Made For:

Fully fitted, furnished and managed workspaces



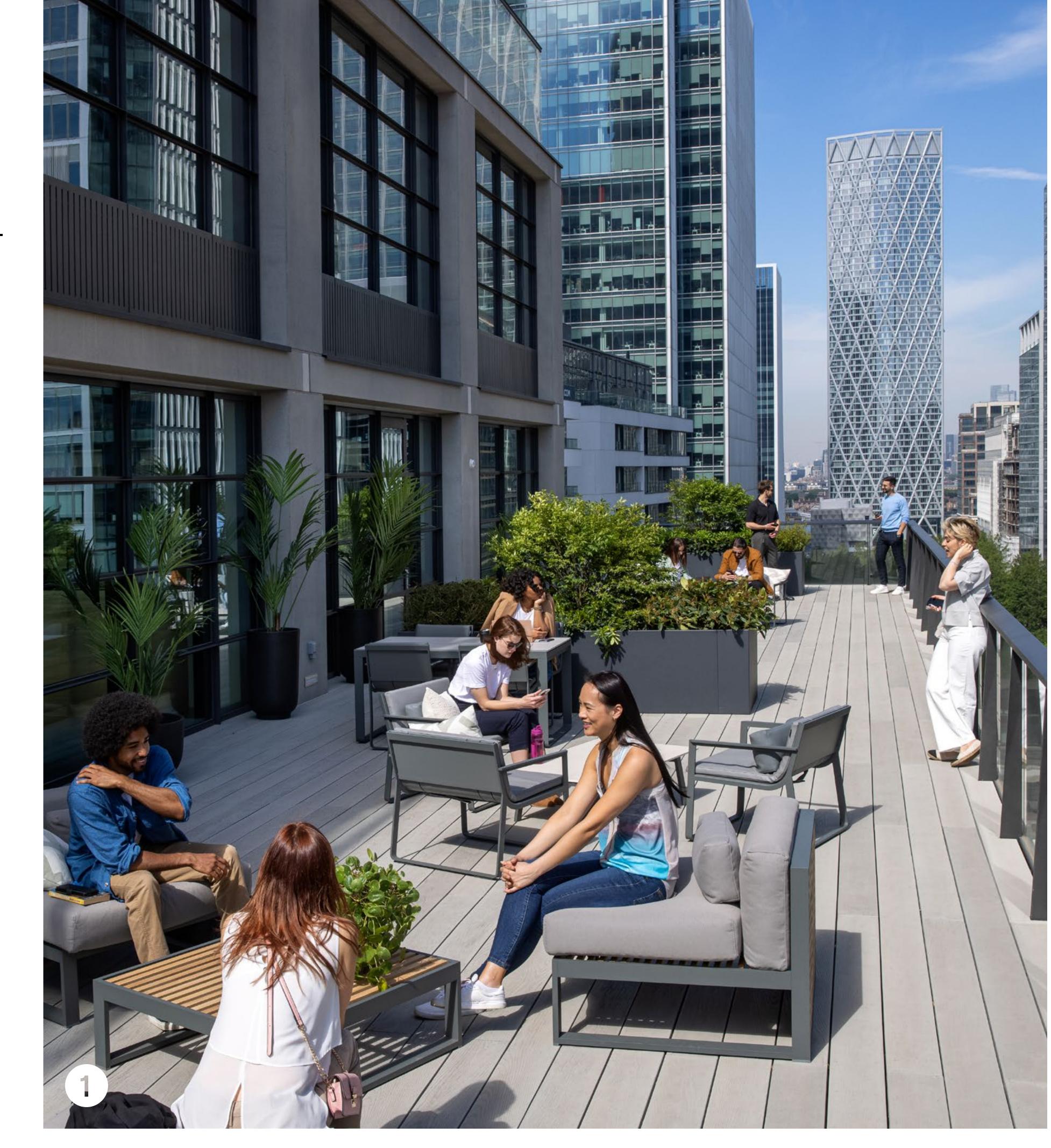
INTRODUCTION	
ONE CANADA SQUARE	
FORTY BANK STREET	
20 WATER STREET	
CASE STUDY – CITI	
WHAT'S INCLUDED	
CONTACT	

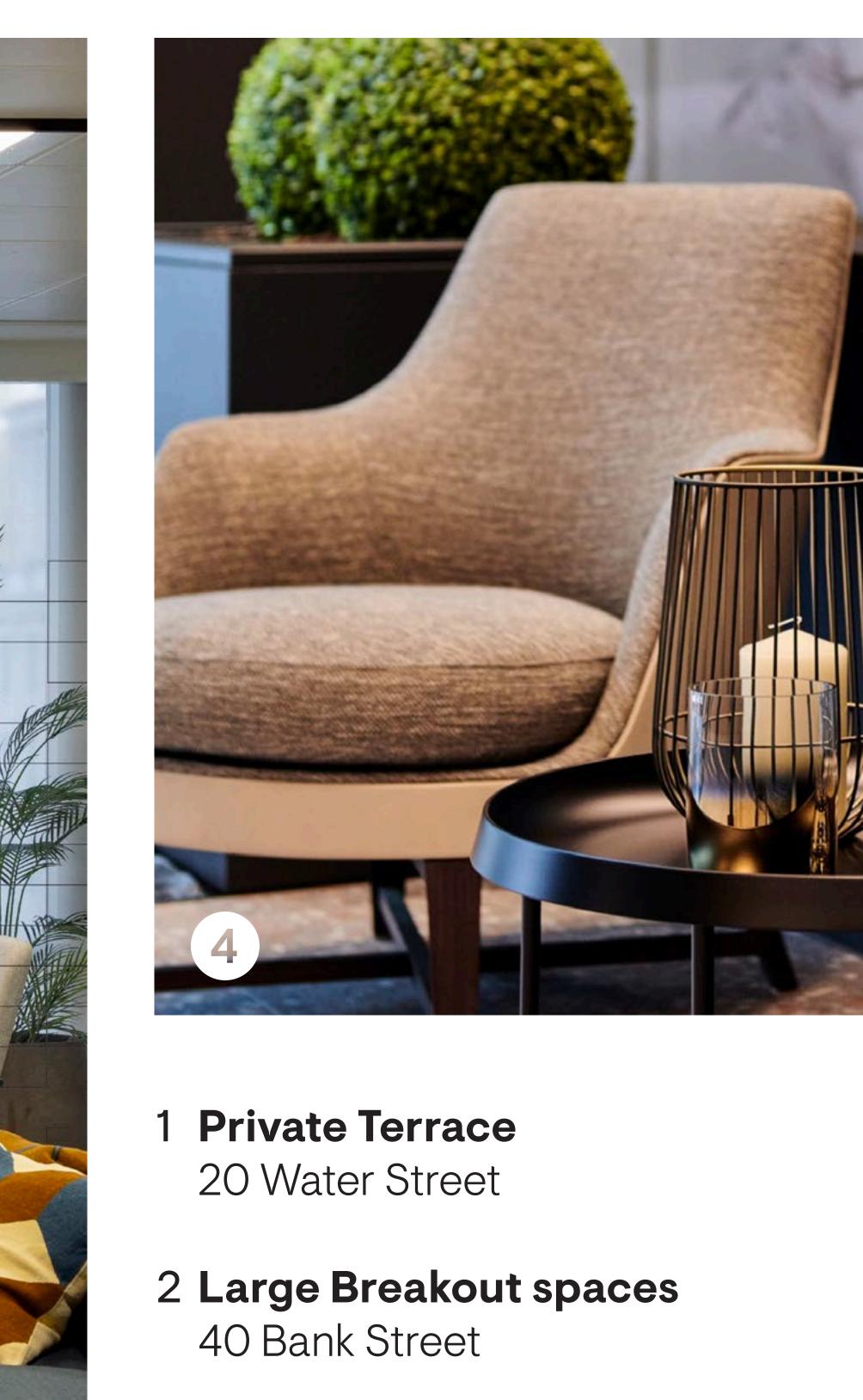
SEQUE STYLISH.

Introduction

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.

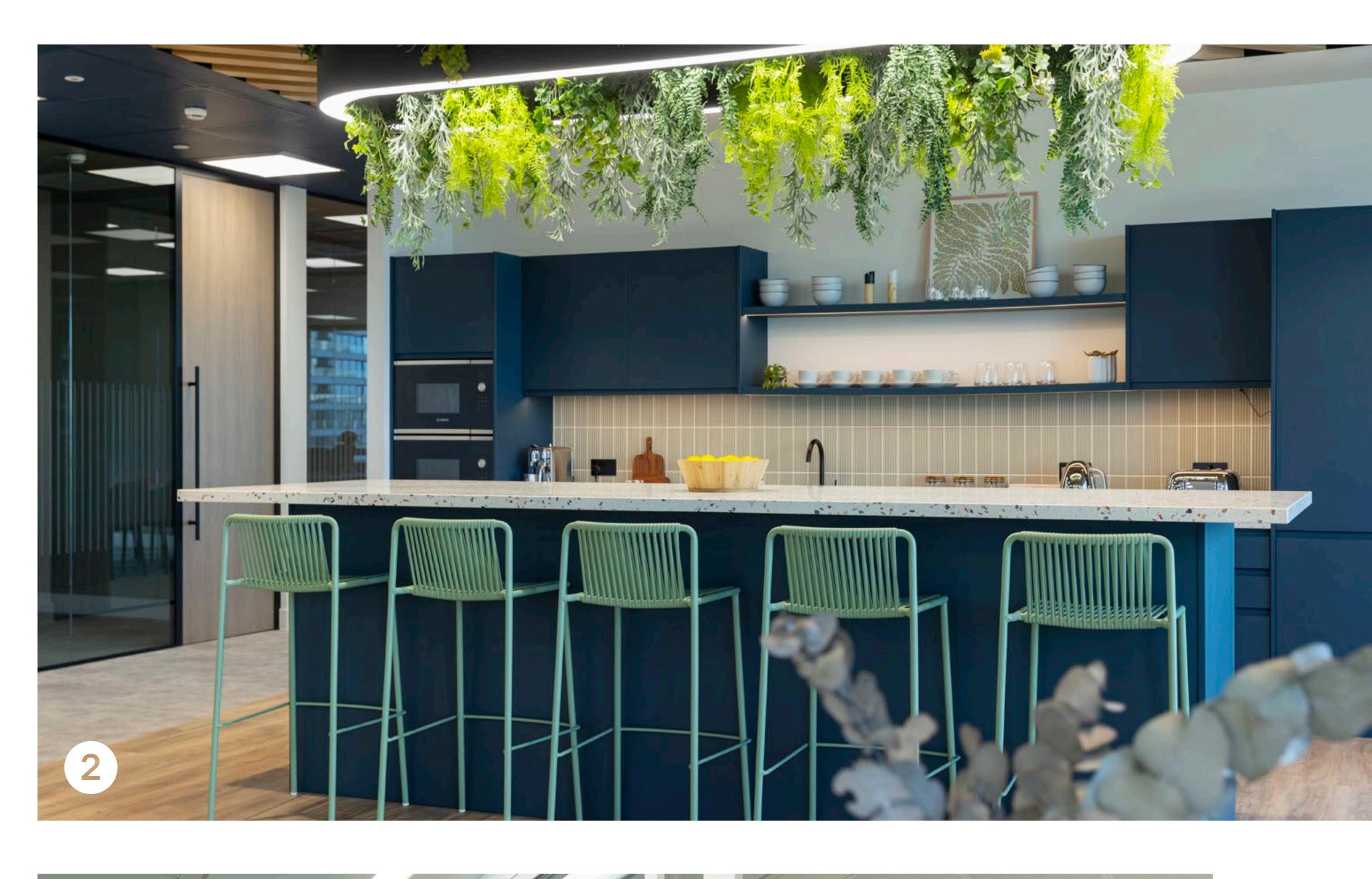
Move into a fully fitted and managed space on terms that suit your business, even as your needs change. Innovative, sustainable and always forward thinking. This is a workspace that's ready, waiting and really is MadeFor: you.







3 Warm and inviting welcome areas One Canada Square





- 4 The finer details Fully fitted and furnished
- 5 Dedicated meeting rooms 40 Bank Street

Made For: INTRODUCTION

One Canada Square

AND GOLLABORATION -ONE CANADA SQUARE IS A I ANDWARK HUB FOR

Situated at the heart of Canary Wharf - everything you need is on your doorstep, meaning work doesn't get any easier than this.

