Workplace available
Core
Lift
Goods / Firemens' Lift



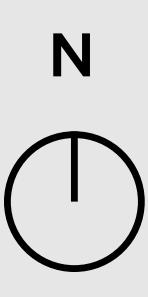


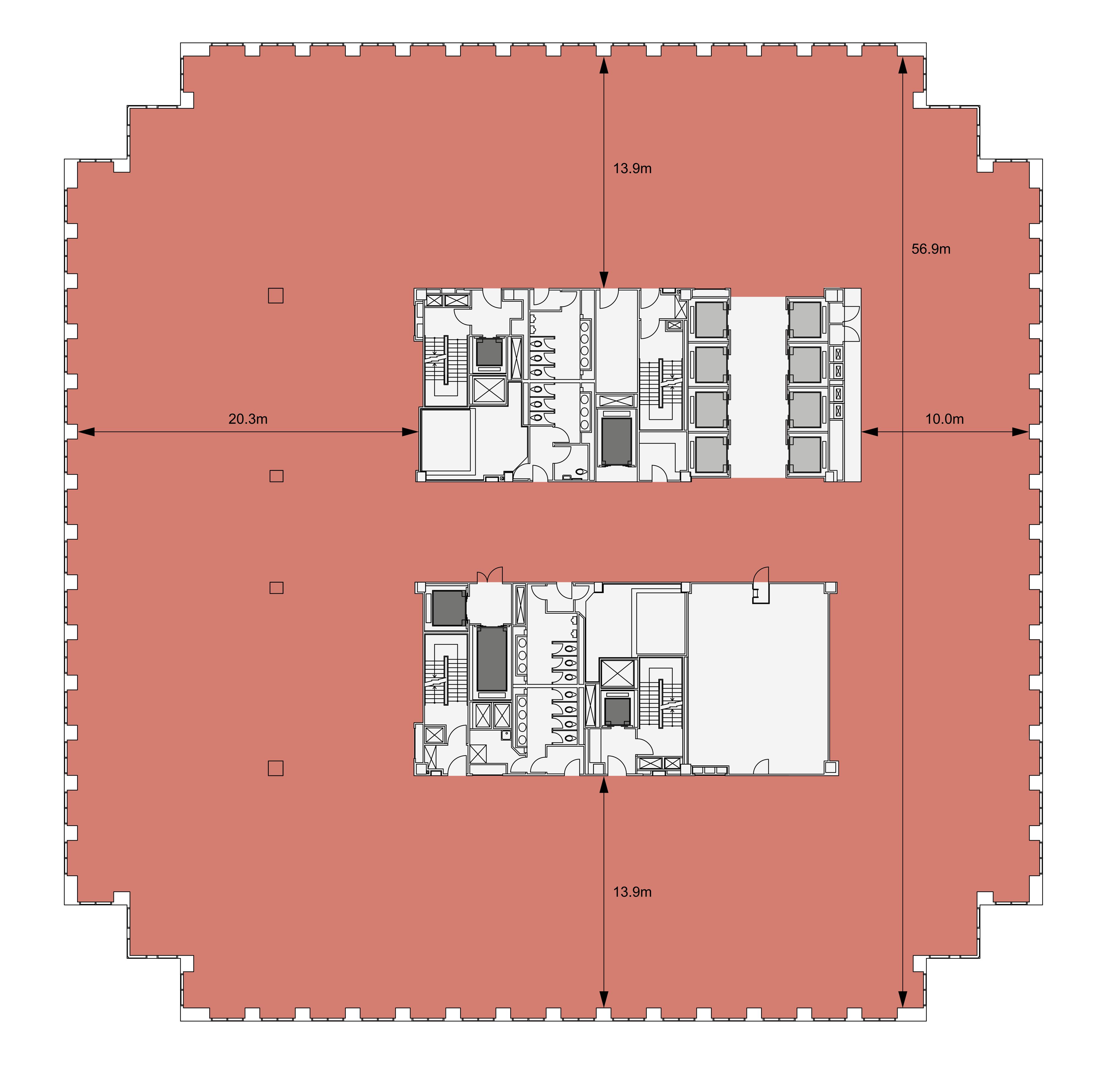
## 28,103 SQ FT 2,611 SQ M

#### FLOOR CONDITION

Available as Shell & Core.

Workplace available
Core
Lift
Goods / Firemens' Lift



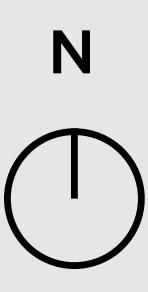


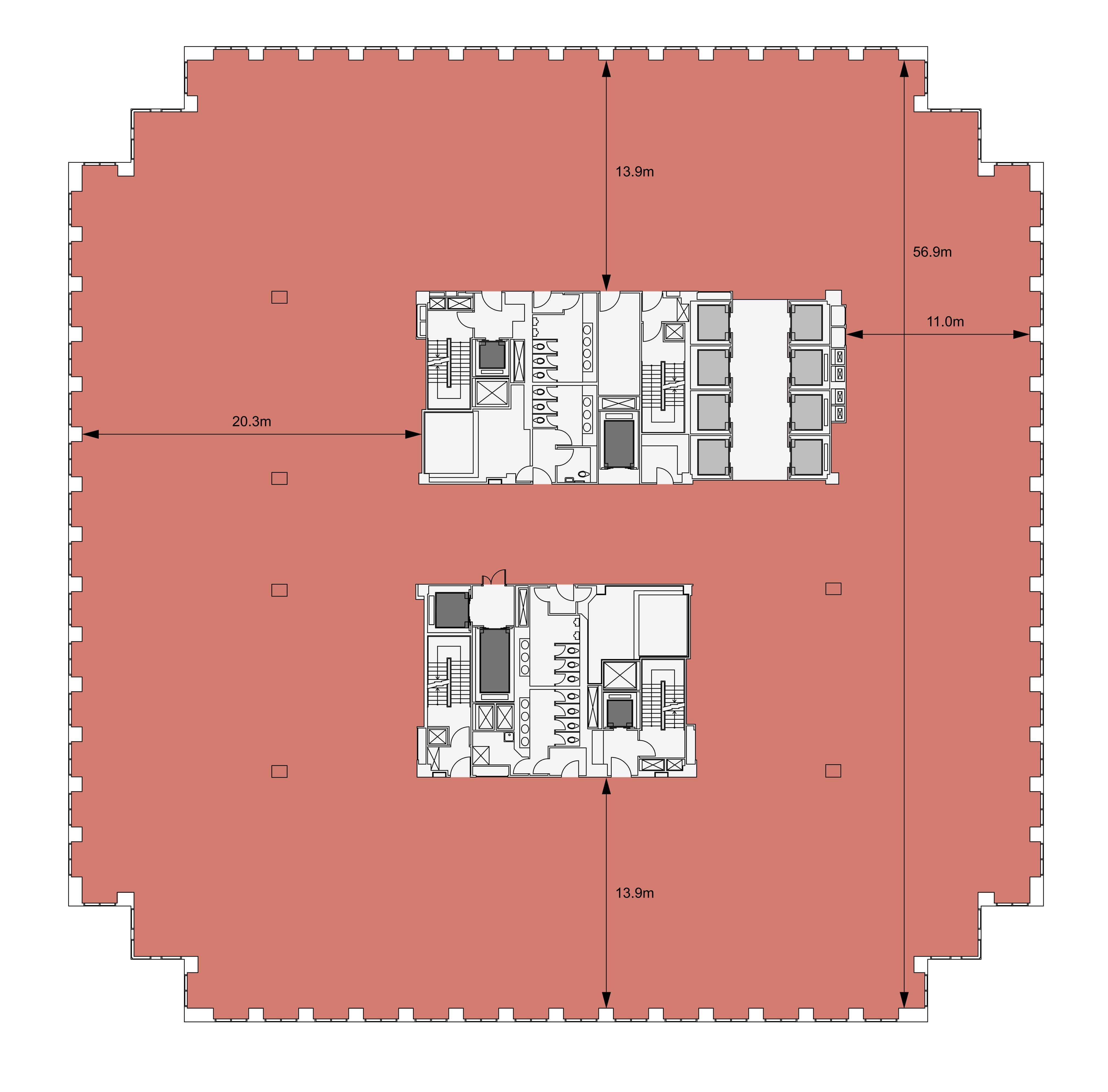
## 28,972 SQ FT 2,692 SQ M

#### FLOOR CONDITION

Available as Shell & Core.

Workplace available
Core
Lift
Goods / Firemens' Lift





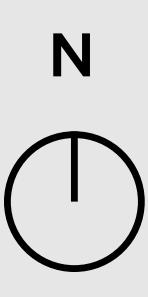
## AVAILABLE 29161S1F

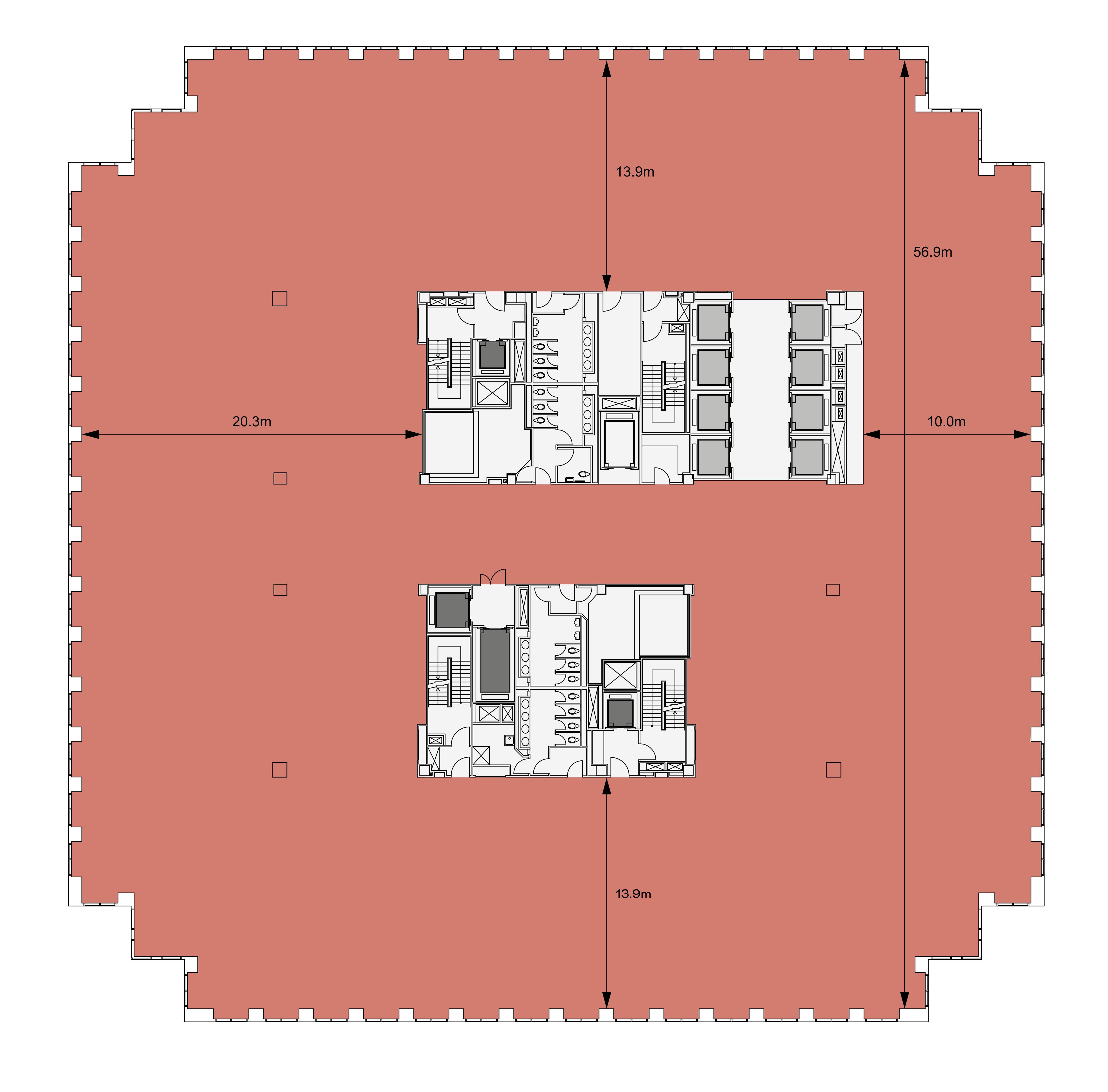
#### 43,1013UT 2,709SQM

#### FLOOR CONDITION

Available as Shell & Core.

Workplace available
Core
Lift
Goods / Firemens' Lift





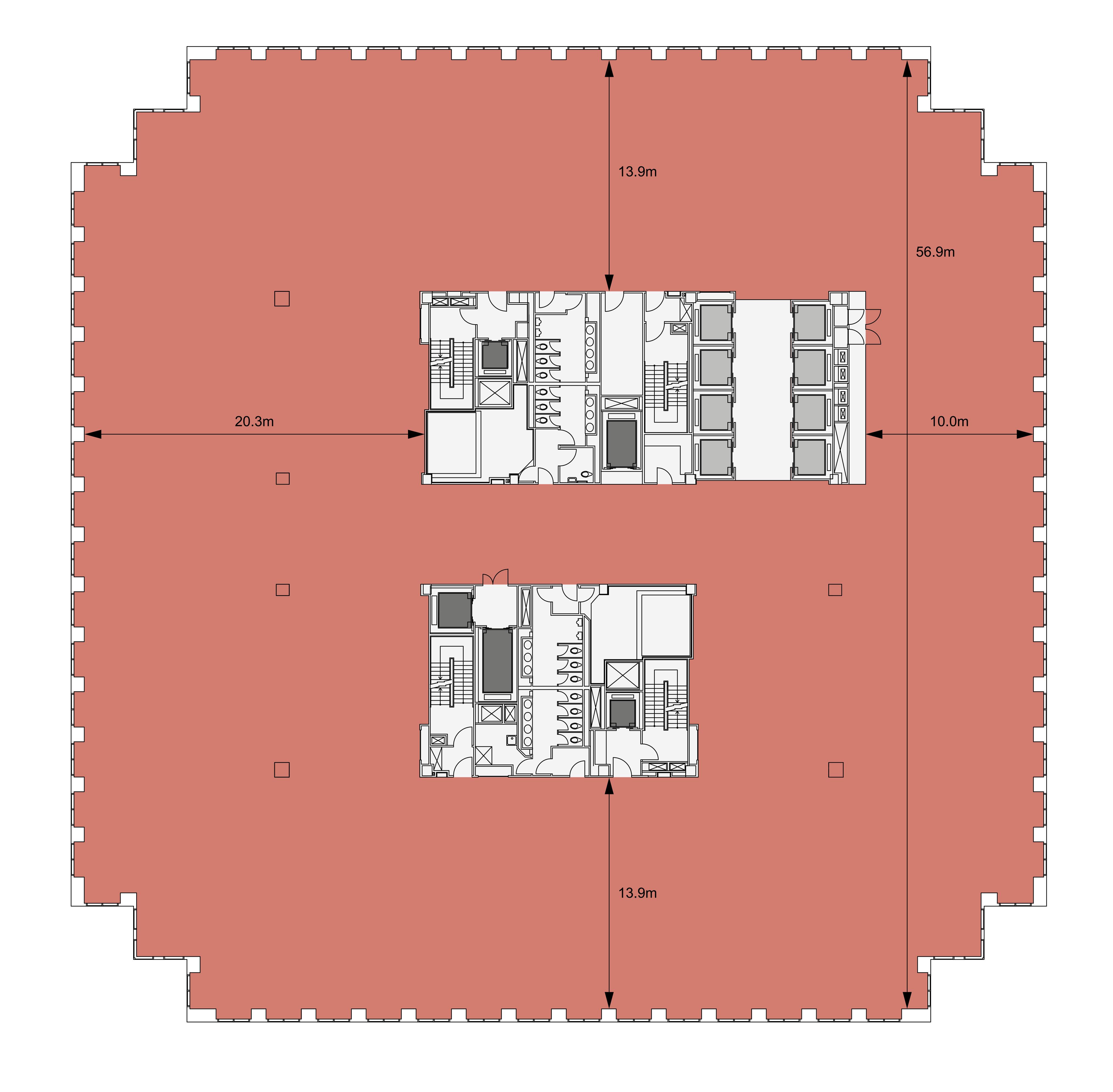
## 28,968 SQ FT 2,691 SQ M

#### FLOOR CONDITION

Newly refurbished Category A condition.

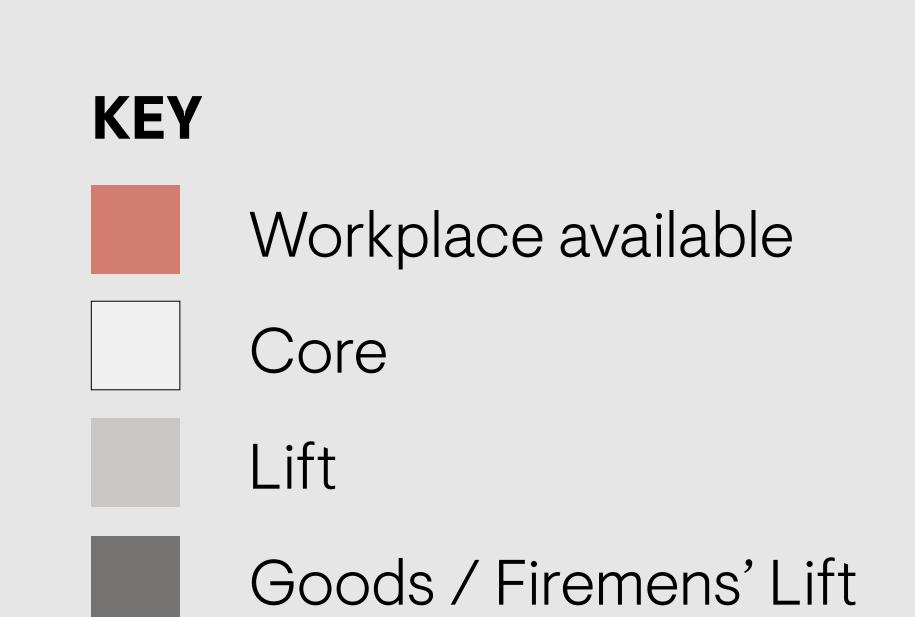
KEYWorkplace availableCoreLiftGoods / Firemens' Lift