From 2,000 sq ft More info >



Level	Size (sq ft)	Desks	Meeting Rooms	Focus Rooms	Availability
33	28,582	248	23	8	'To order'
32 SE	2,000	20	1	2	Q4 2024
29 NE	7,545	72 - 80	7	5	Q4 2024
29 SE	3,729	32 - 36	3	2	Q4 2024
29 W	14,302	134 - 170	10	4	Now
28 S	2,384	24	3	2	Under Offer
21 W	8,431	80	4	2	'To order'
10 NE	5,690	56	4	1	Now
10 S	2,373	18 - 20	3		'To order'



Recently refurbished reception with two new manned desks



Bookable meeting rooms, conference and event spaces



Secure bike storage



Ground floor barista coffee bar and restaurant

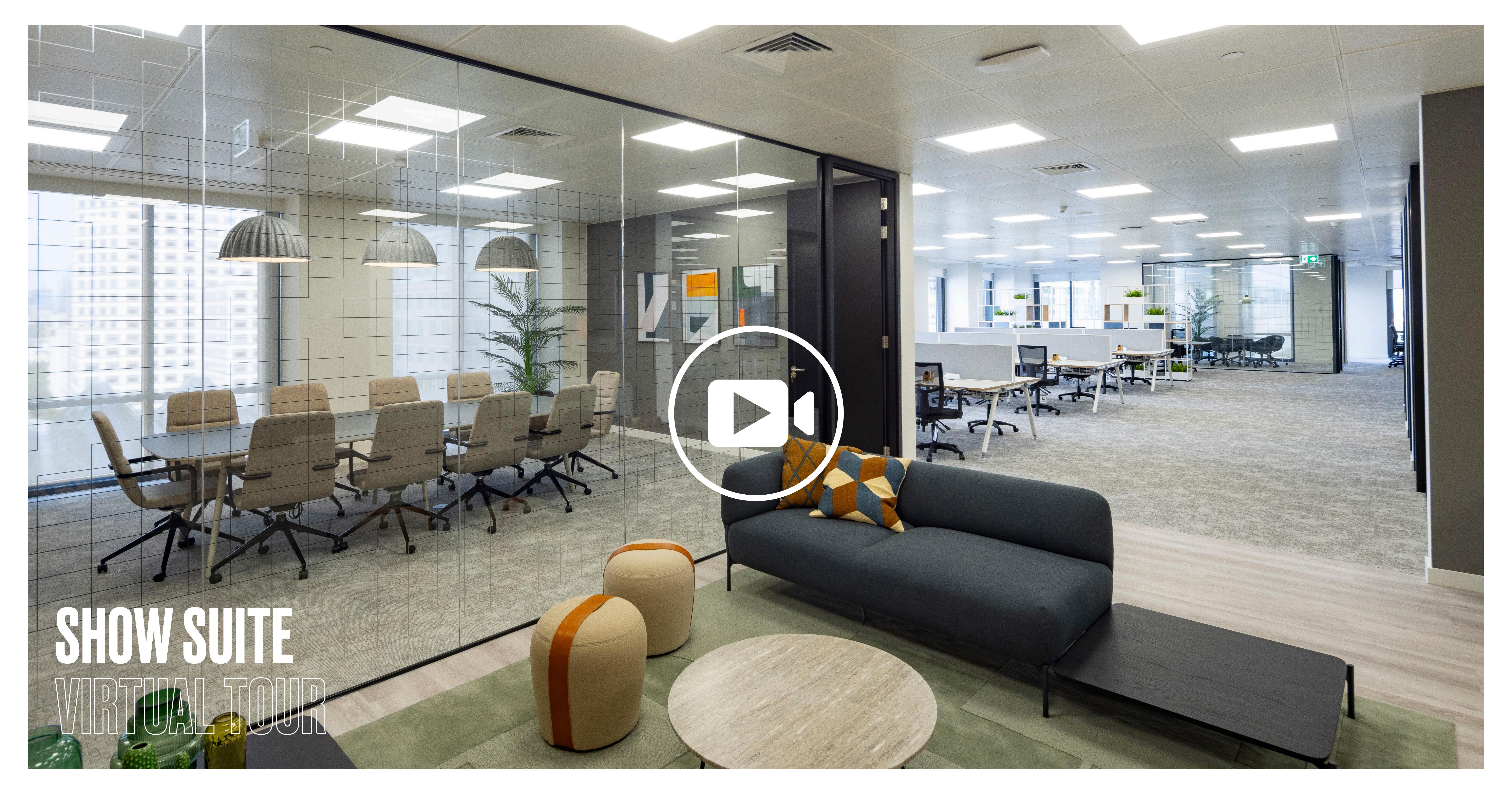


Showers and changing facilities



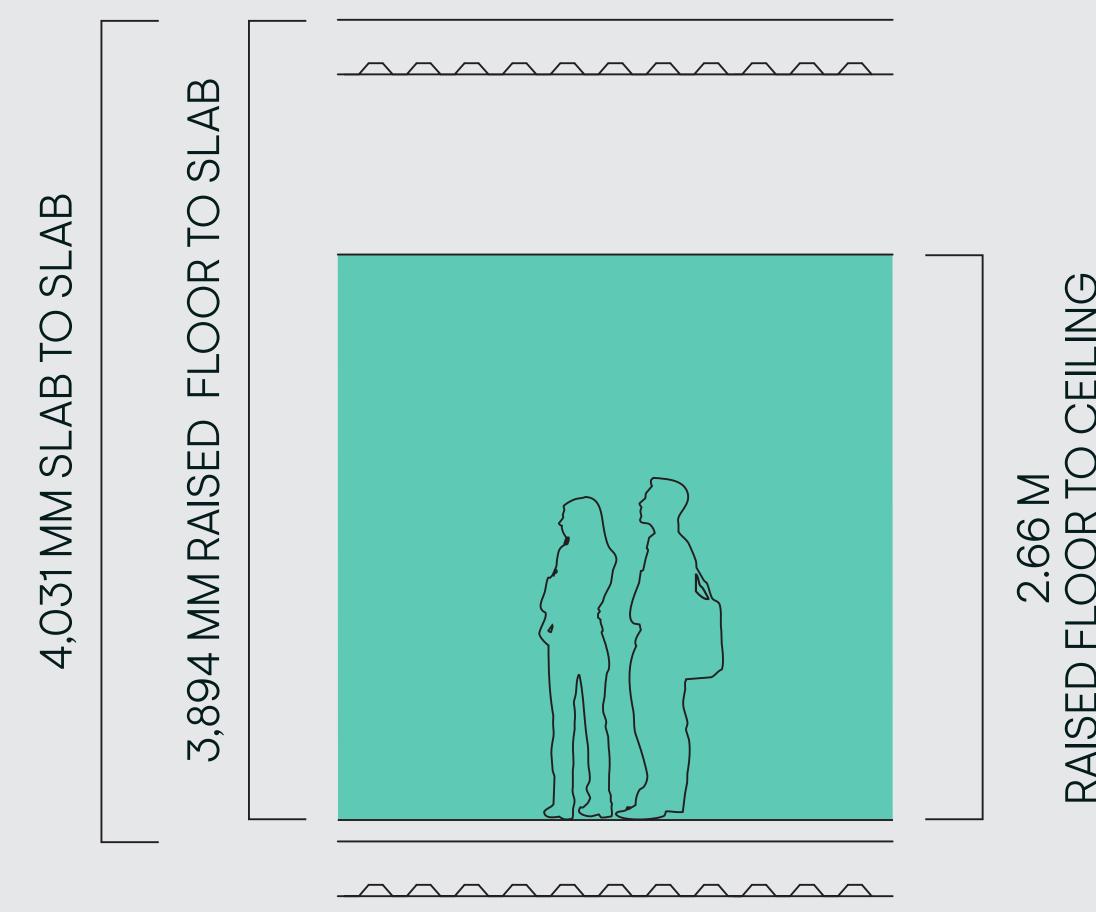
Access to the estate-wide car parking including e-vehicle charging stations

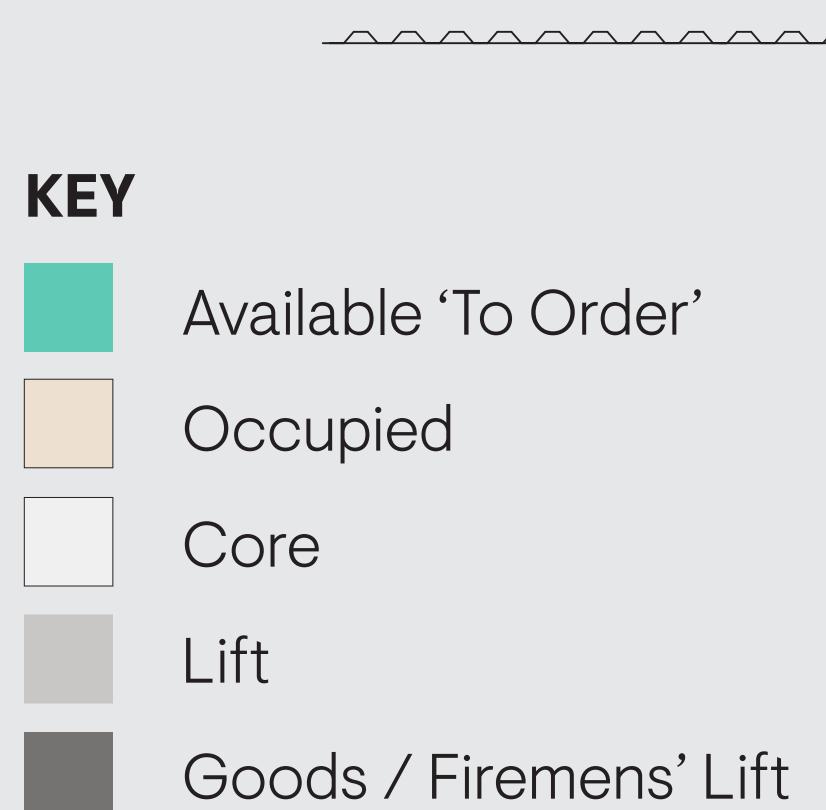




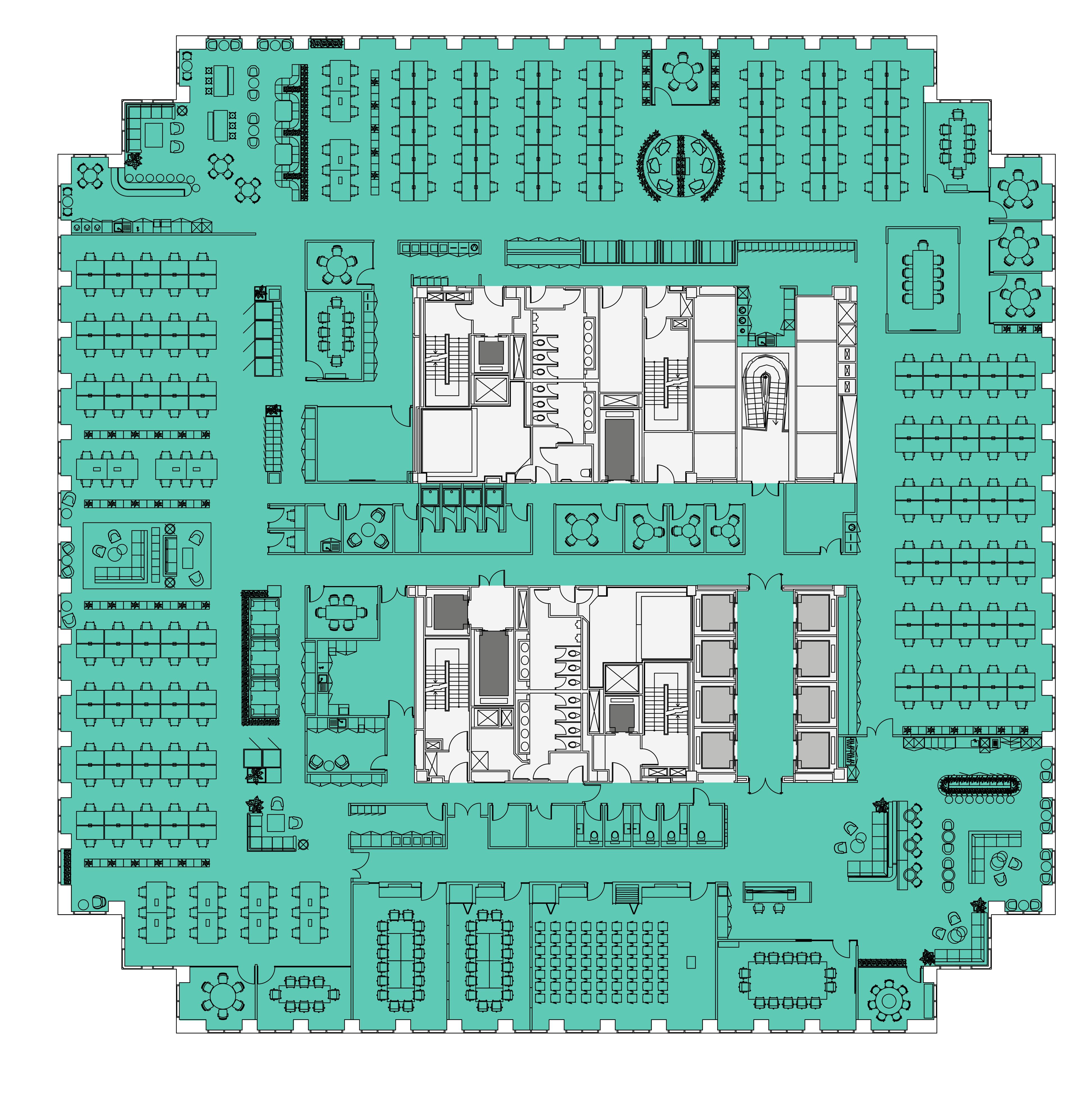
28,582 SQ FT / 2,655 SQ M

Occupying the entire floor, level 33 includes a client facing reception area with soft seating, relaxed kitchen/tea point and a suite of meeting rooms that can be transformed into a large-scale event space with concertina walls (phase one works). The rest of the floor provides open plan workspaces, meeting rooms and focus rooms, a west-facing staff breakout area and a separate commercial kitchen. The remainder of the floor can be delivered to the same specification and finishes used in phase one, or taken in its existing condition.