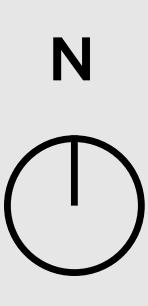


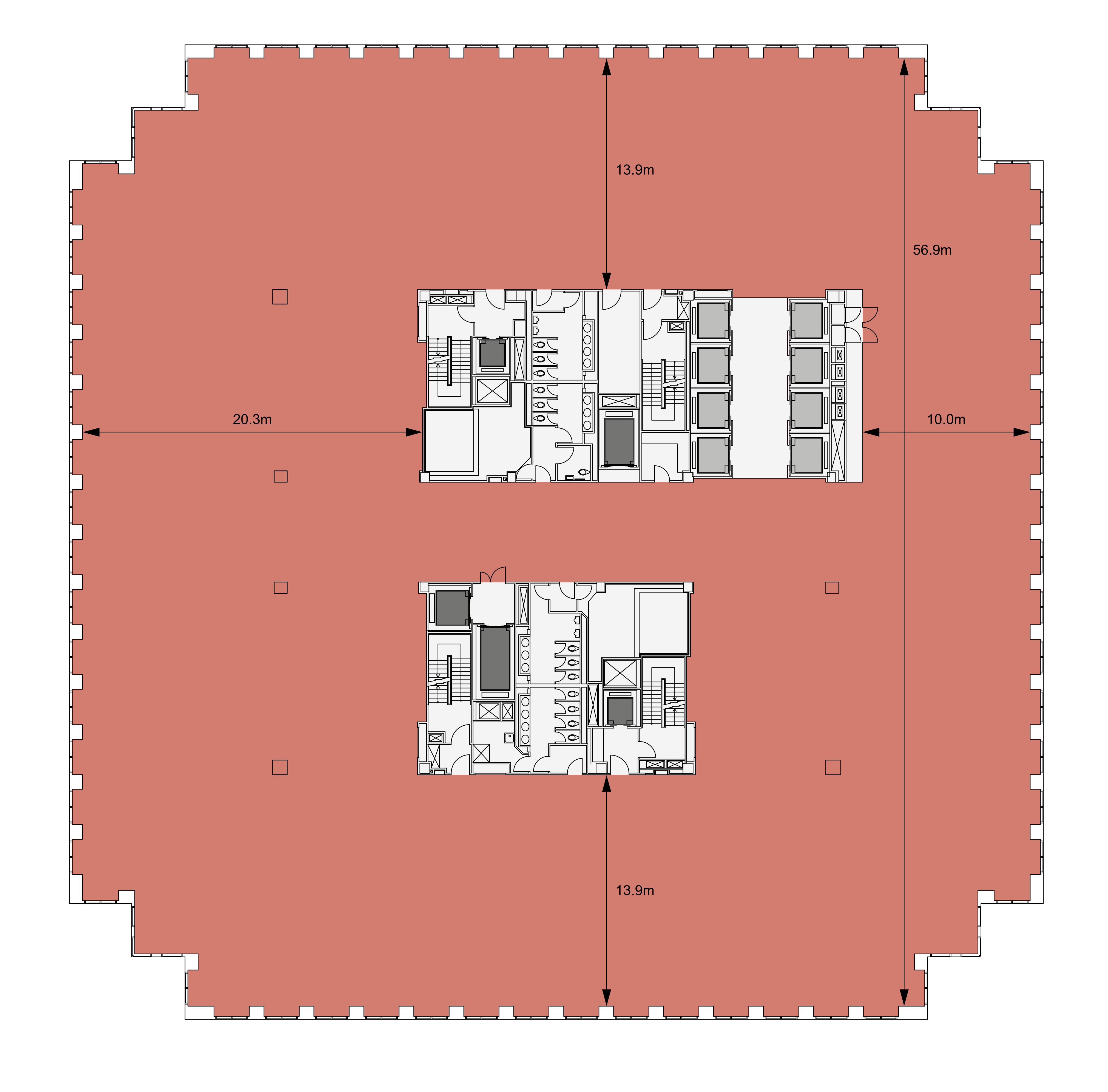


#### Typical Upper Floor

## 28,968 SQ FT 2,691 SQ M







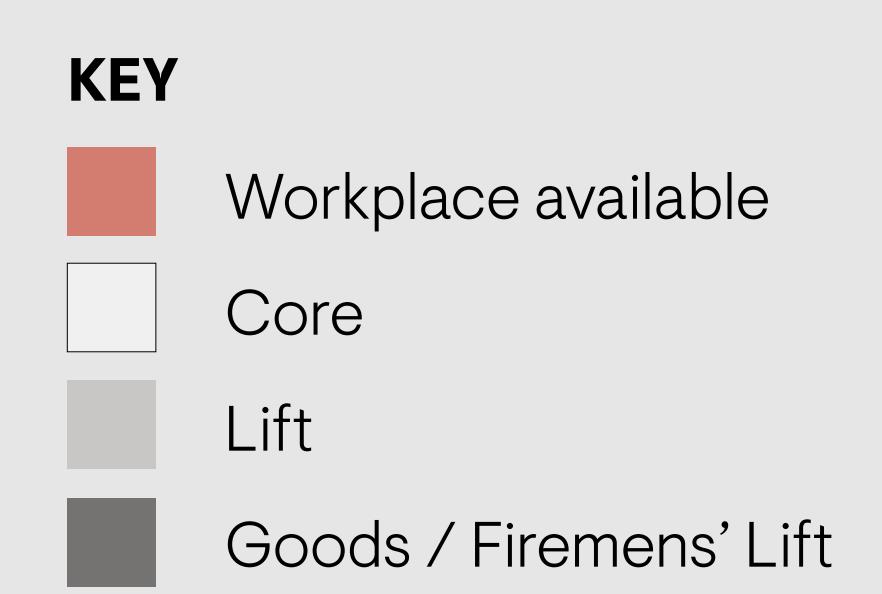
FLOOR PLAN



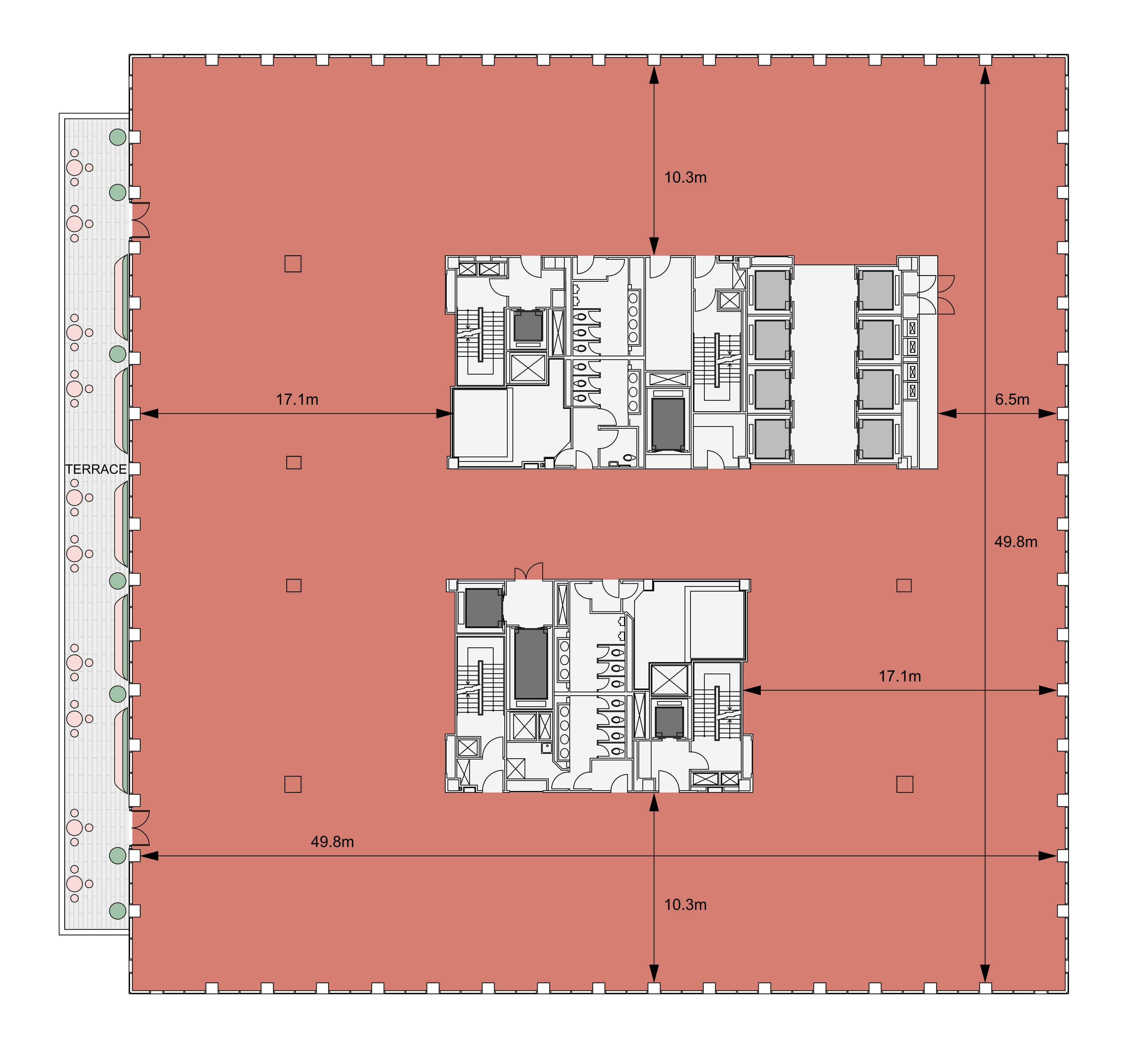
## 1,658 SQ FT 154 SQ M

#### FLOOR CONDITION

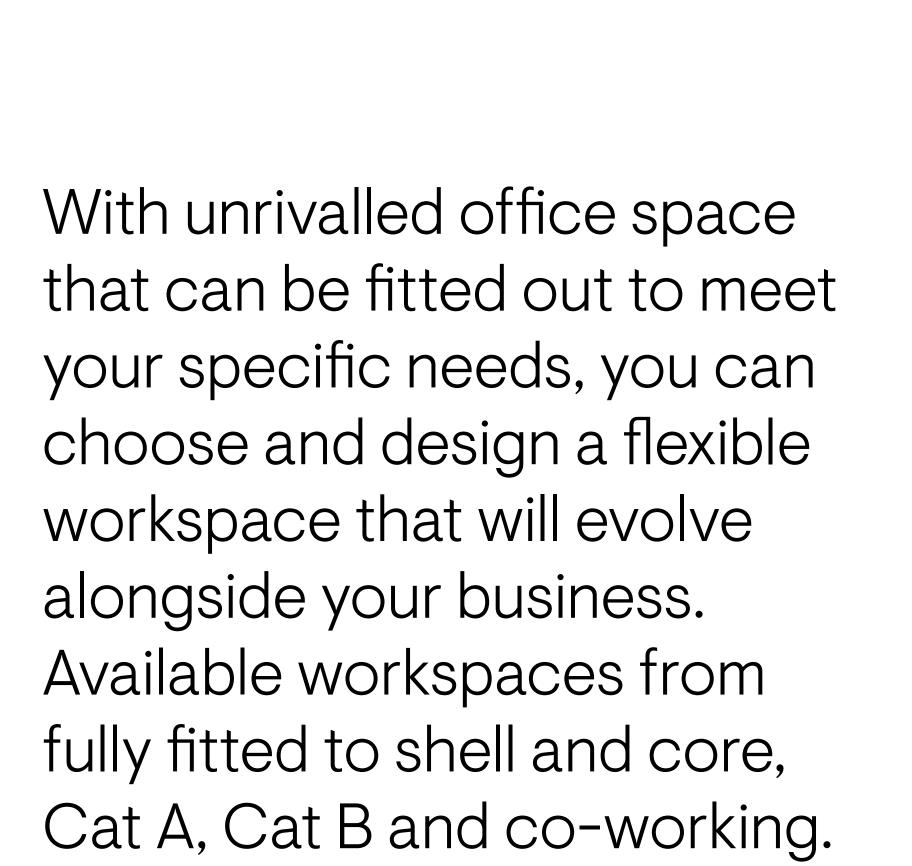
Available as Shell & Floor.

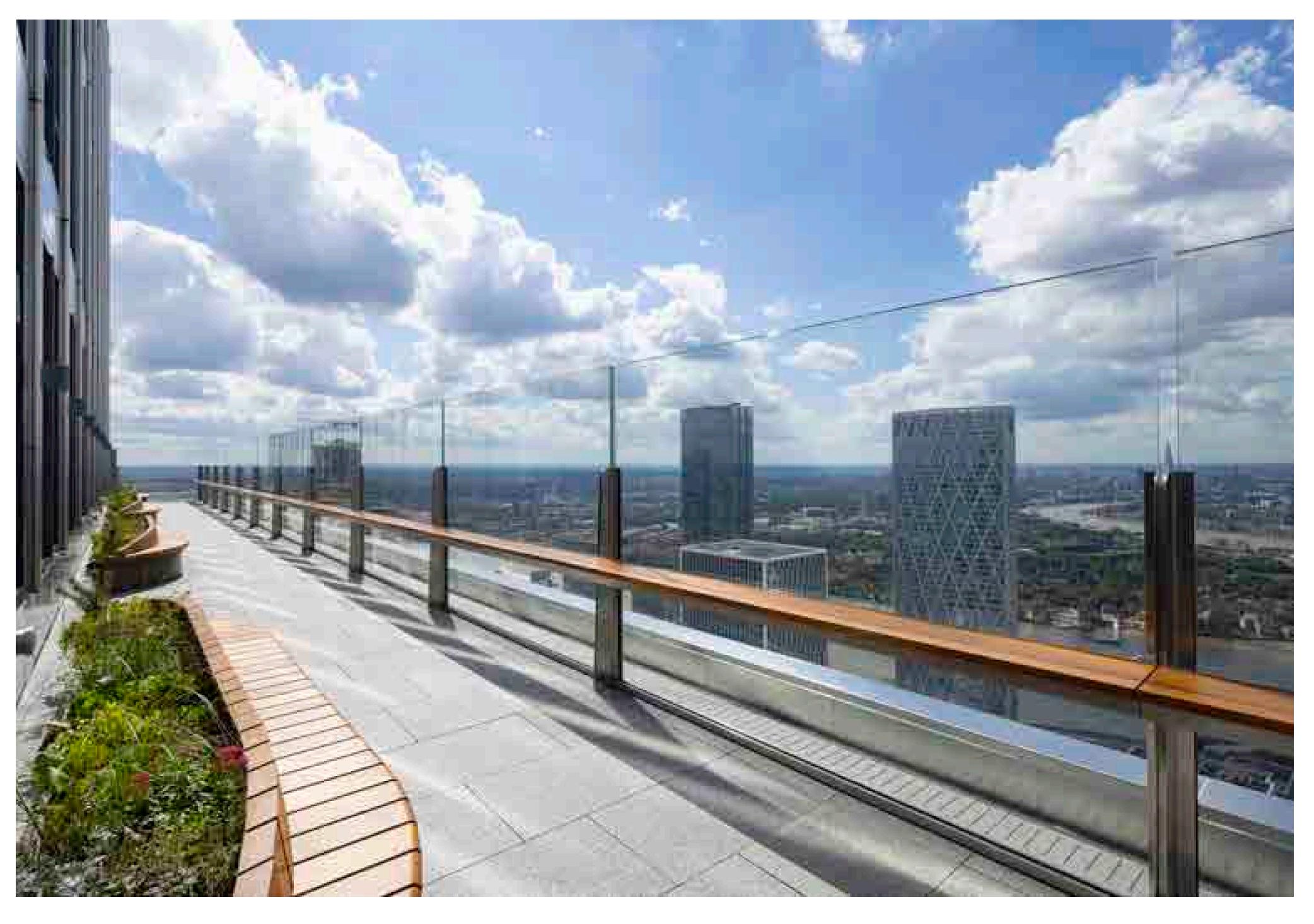


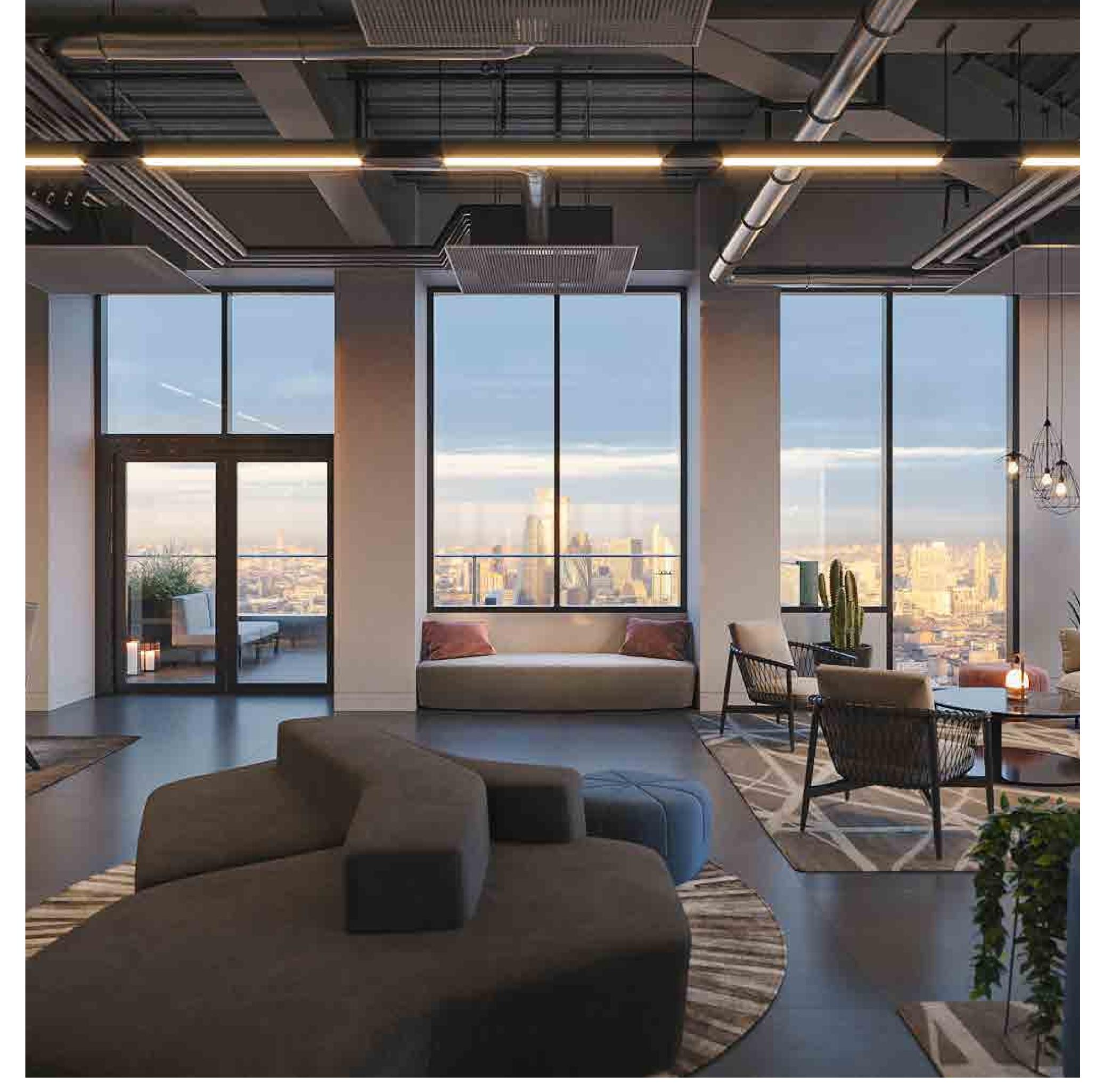


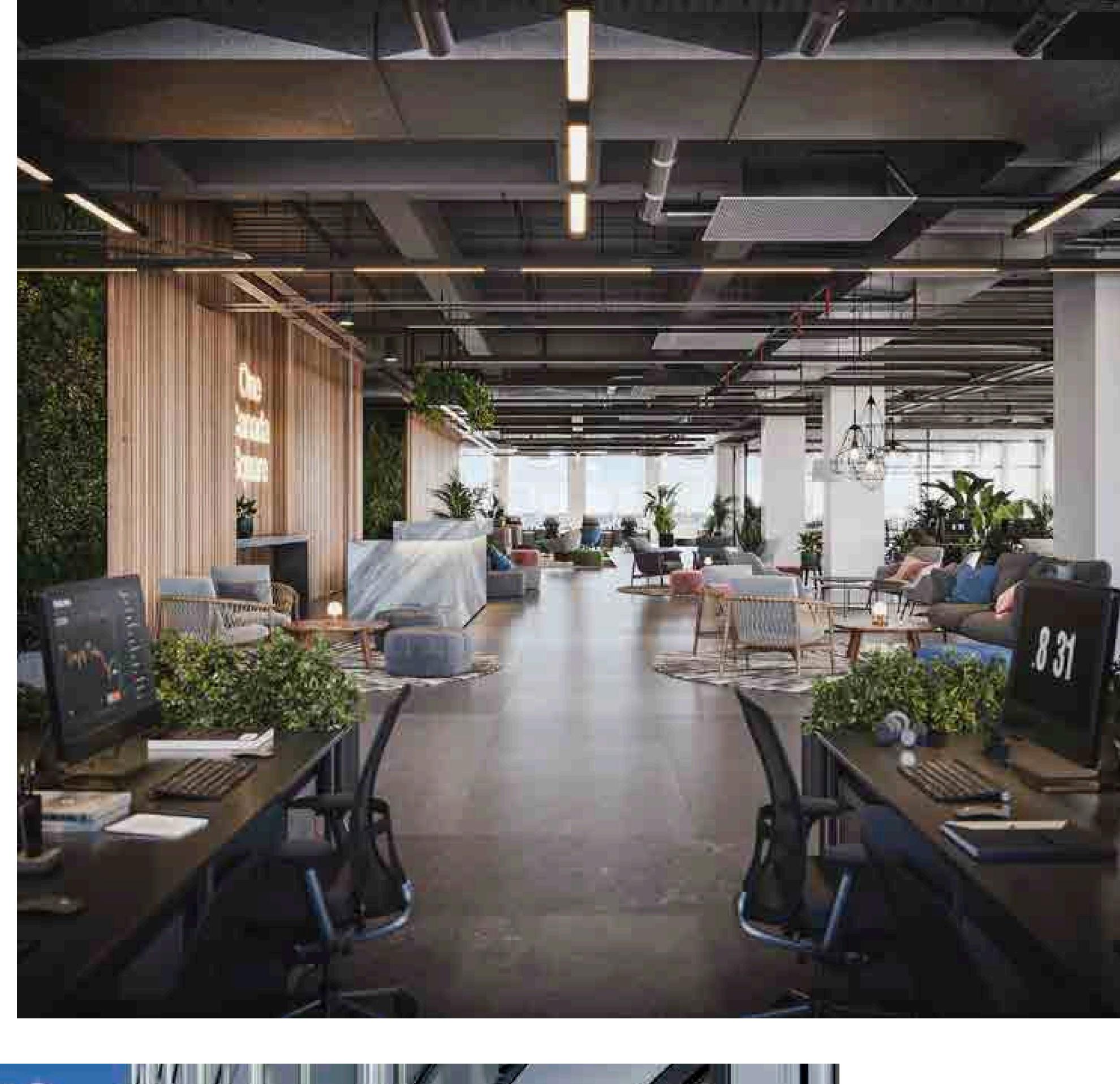


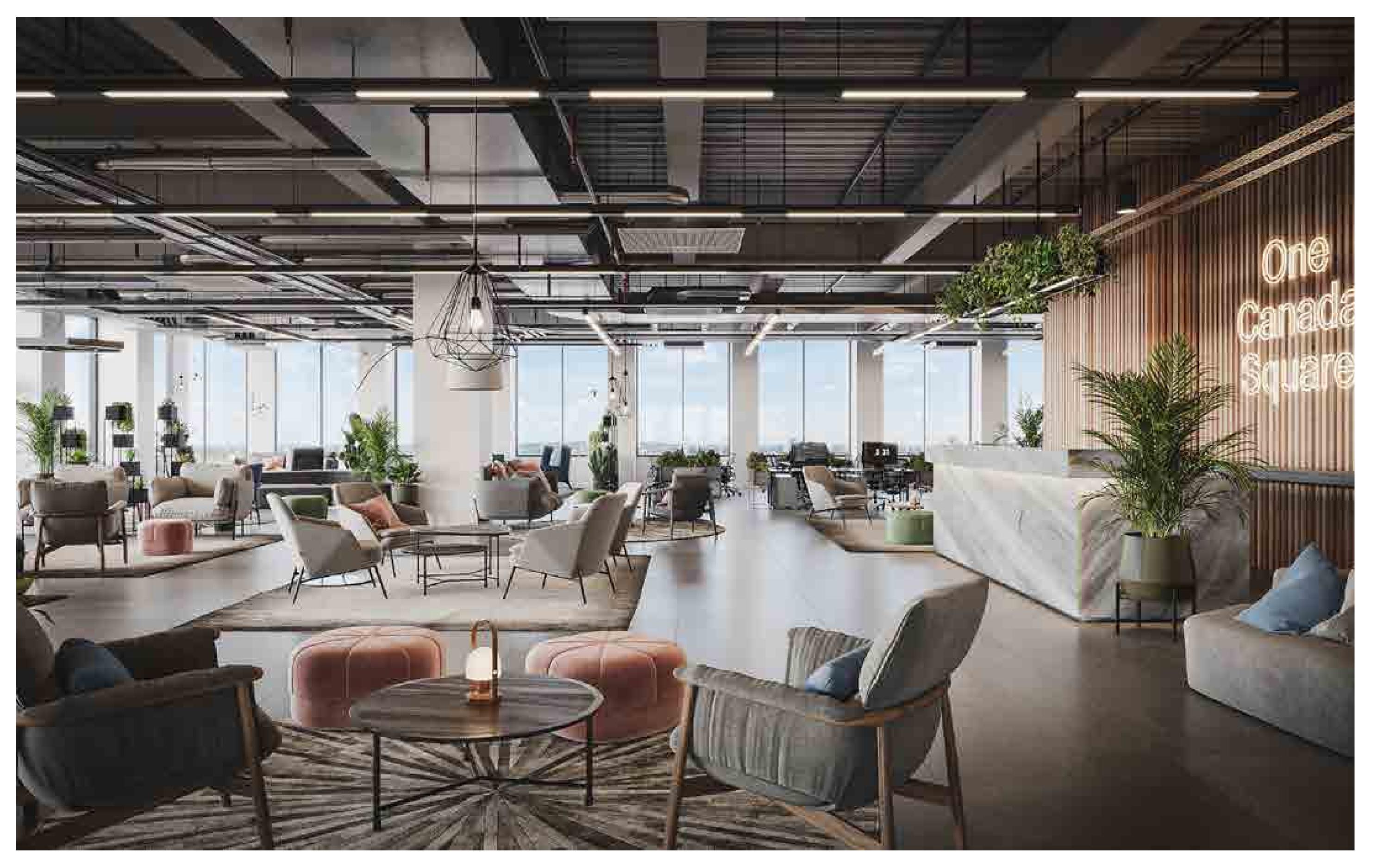
## THE ONE TO GROW YOUR BUSINESS