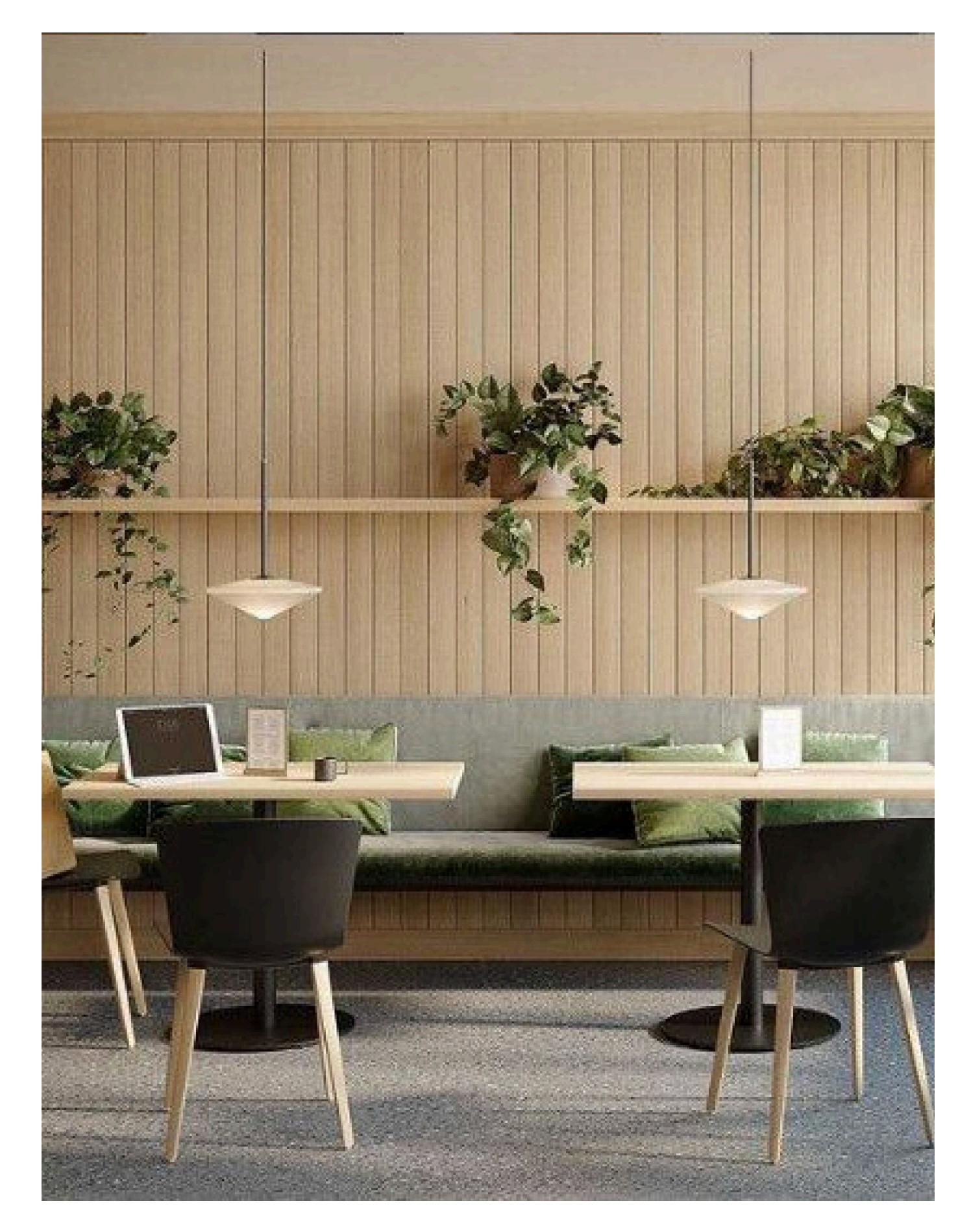


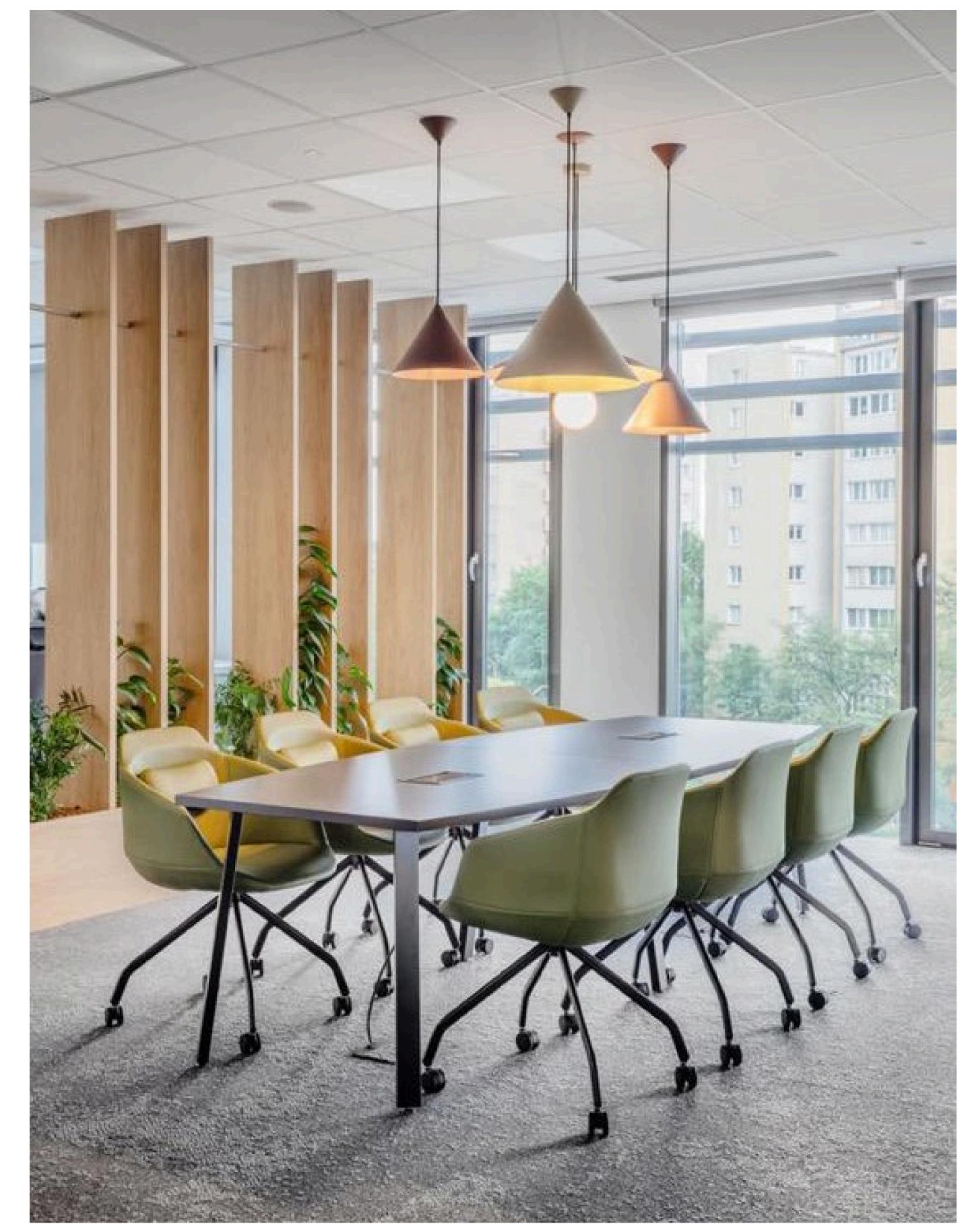






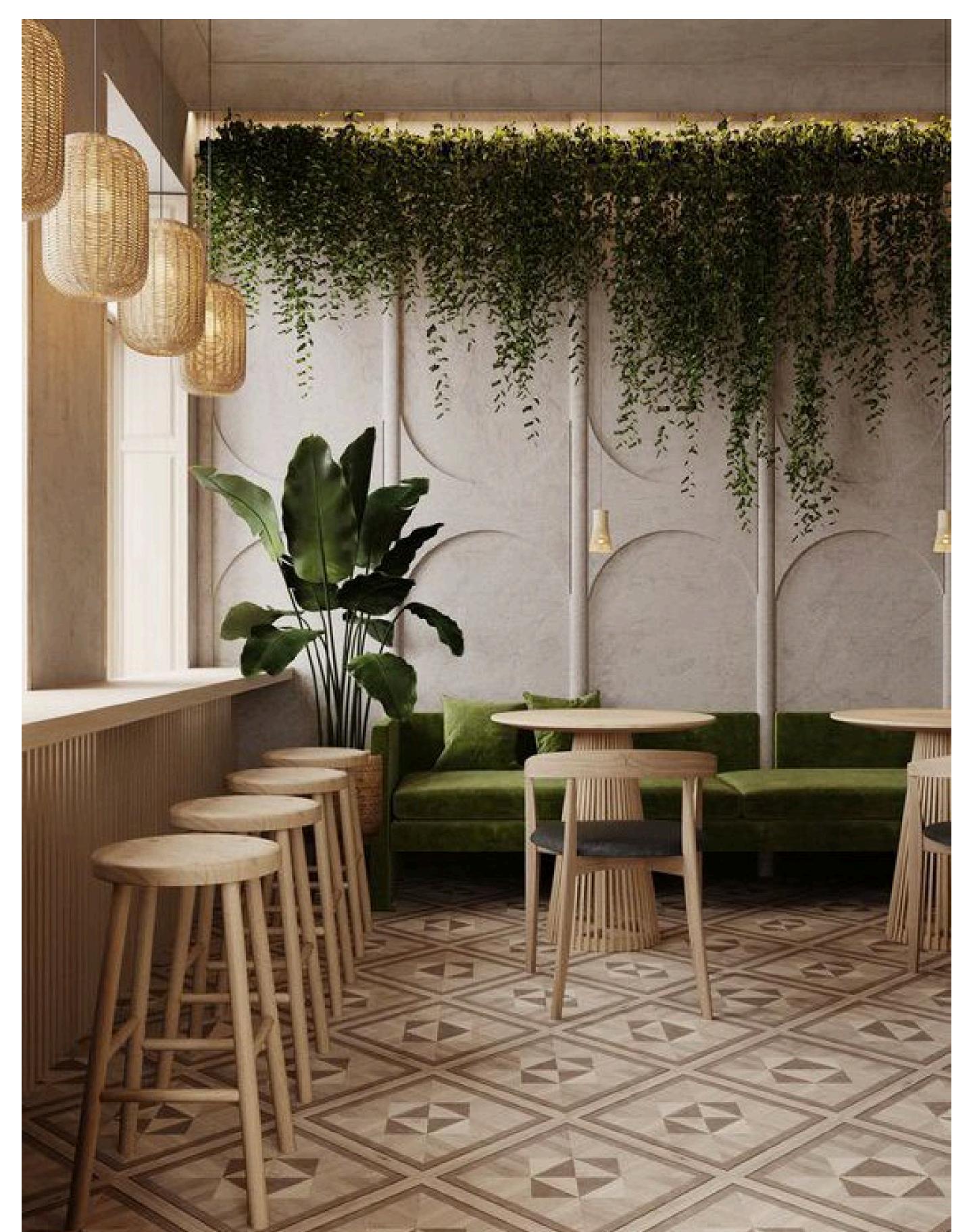
LOOK&FEEL

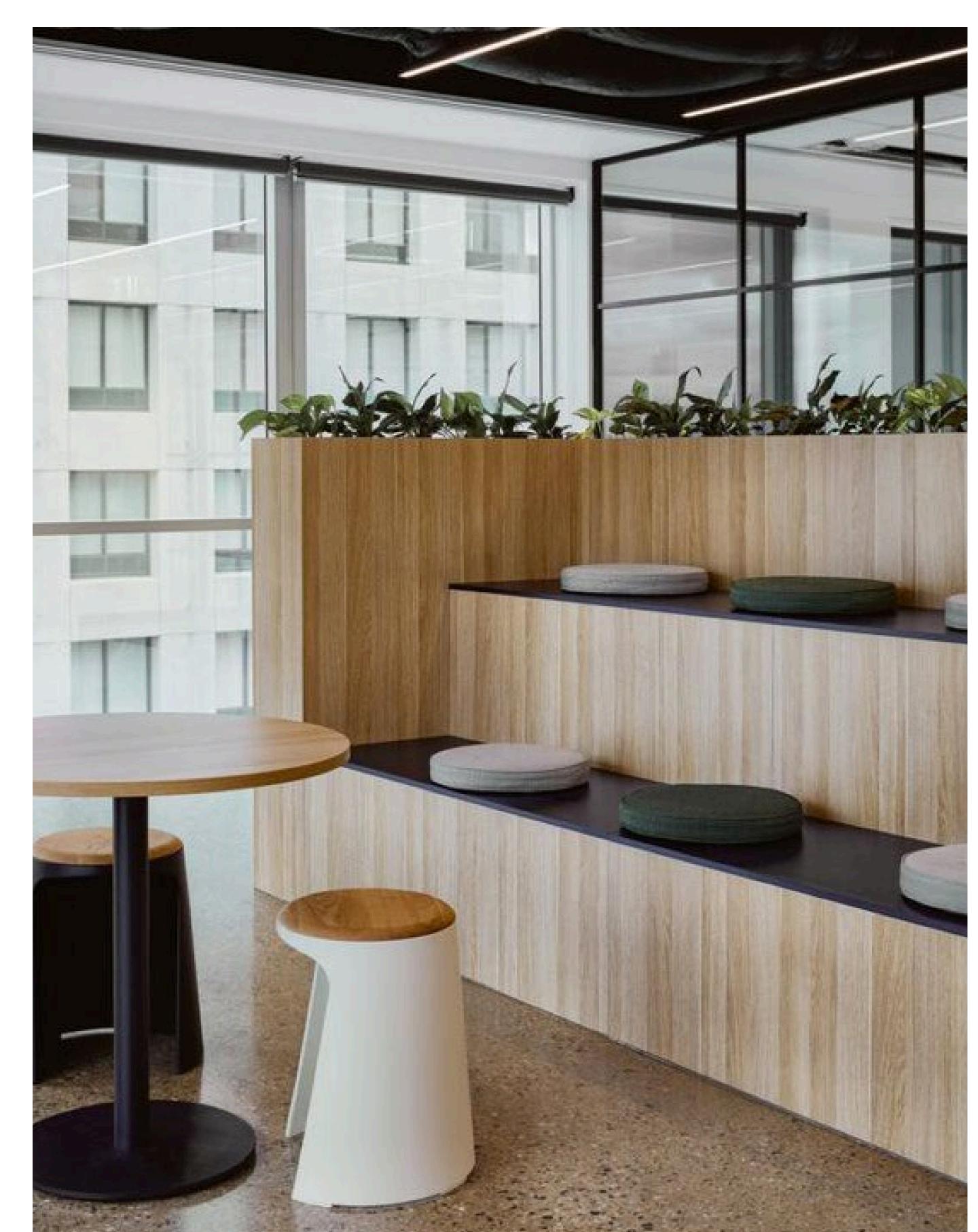


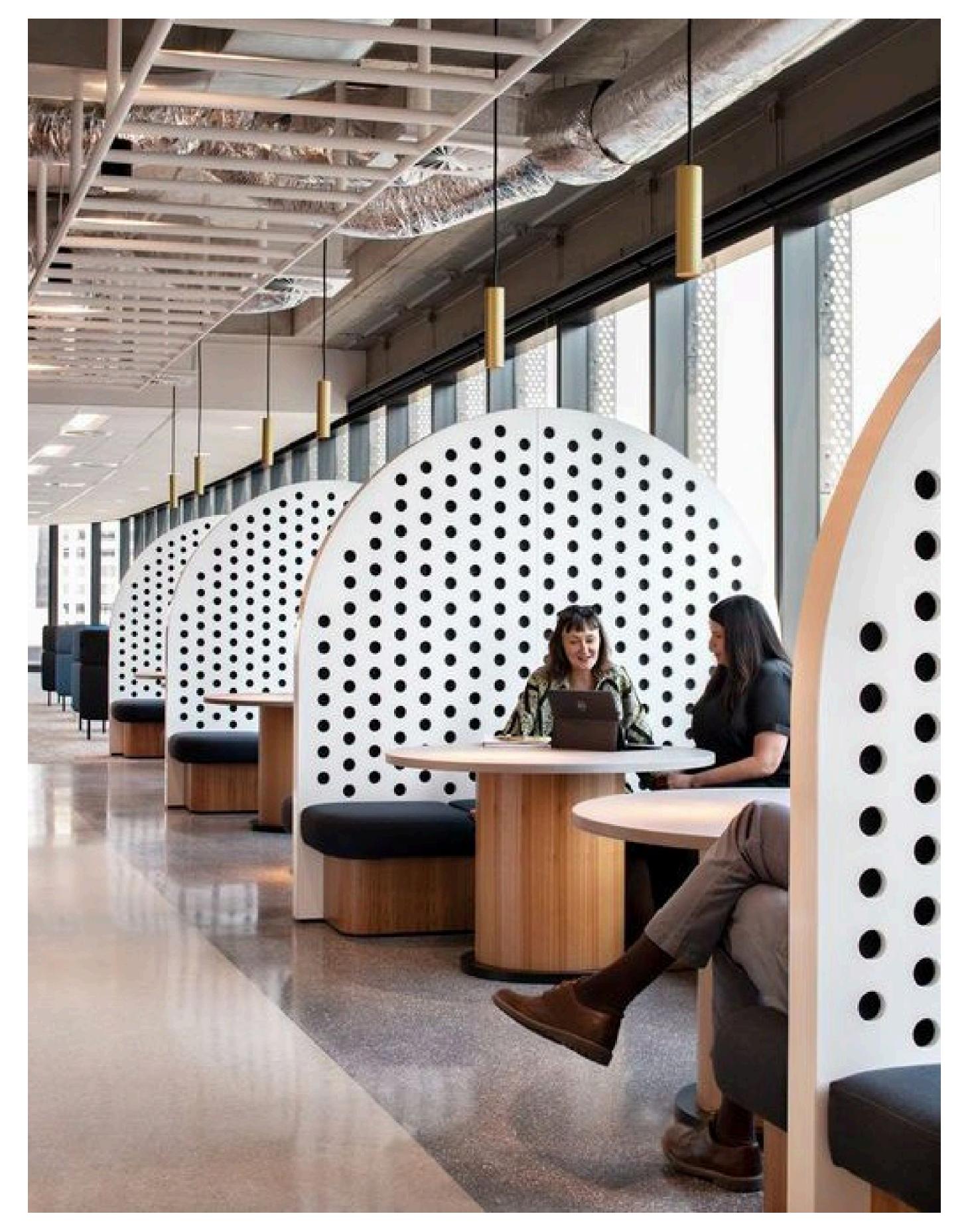








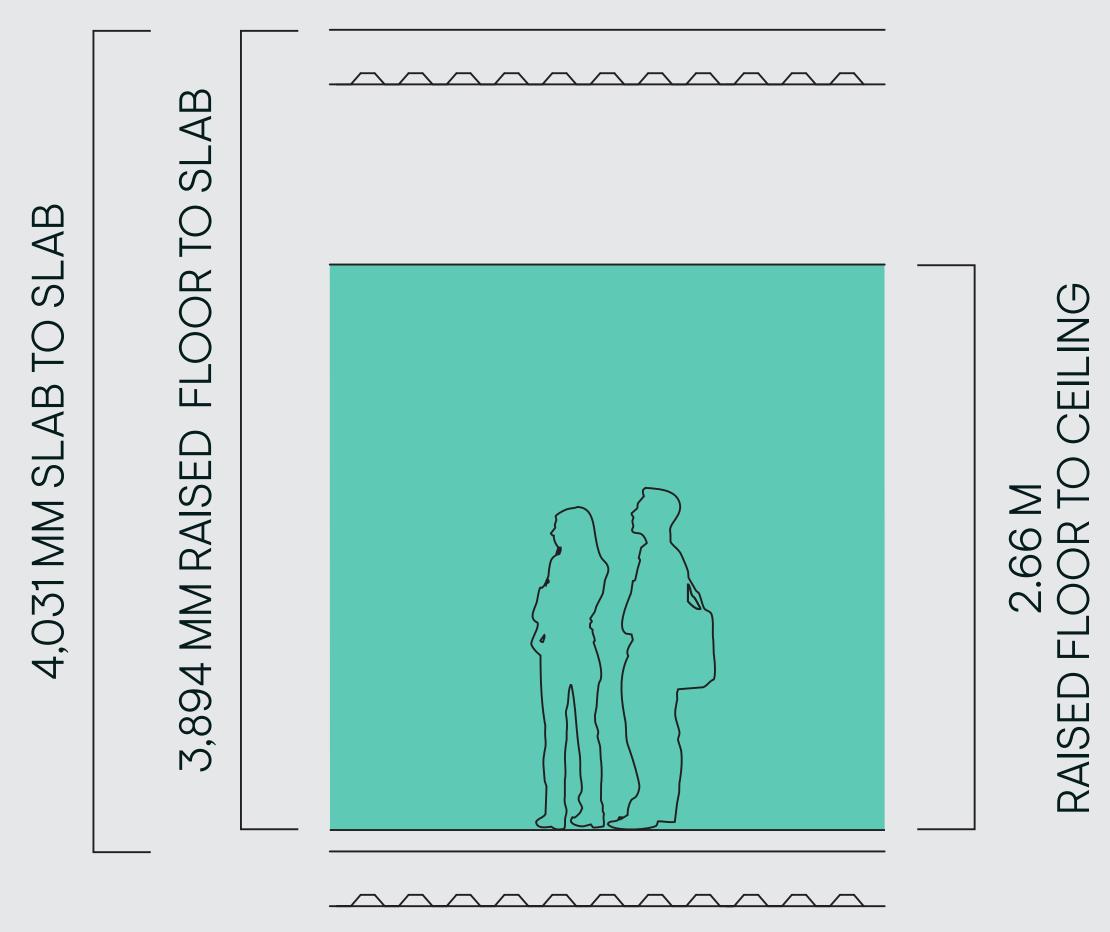


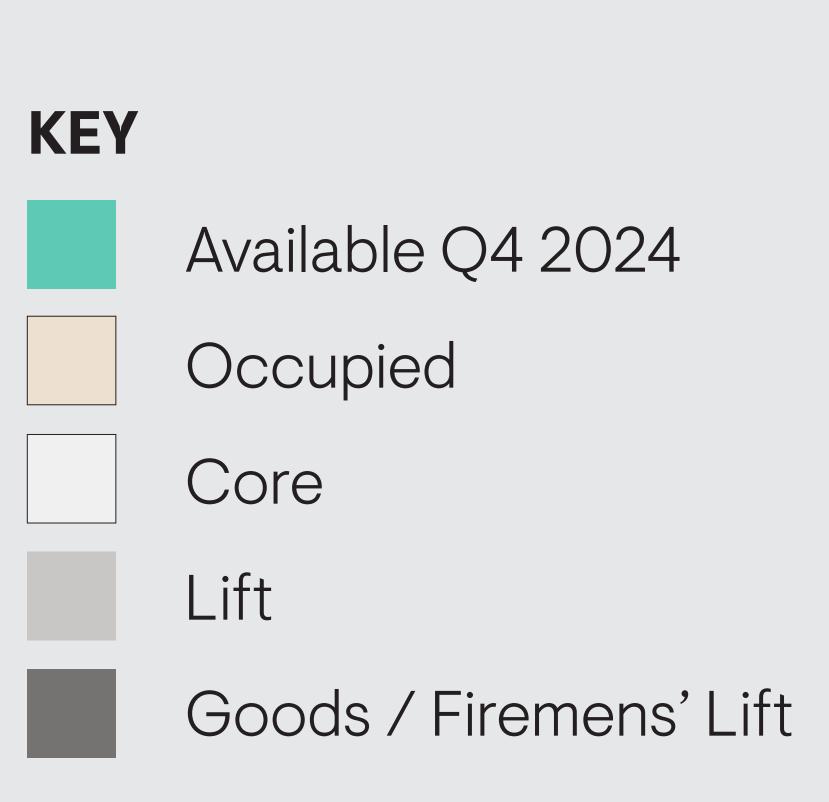


AWAILABLE Q42024

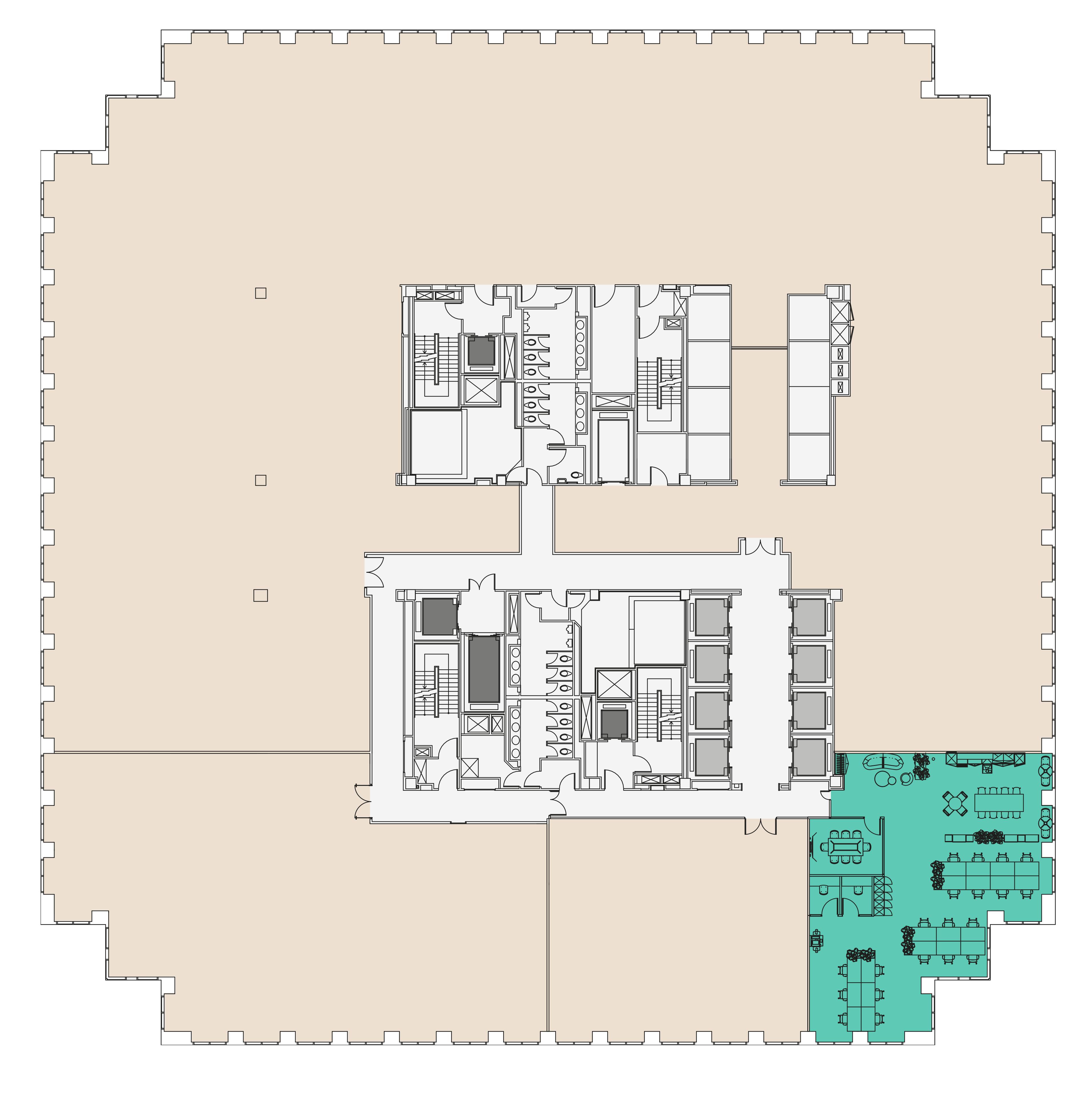
SOUTH EAST UNIT 2,000 SQ FT / 186 SQ M

Level 32 South East is located directly off the lift lobby and has been delivered 'plug & play' ready including an informal reception area leading directly to the kitchen/ breakout, one large meeting room, two focus rooms and 20 desks. The unit benefits from views East towards North Greenwich as well as South overlooking the waters of Middle Dock.