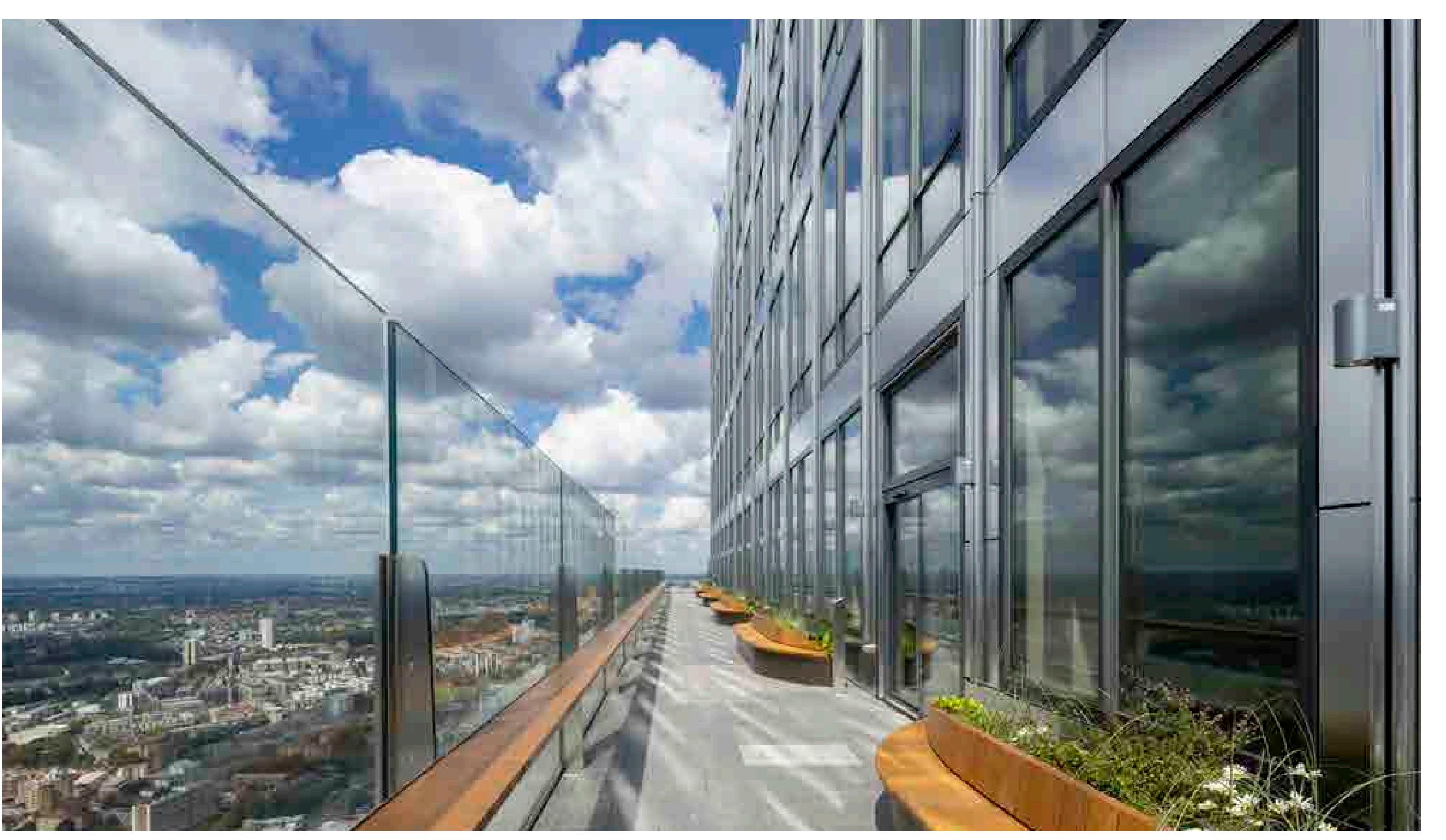












LEVEL 47 ONE CANADA SQ



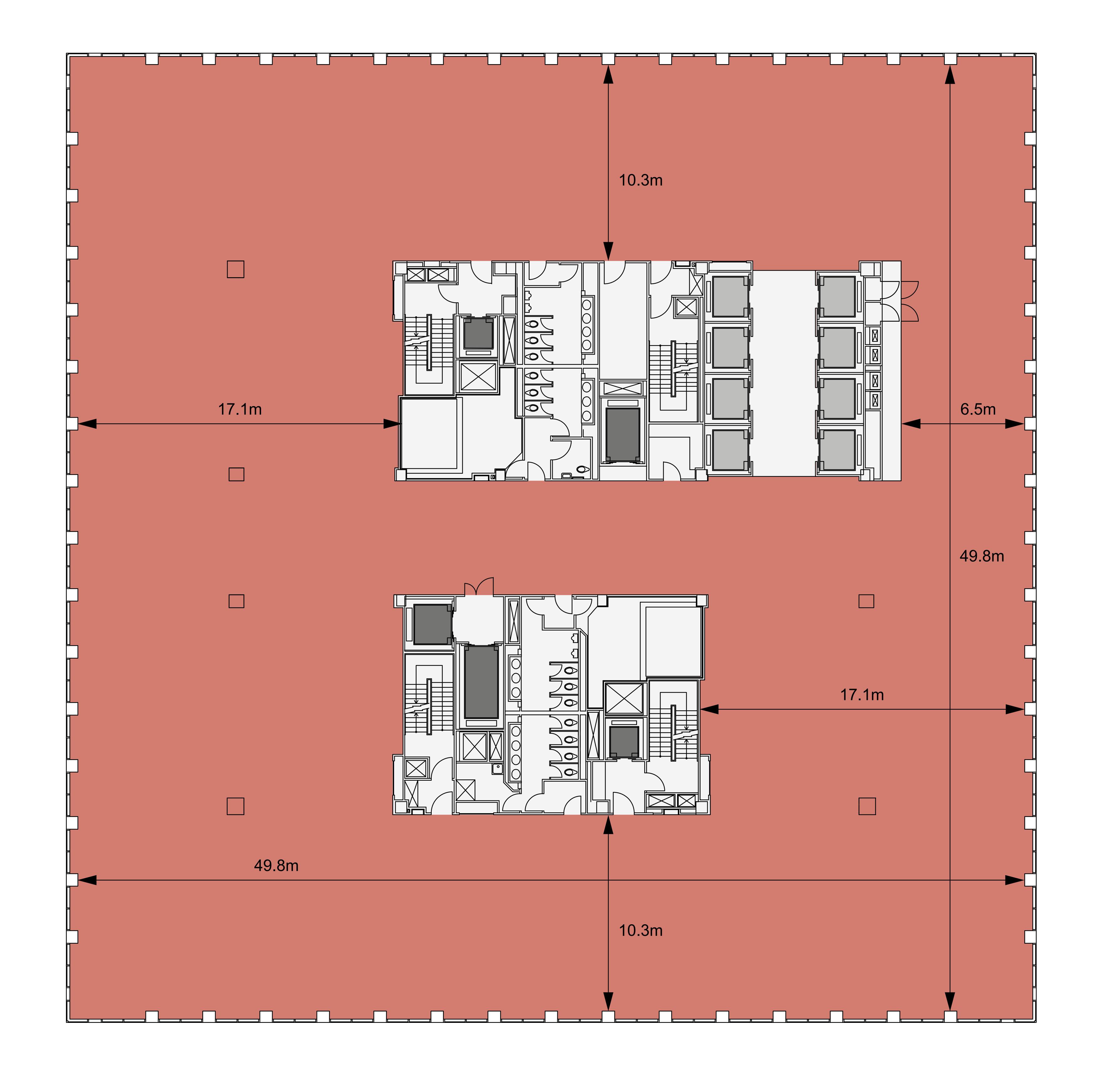
## 22,272 SQ FT 2,069 SQ M

#### FLOOR CONDITION

Newly installed exposed services Category A.

KEYWorkplace availableCoreLiftGoods / Firemens' Lift





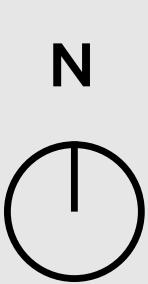
## AVAILABLE 22255F

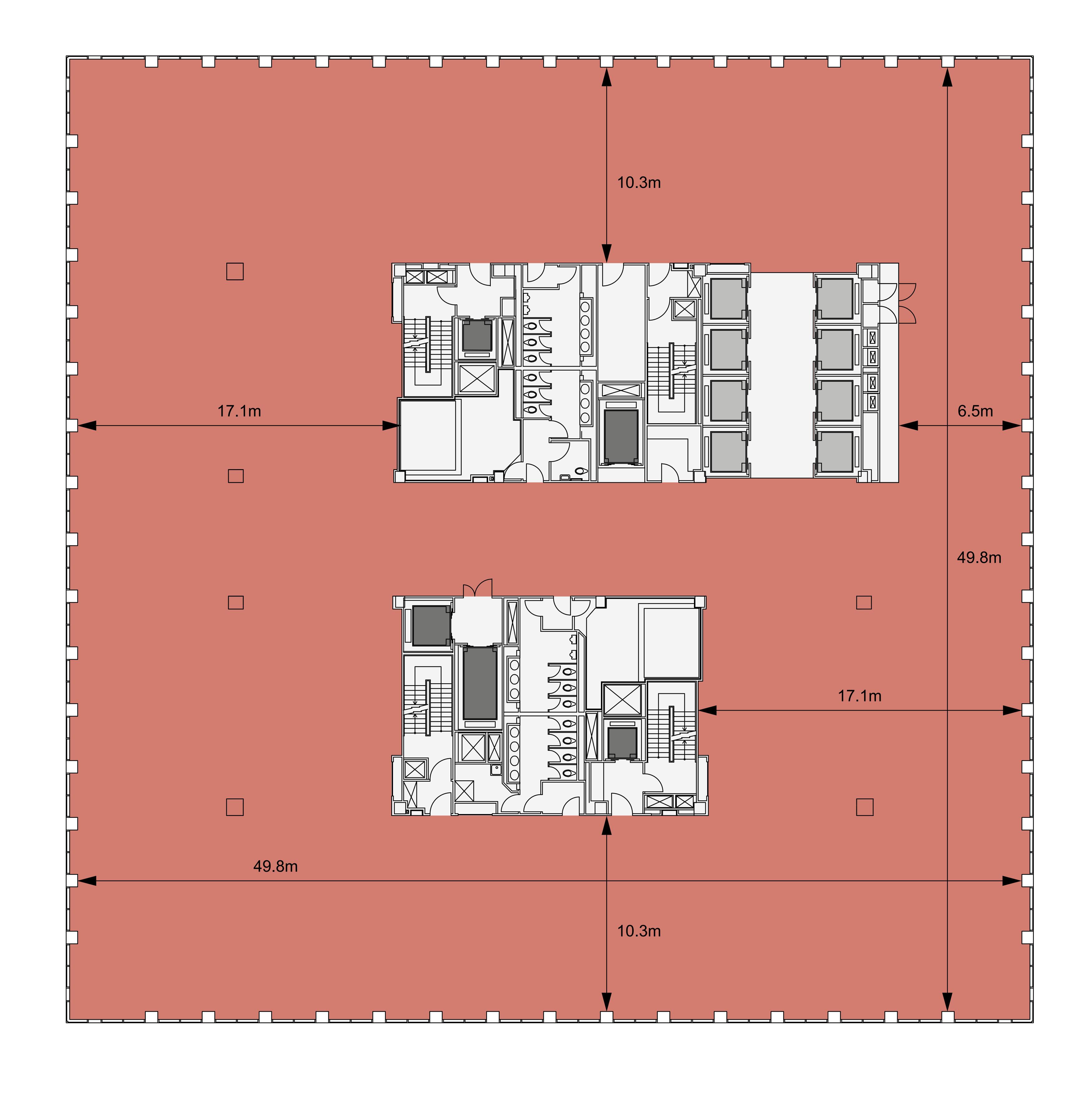
### 2,069 SQ M

#### FLOOR CONDITION

Available as Shell & Floor.

Workplace available
Core
Lift
Goods / Firemens' Lift





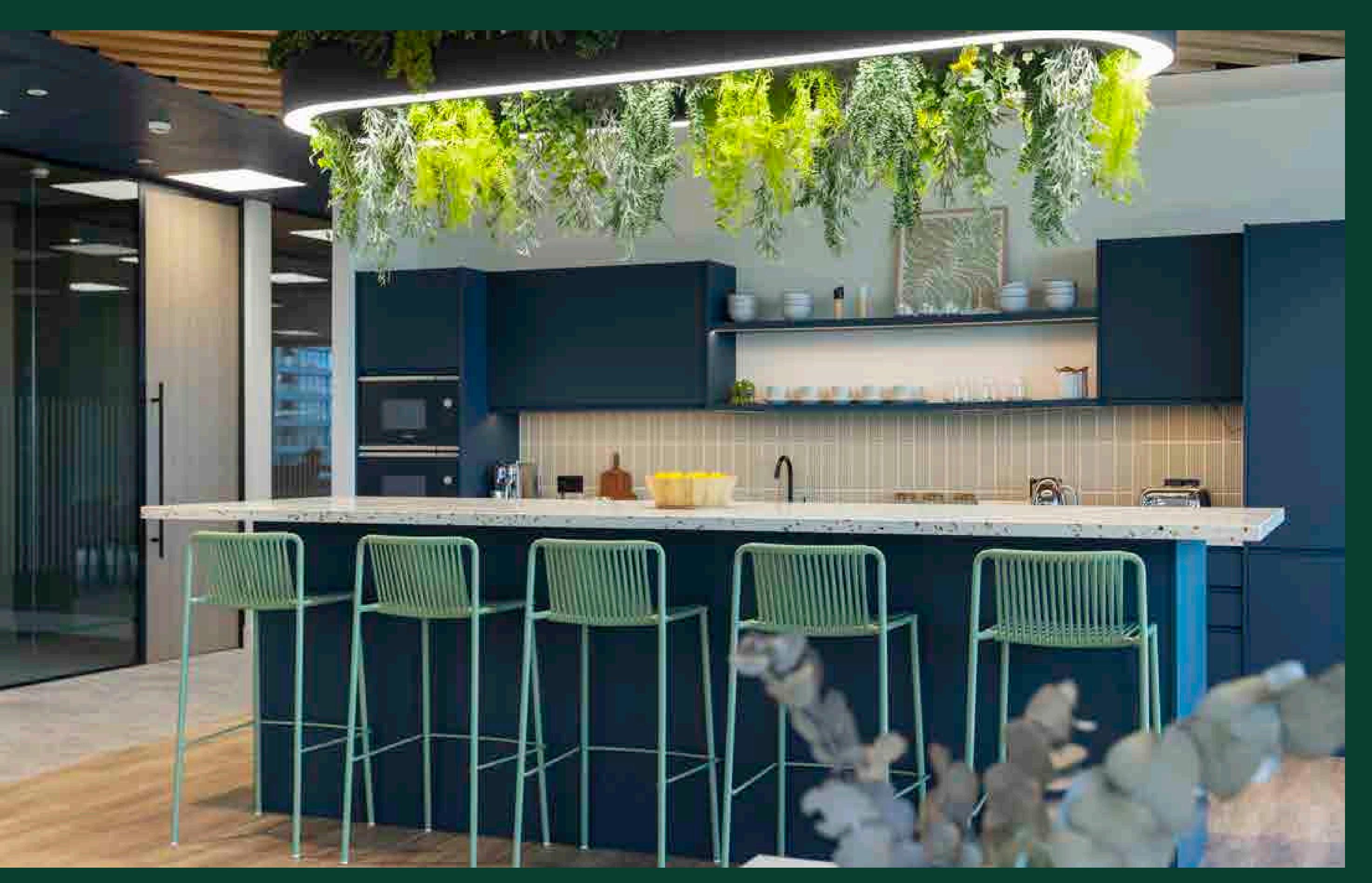
#### Made For:

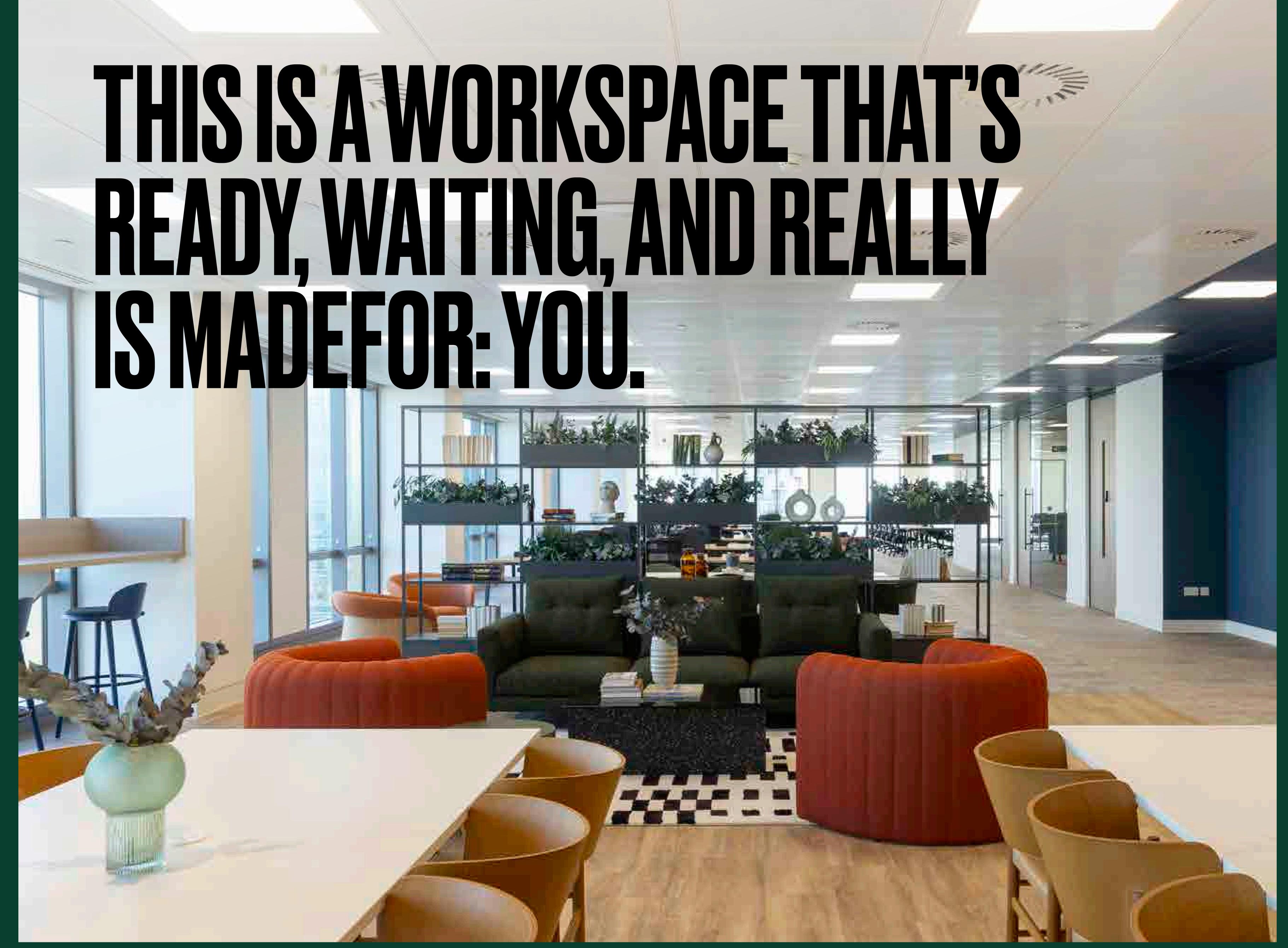
After 30 years of helping companies like yours find their perfect home, we've created MadeFor: Out with complicated contracts. In with transparent and flexible leases.