WEST UNIT 14,302 SQ FT / 1,329 SQ M

Level 29 is configured as three separate, self-contained workspaces, all offered on a plug & play basis.

The North East corner comes with 80 desks, a range of meeting rooms, breakout spaces and teapoint. The reception has been designed to provide a relaxed and inviting arrival for guests, equipped with a separate kitchen/ teapoint, soft seating and informal work areas as well as two client-facing meeting rooms and a boardroom.

ONE CANADA SQUARE

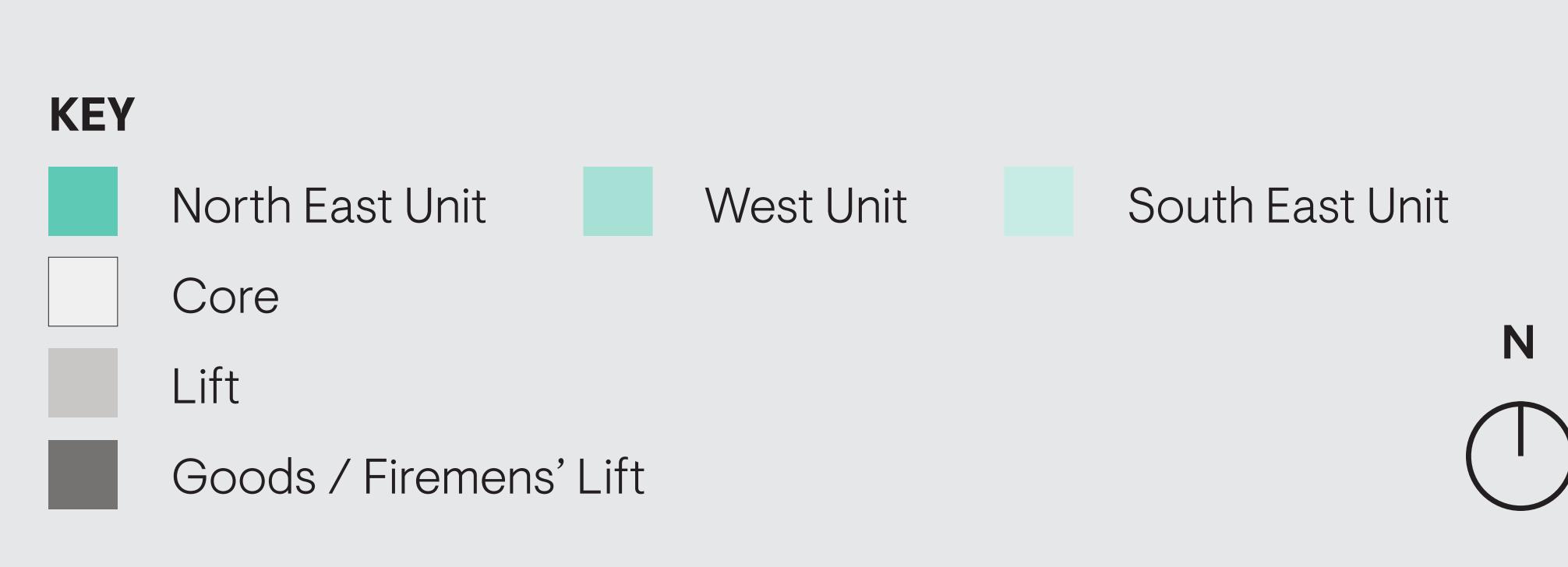
WEST UNIT

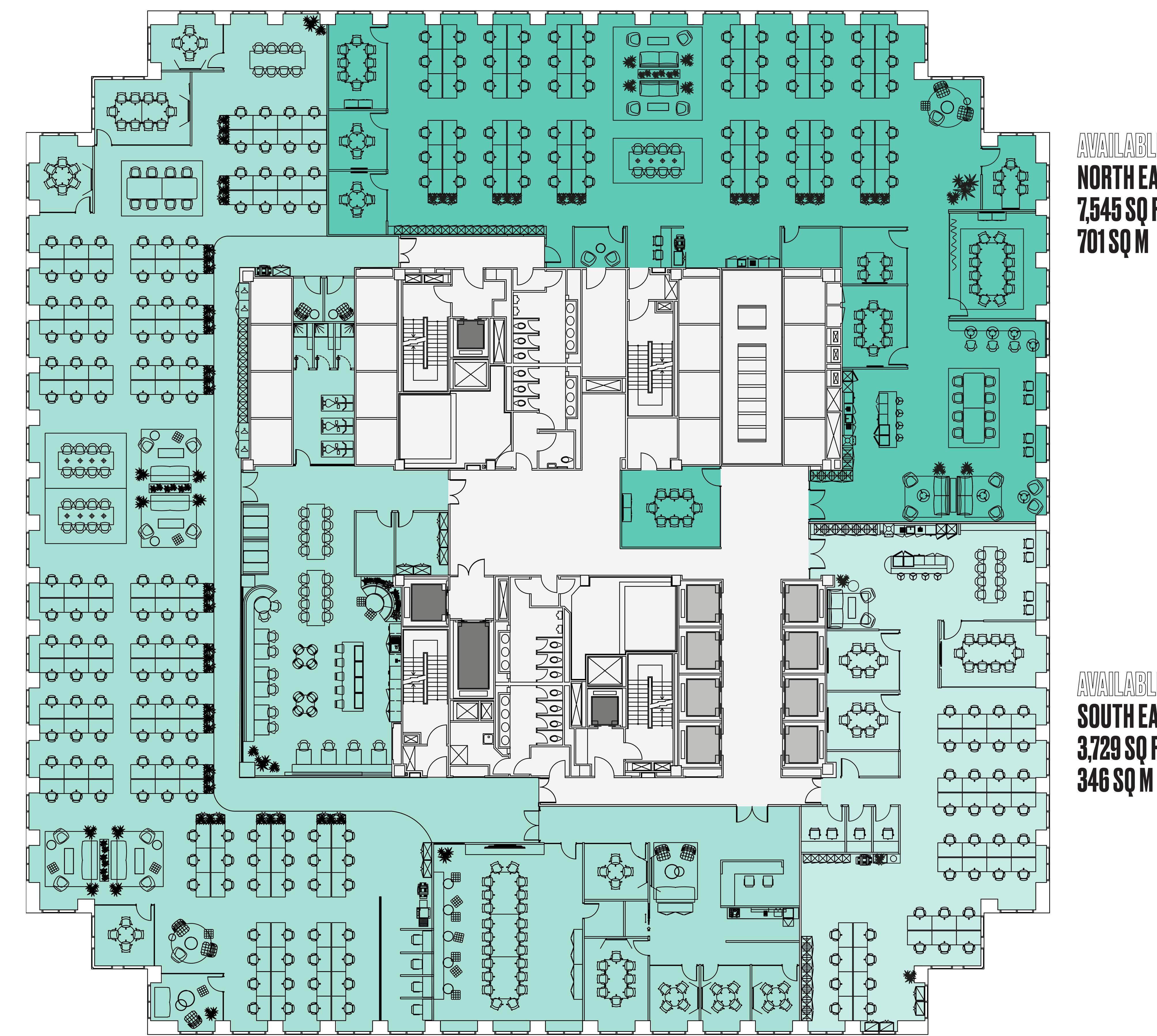
14,302 SQ FT

1,329 SQ M

The South East corner has also been designed with a relaxed and inviting arrival for guests in mind, also doubling up as a kitchen/ breakout and hot desking area. The unit has 38 desks, three focus rooms and three internal meeting rooms, as well as exclusive access to a fourth meeting room located outside the unit, opposite the entrance.

The West facing unit is the largest of the three available workspaces and benefits from a client facing meeting room suite and reception area, open plan workspace with adjacent meeting rooms and focus rooms, as well as a large kitchen/ breakout area. The unit occupies a prime position on the western side of the floorplate and benefits from amazing views across the River Thames towards the City of London.