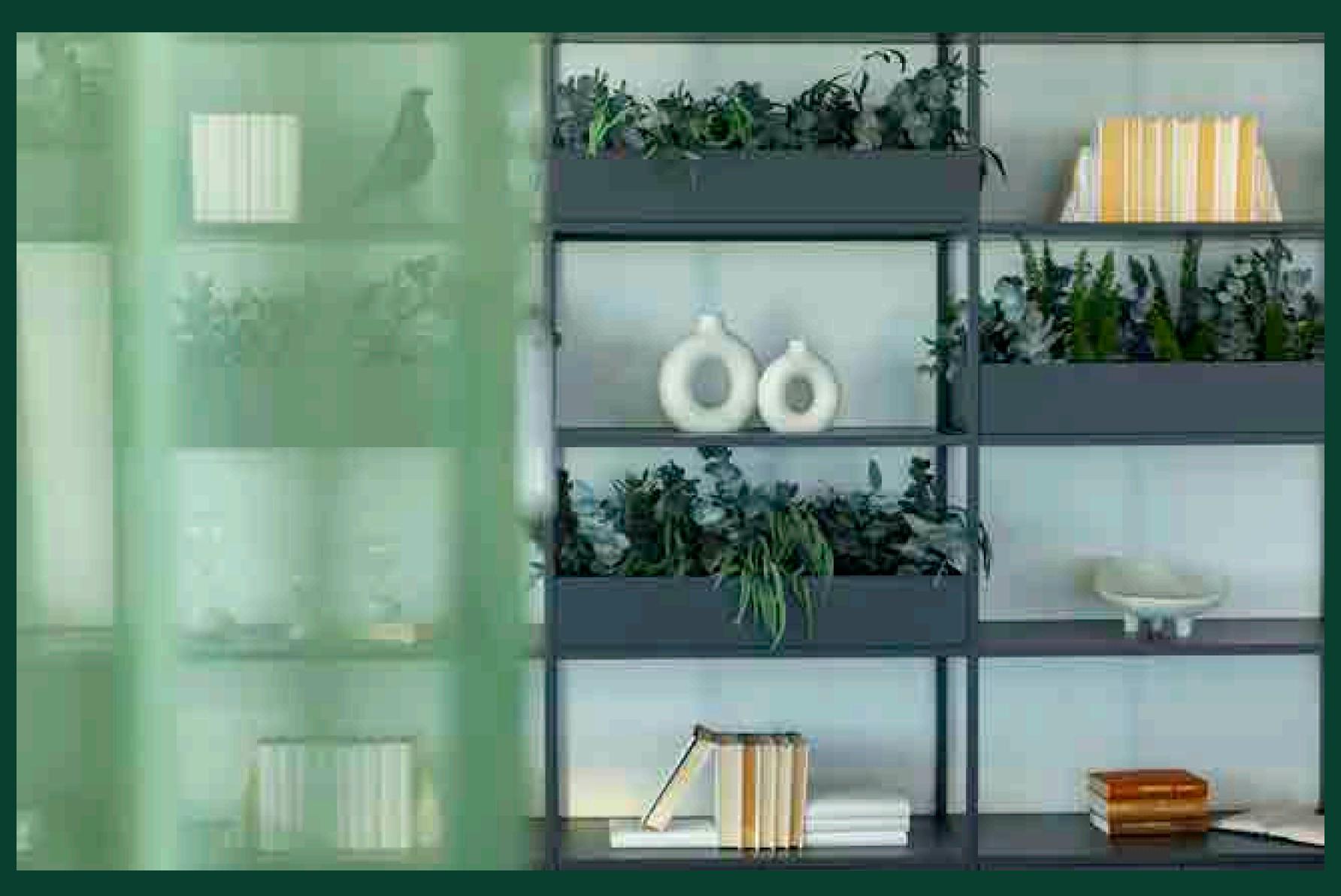
Move into a fully fitted and managed workspace on terms that suit your business, even as your needs change.

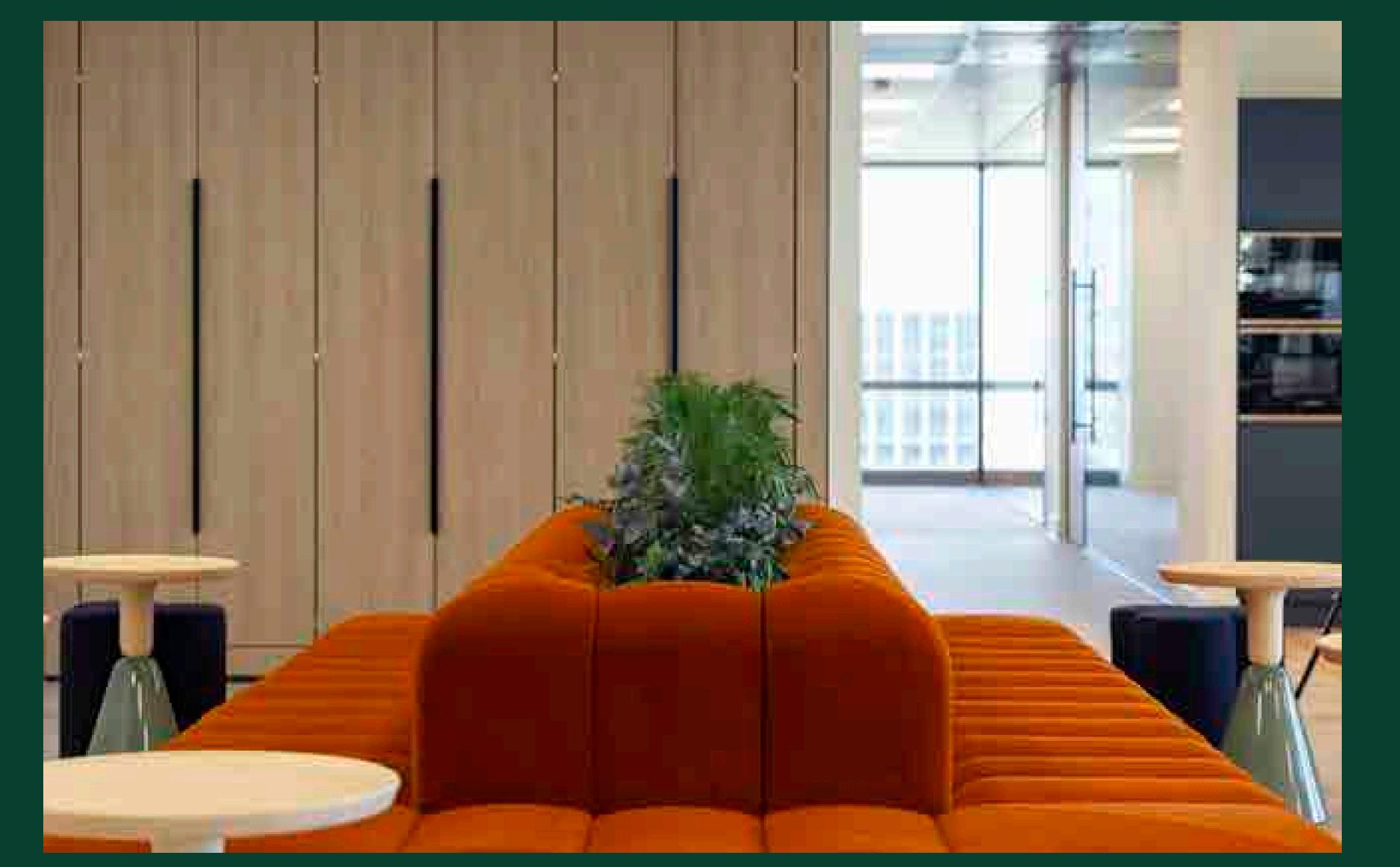
Innovative, sustainable, and always forward thinking.

offices.canarywharf.com/ madefor









Simplicity Flexibility Bespoke flooring Organic materials Bararea Scalable Sustainable Future-proofed Company branding Finishing touches Built-in storage Breakout spaces Tech-led Soft furnishings Iconic architecture 5G&WiFi6 Foliage Meeting rooms Flexible spaces Architectural lighting One-off antiques Ready & waiting Connected

Supported

MADEFOR:

Co-working and office spaces for tech start-up and scale-ups based in One Canada Square, at the heart of Canary Wharf.

level39.co

#### YOUR BENEFITS

- Mentors, workshops& seminars
- Digital39
- Community events
- Marketplace offers
- 24/7 access

#### **ONSITE AMENITIES**

- Flexible, modern infrastructure
- Cafe39
- Meeting rooms
- 200-person events venue
- Community spaces



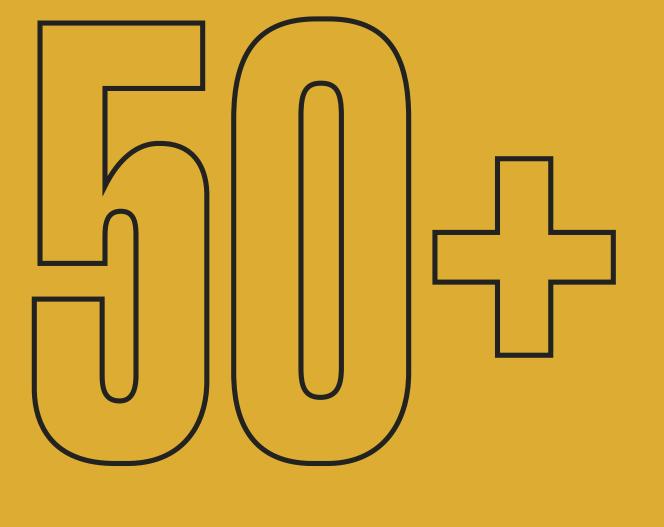






Strong community of leaders in fintech, cyber security, smart cities & green tech