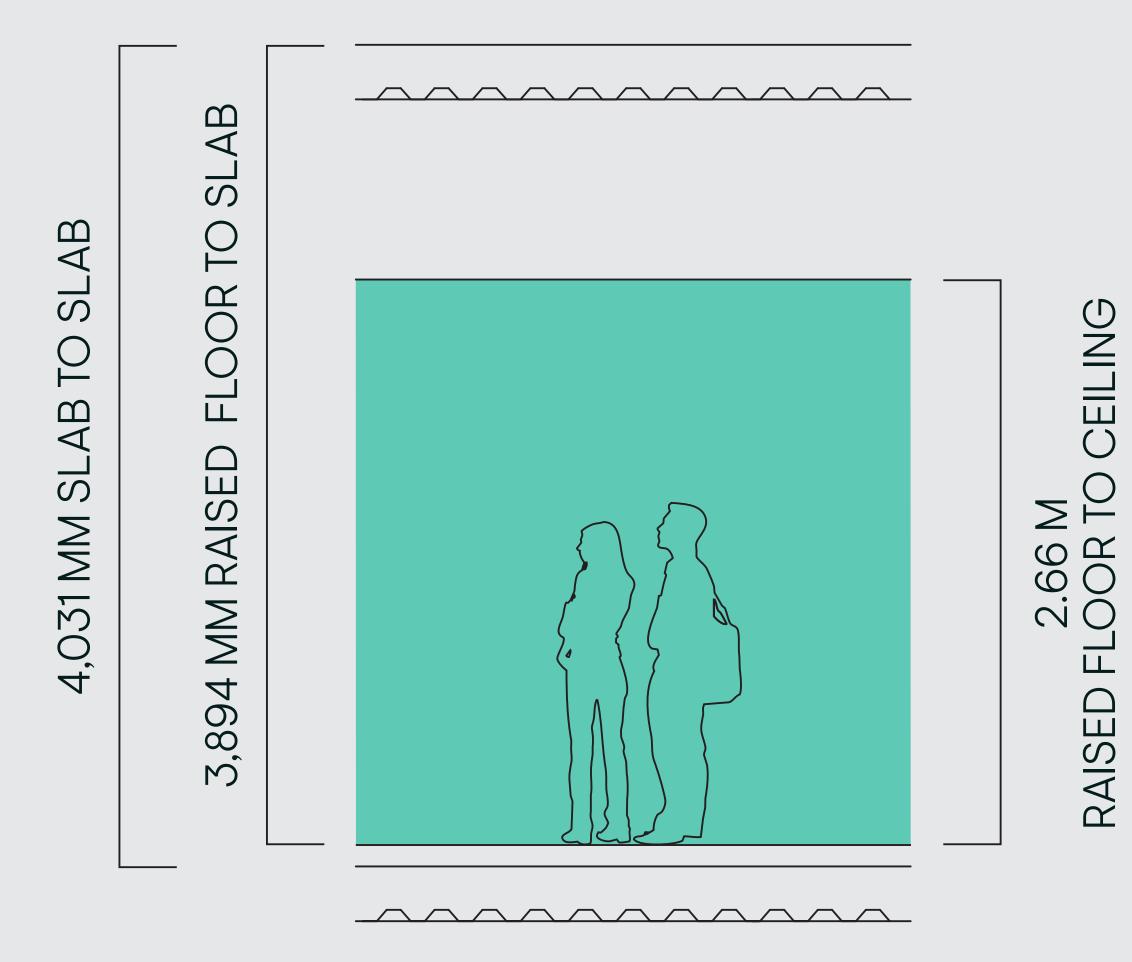


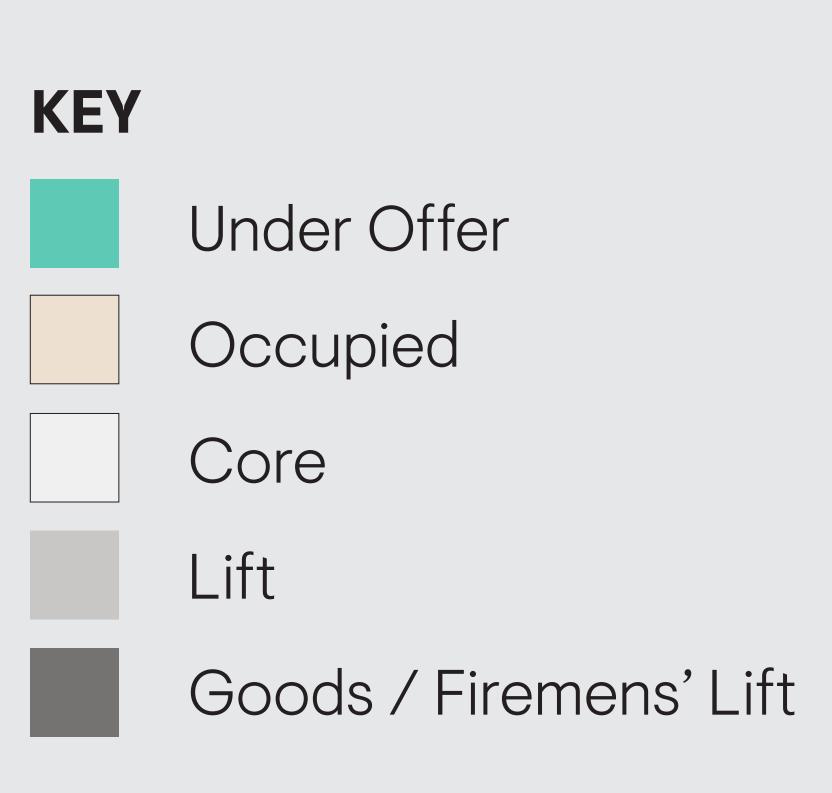
SOUTH EAST UNIT 3,729 SQ FT

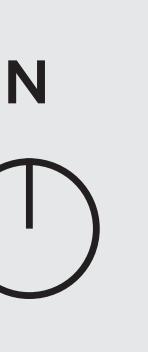
SOUTH UNIT 2,384 SQ FT / 221 SQ M

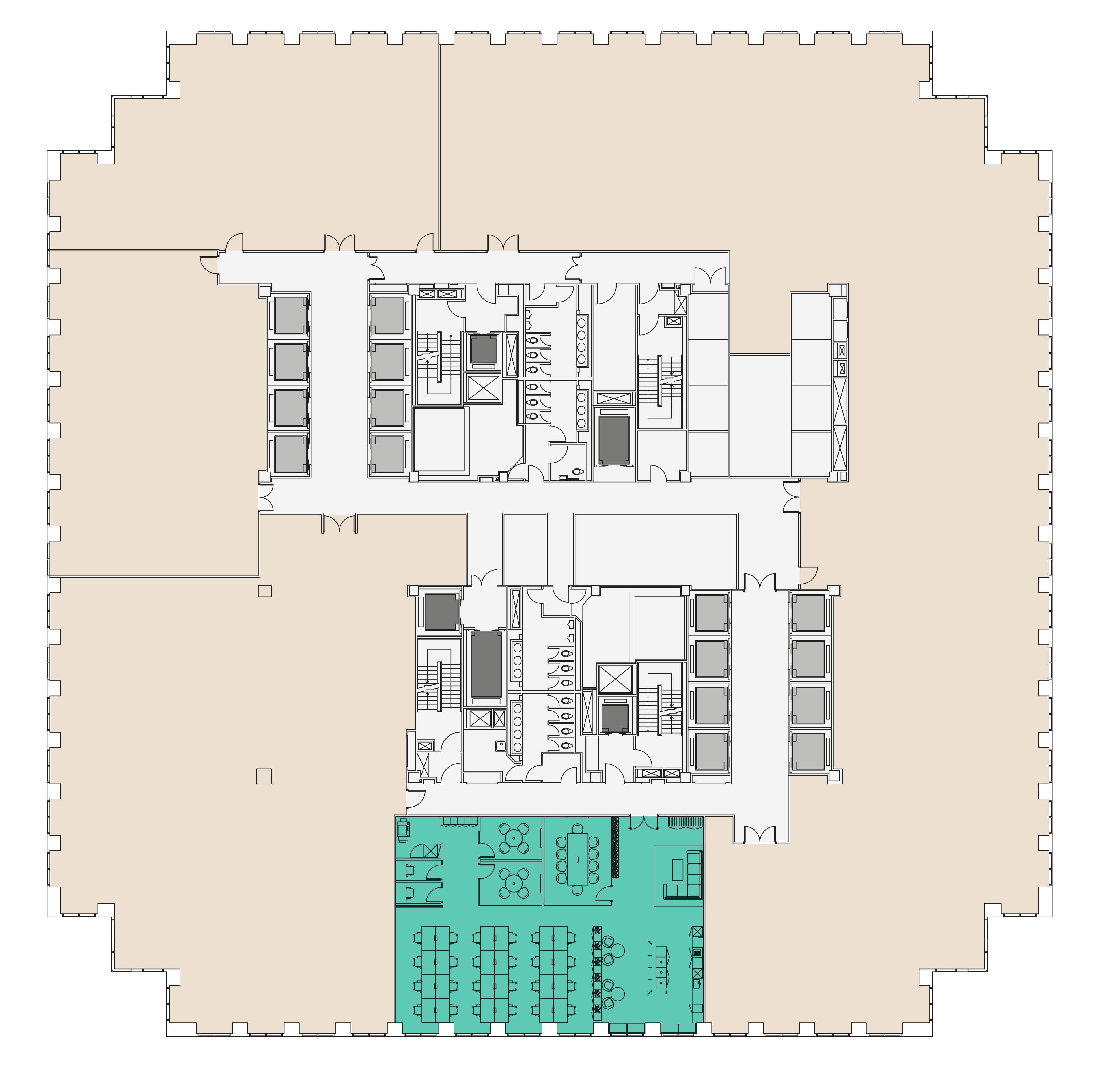
Level 28 South benefits from fantastic views over Jubilee Plaza and towards Middle Dock.

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







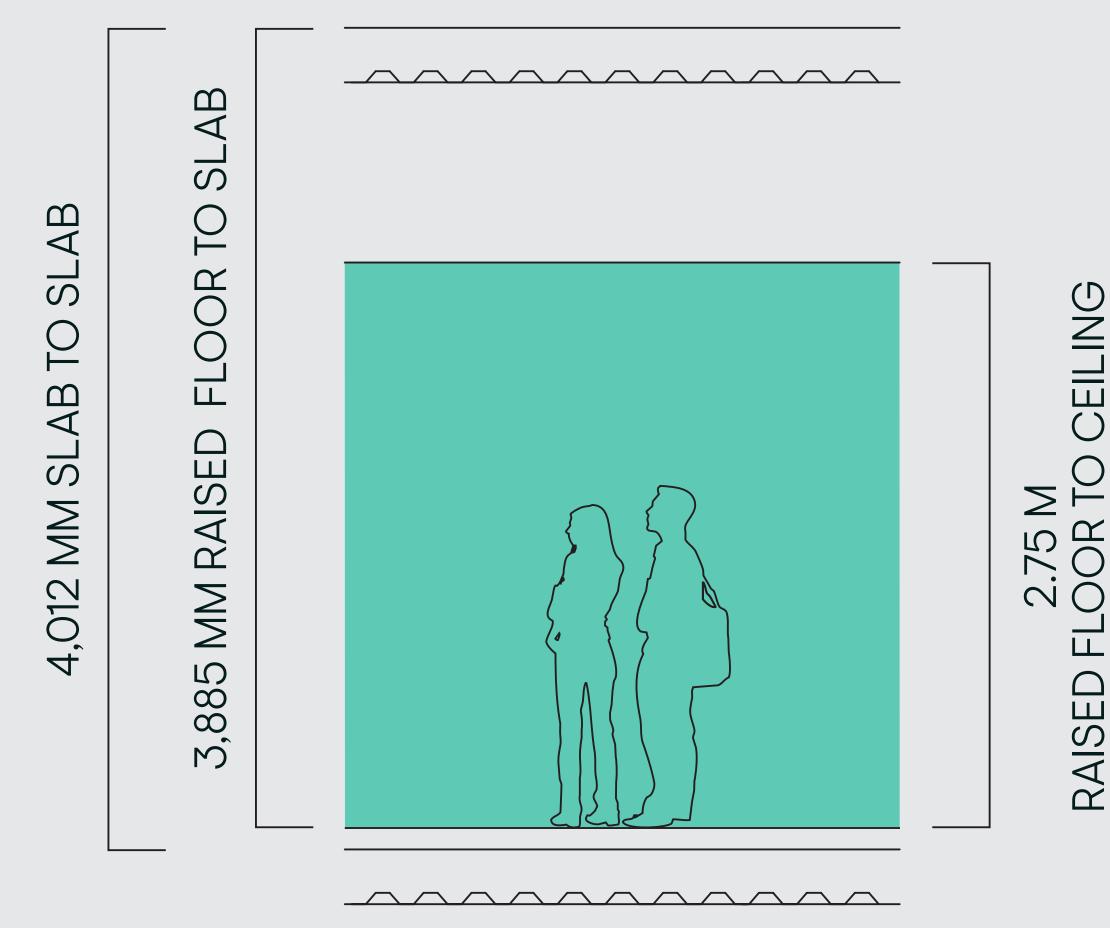


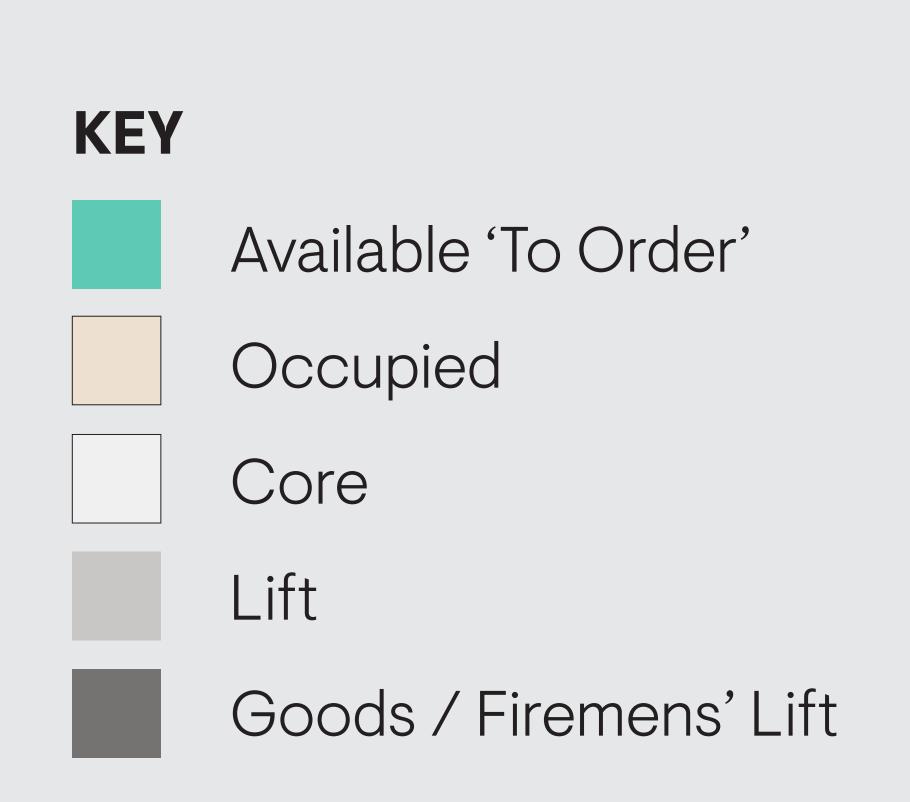
AVAILABLE TO ORDER

SOUTH WEST UNIT 8,431 SQ FT / 783 SQ M

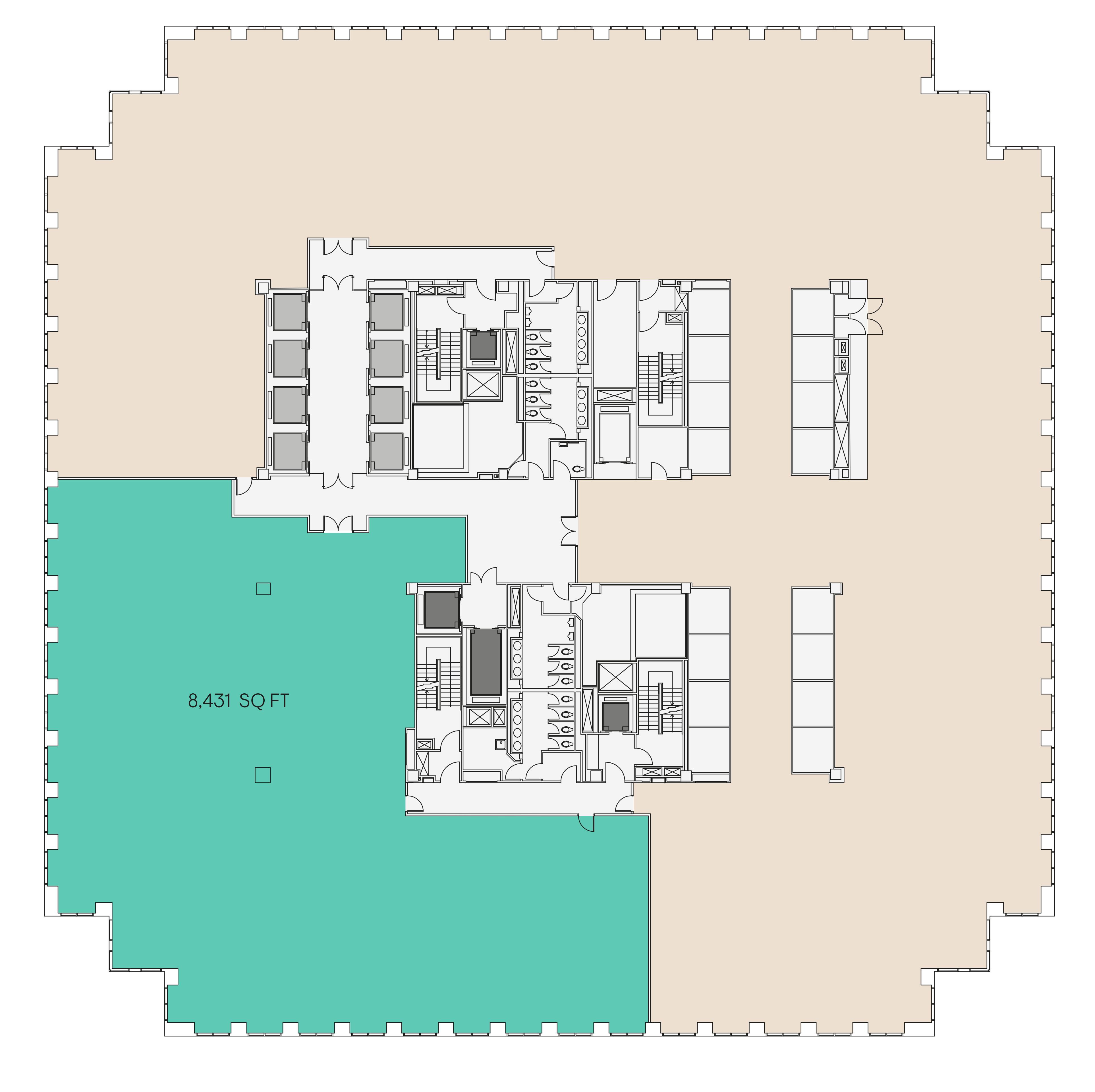
The South West unit benefits from direct access to the lift lobby and views both west towards the City and south overlooking Jubilee Plaza.

The unit is available in new exposed CAT A condition or can be delivered 'to order' to your exact requirements.





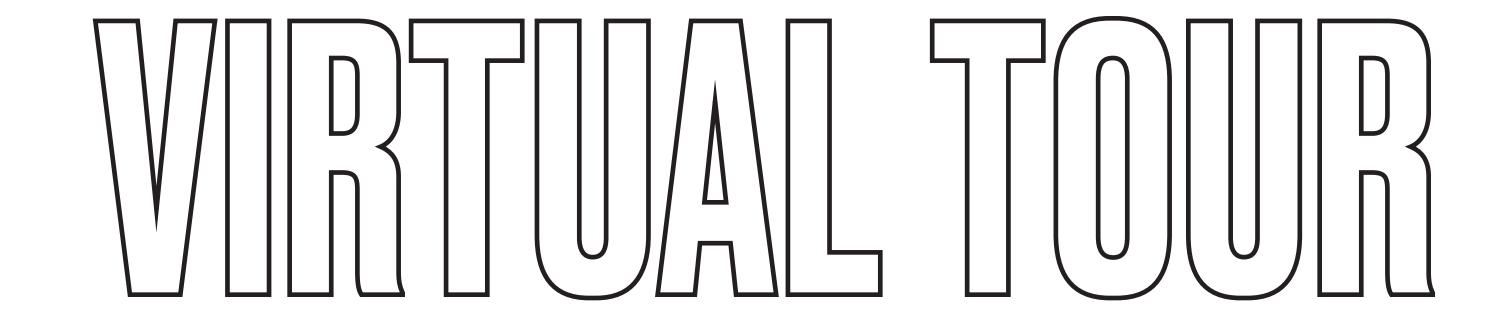


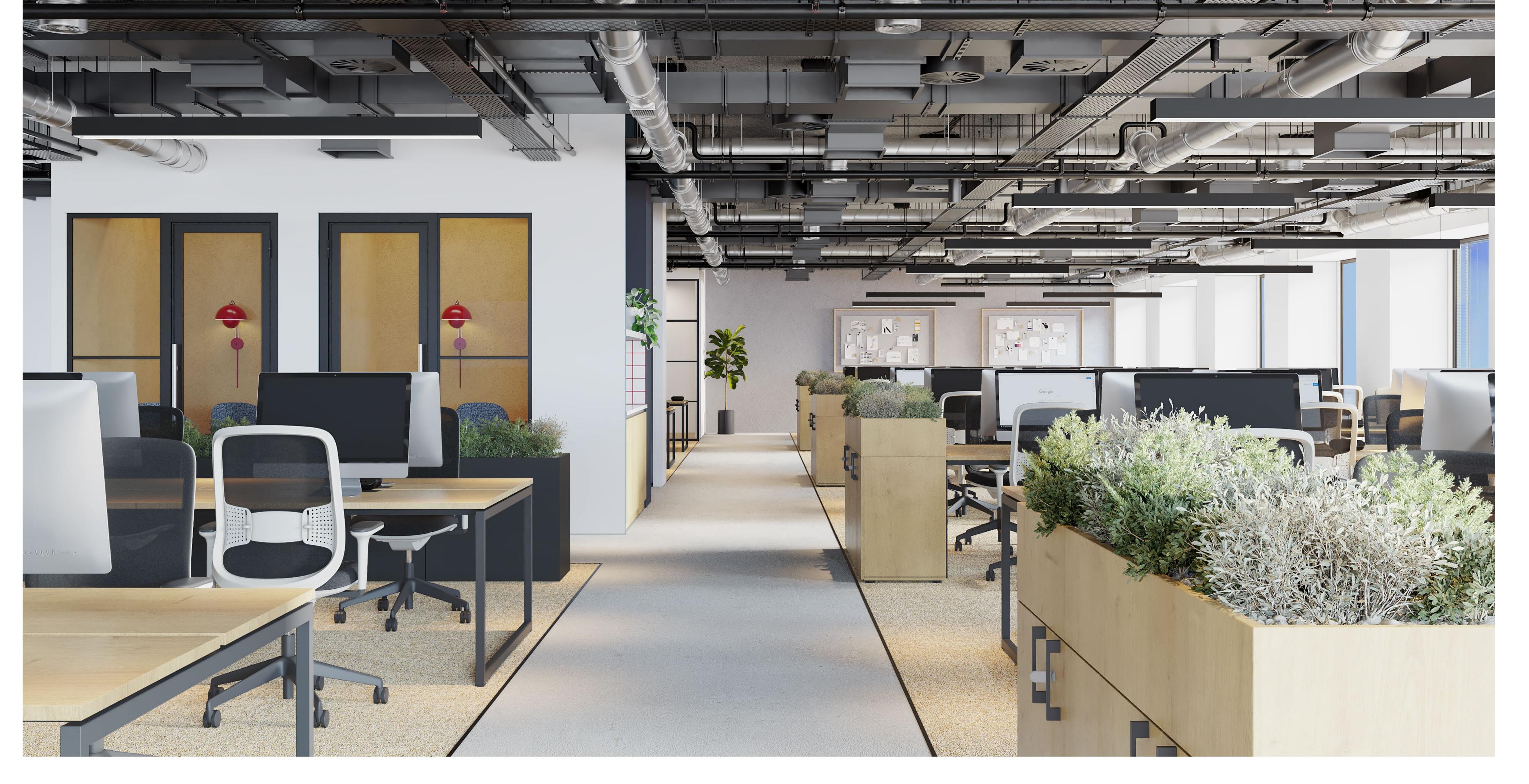


SOUTH WEST UNIT 'AVAILABLE TO ORDER'

- 80 desks
- Reception area with soft seating
- Large boardroom facing West with views to the City
- -1x8 person meeting room
- -1x6 person meeting room
- -2 x 4 person meeting room
- 2 focus rooms
- 2 phone booths
- Large breakout area
- Wellness room
- Comms / IT store
- Lockers

Unit is available now in new exposed CAT A condition Plans are not to scale. CGIs are indicative purposes only.