Investment into Level39 member companies to date



Vationalities

Startup and scaleup companies



Revolut



digital shadows\_





<sup>+</sup>datatonic



LEVEL 39

#### Middle Dock transformed

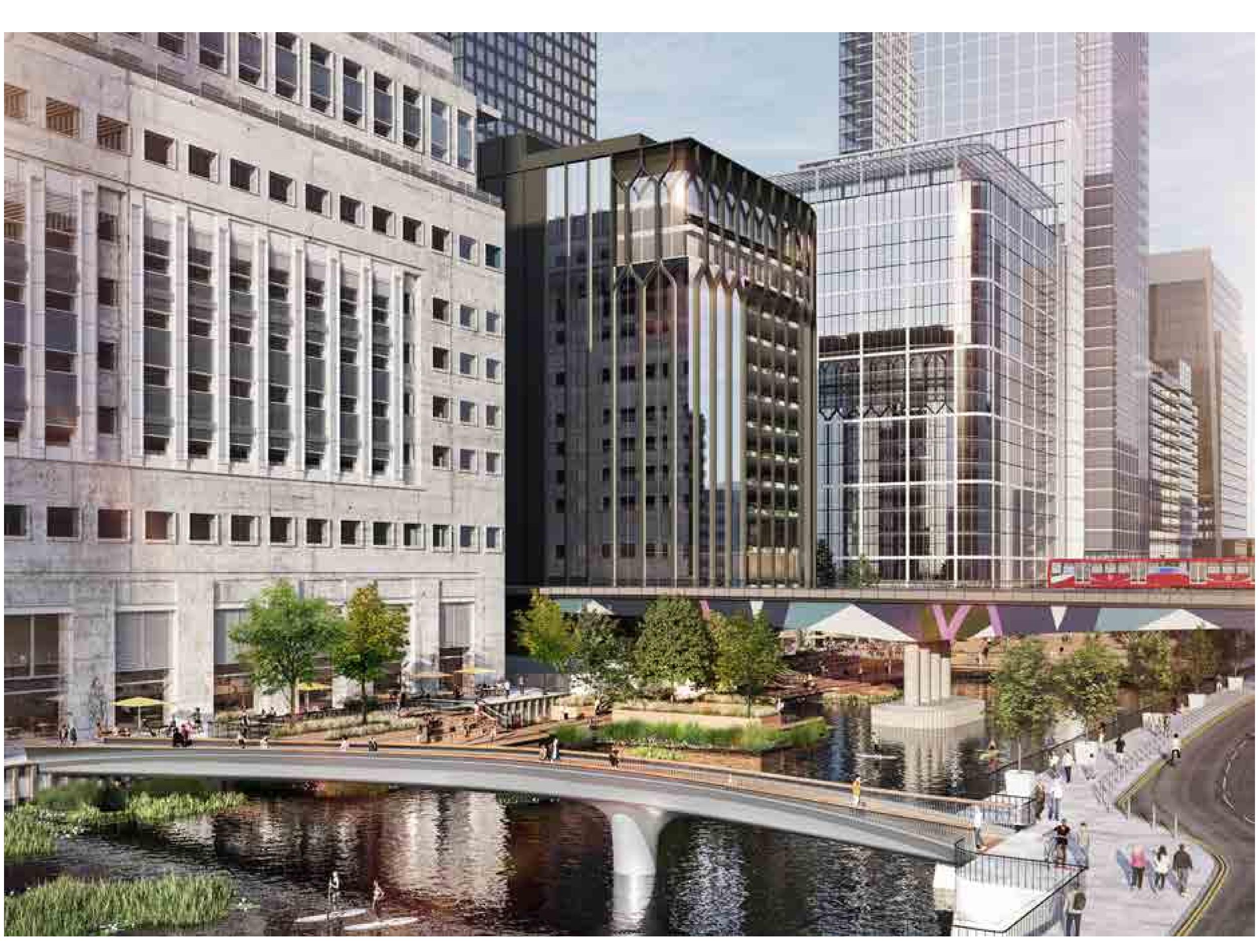
The project, which is already underway, will introduce new public spaces, extensive planting, biodiversity initiatives and water activation to enhance the way people experience the Estate.

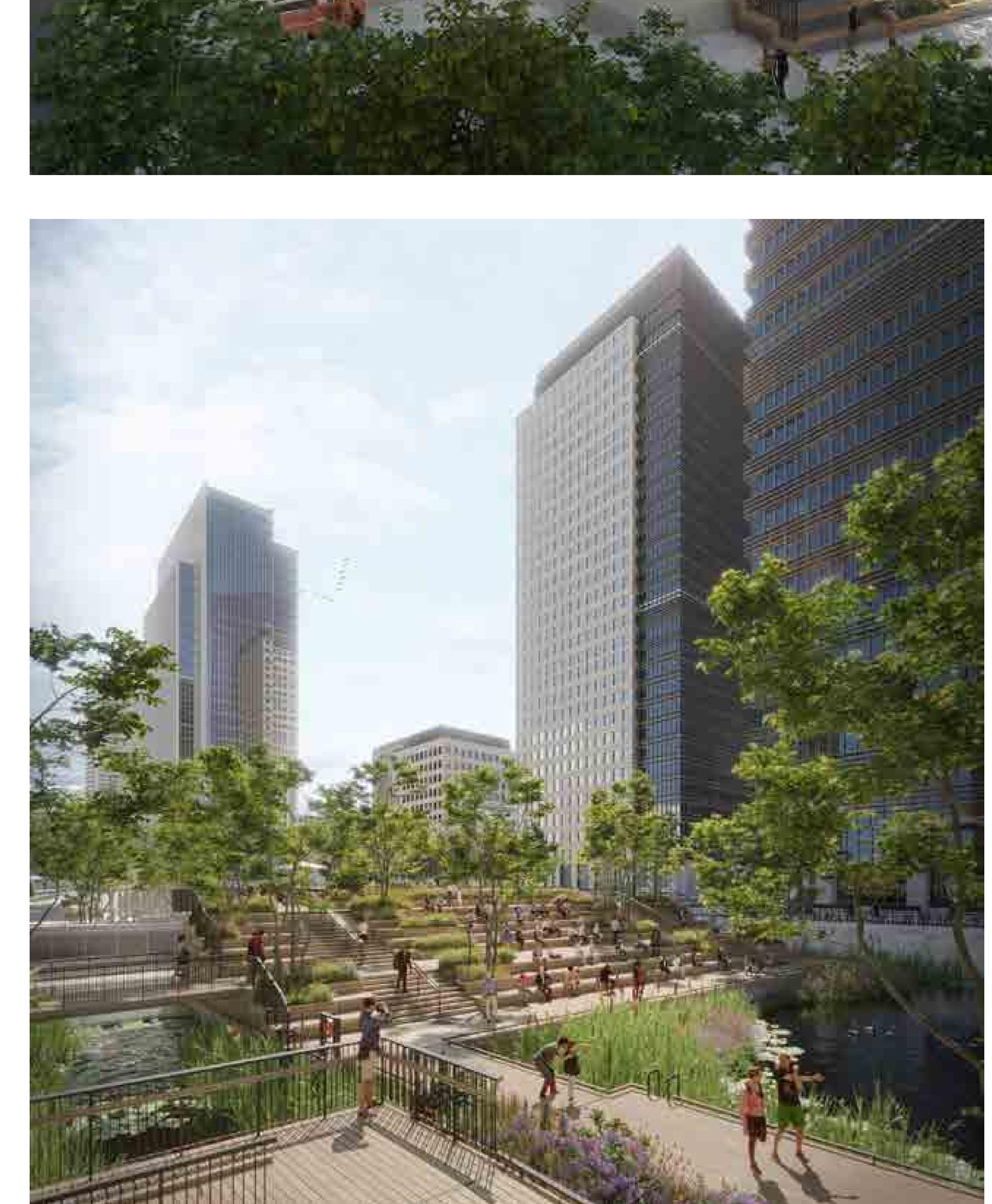
# ENGAGEMENT WITH GREEN SPACE AND BLUE SPACE IS HUGE IN TERMS OF PEOPLE'S HEALTH AND WELLBEING.

Dan James

Development Director The Eden Project







Middle Dock A waterside oasis coming Q4 2024



#### Specification summary

destination passenger lifts at 1,600 kg (3,500 lbs) upgraded destination control lift system

## DESIGN LOADING

Office: 3.4 kn / sq m (70.99 lbs / sq ft)
Partitions: 1.0 kn / sq m (20.88 lbs / sq ft)

supply from 2 independent substations.

A second duplicate primary electrical supply from a different EDF primary 132 kv substation



fibre communications

between 1,600 - 3,500 KG

Typical slab to slab height 4.11 m (13 ft, 7 ins)
Enhanced slab to slab height 4.71 m (15 ft, 5 ins)

## FULLY AGGESSIBLE

140mm raised floor depth

#### CURRENT TELECON PROVIDERS:

BT, Colt, euNetworks, HSO, Level 3, Verizon, Vodafone, Zayo, Interoute, Virgin Media

## POMER LOAD POSSIBLE SERVICES

OFFICE AREAS

Lighting: 12.19 w / sq m (1.2 w / sq ft)
Small power: 32.28 w / sq m (3 w / sq ft)



Typical floor to ceiling height of 2.75 m (9 ft) Enhanced floor to ceiling height of 3.05 m (10 ft)





















SPECIFICATION

ONE CANADA SQ

#### Sustainability

Canary Wharf Group is committed to creating extraordinary environments that meet the needs of today while preparing for the challenges of tomorrow.

A fully integrated development, construction, and management company, we take direct ownership of our projects which presents a unique opportunity for us to deliver high quality developments with sustainability embedded throughout.



#### HIGH EFFICIENCY

fan coil air conditioning

#### 5.9 MILLION

coffee cups recycled

electricity sourced renewably since 2012



to landfill since 2009

#### Transitioning to



achieved on new Category A floors

### LED LEGHTING

single-use plastic items eliminated or recycled



tackling food insecurity by distributing surplus food to the community

#### Luke Thurlow

luke.thurlow@canarywharf.com

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- +44(0)7890 995 139

#### Ben Stanley

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- +44(0)20 7418 2789
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#### Tarun Mathur

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- +44(0)7779888149

#### Find out more on the One Canada Square website

#### Download the Canary Wharf app