AVAILABLE NOW / TO ORDER

NORTH EAST UNIT 5,690 SQ FT / 529 SQ M SOUTH UNIT 2,373 SQ FT / 220 SQ M

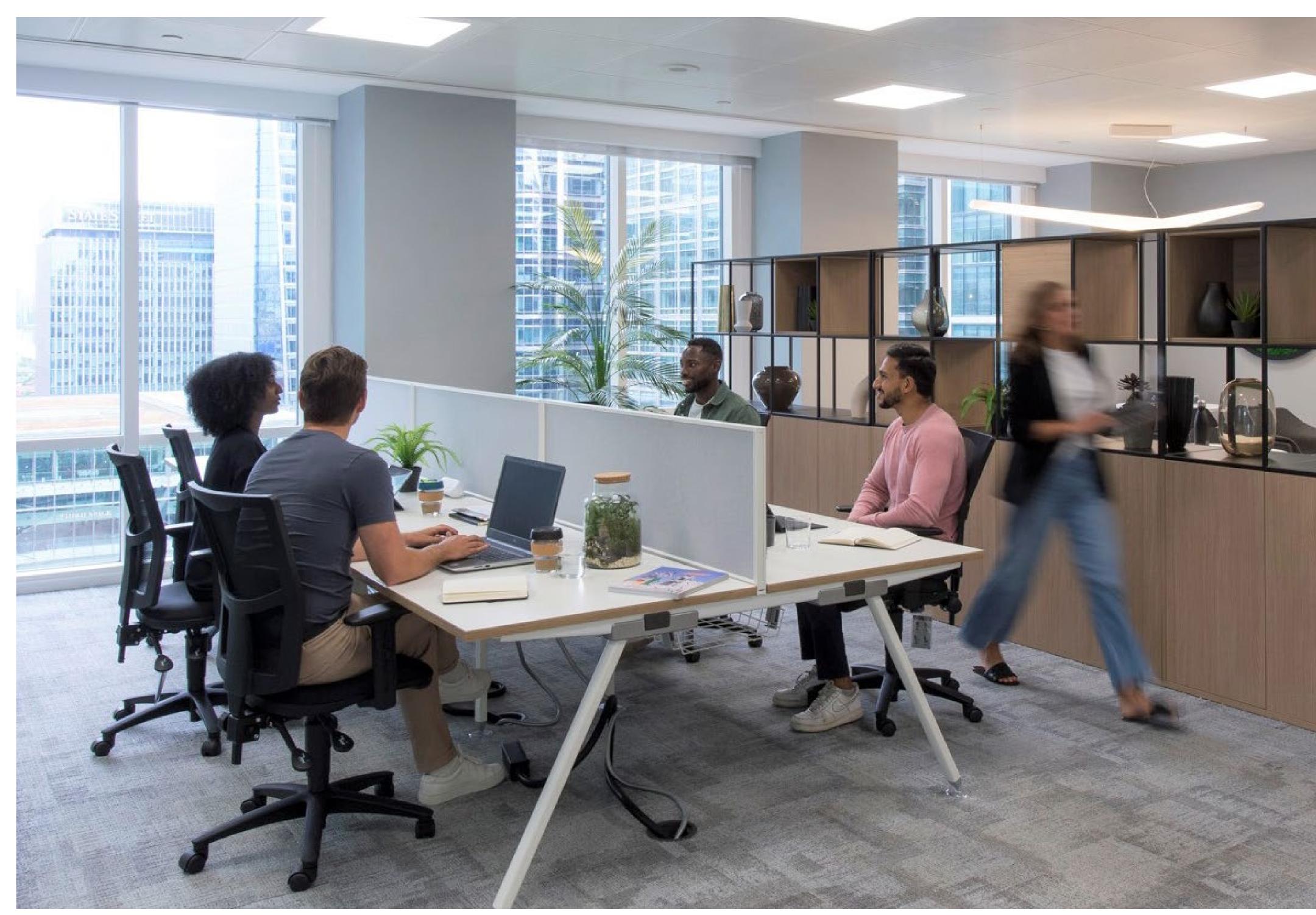
Level 10 South benefits from views across Jubilee Plaza and towards Middle Dock. The unit is fitted with three meeting rooms and an informal soft meeting area, kitchen, breakout and can house up to 20 desks.

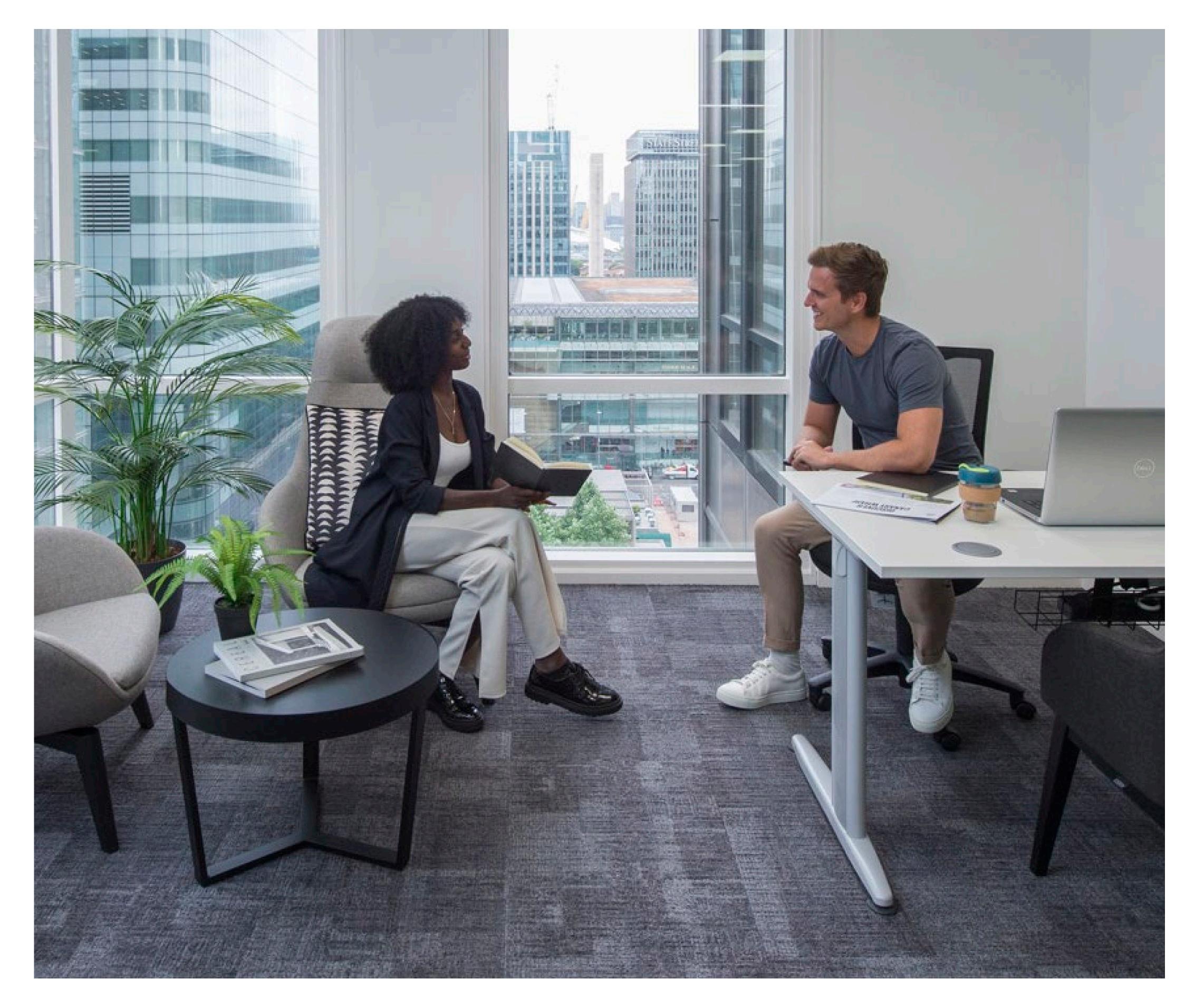
Level 10 North East has been designed with a smart and inviting front of house area for client facing meetings (reception desk, soft-seating, 3 x 6 person meeting rooms and teapoint), open plan workspace for up to 56 desks, two additional meeting rooms/ private office and staff kitchen/ breakout area overlooking Canada Square park.



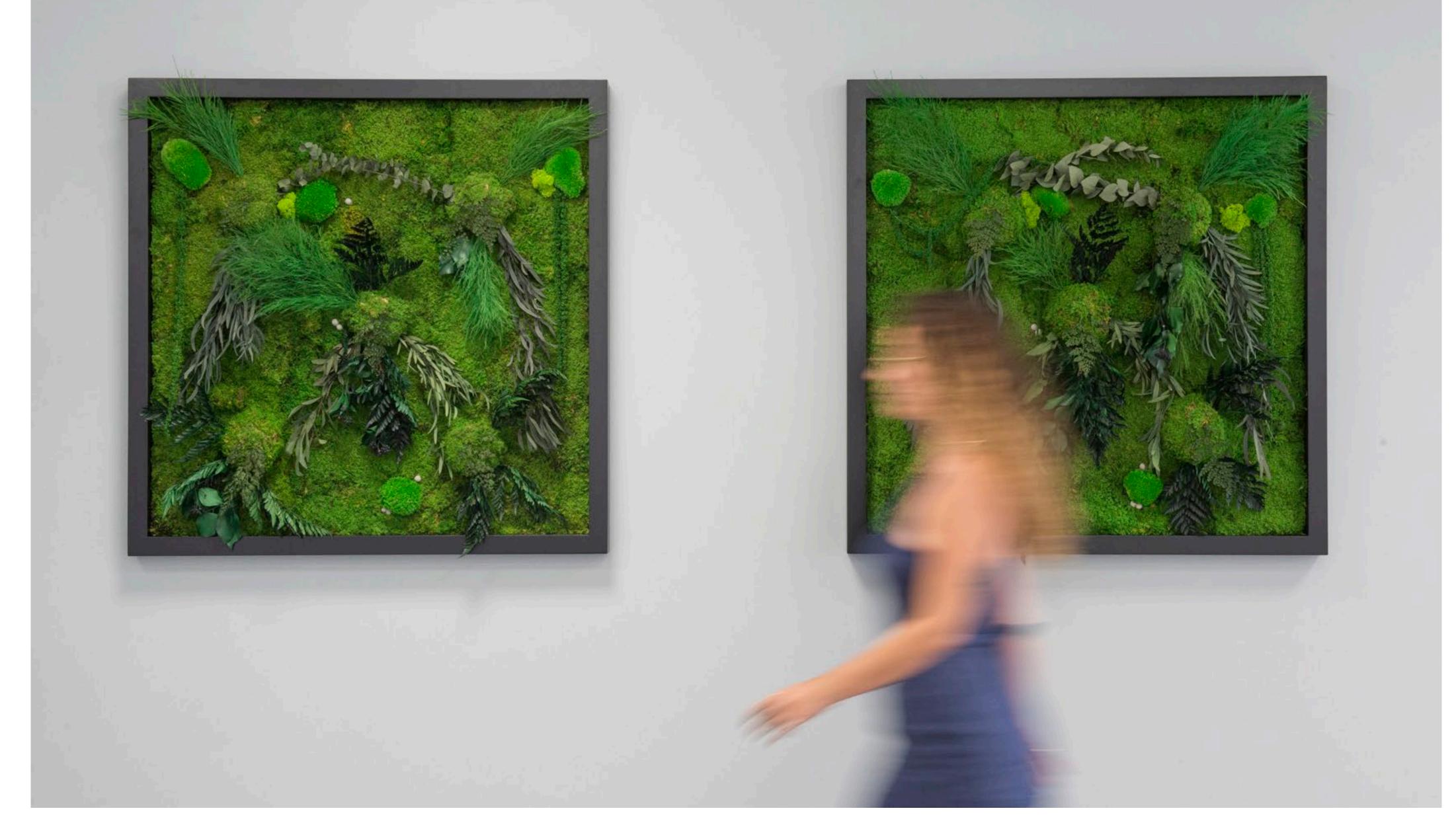












FORTY BANKSTREET IS THE IDEAL LONDON HUB FOR GROWING JSINESSES WITH A

Surrounded by parks and vibrant open spaces, minutes from a worldclass array of bars, restaurants and shopping malls, and with incredible connections to the whole city and beyond. Forty Bank Street offers the very best of London life – all in one place.

From 8,092 sq ft

More info >









Newly remodelled reception with barista coffee bar and soft seating areas - great on-site options for client meetings and informal catch ups with colleagues



Conference and event space to hire in the East Wintergarden



Showers and changing facilities



Secure bike storage

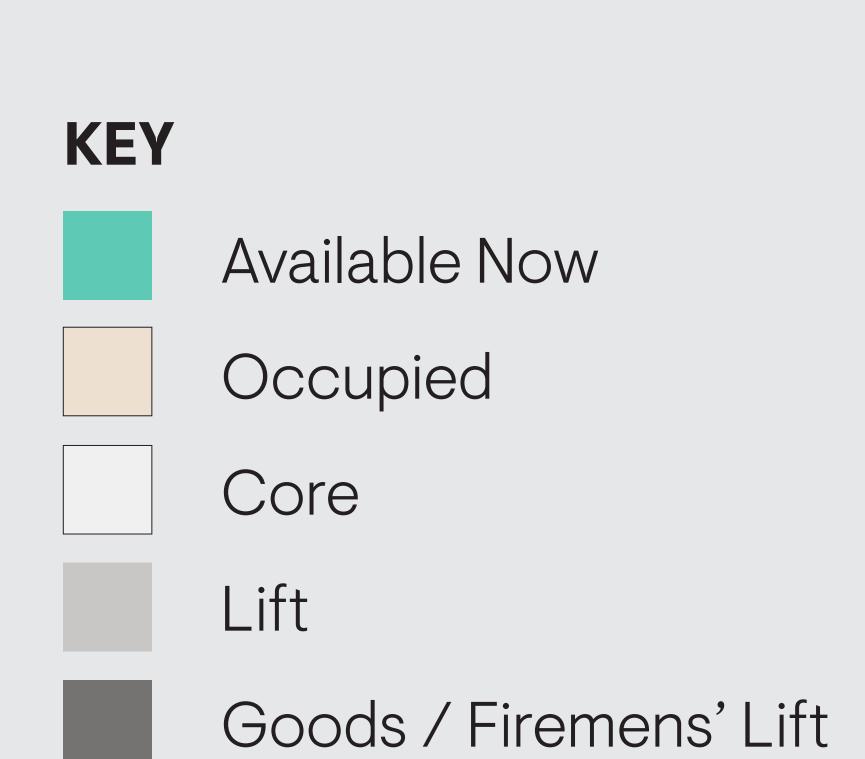


Access to the estate-wide car parking (includes charging stations for electric vehicles)

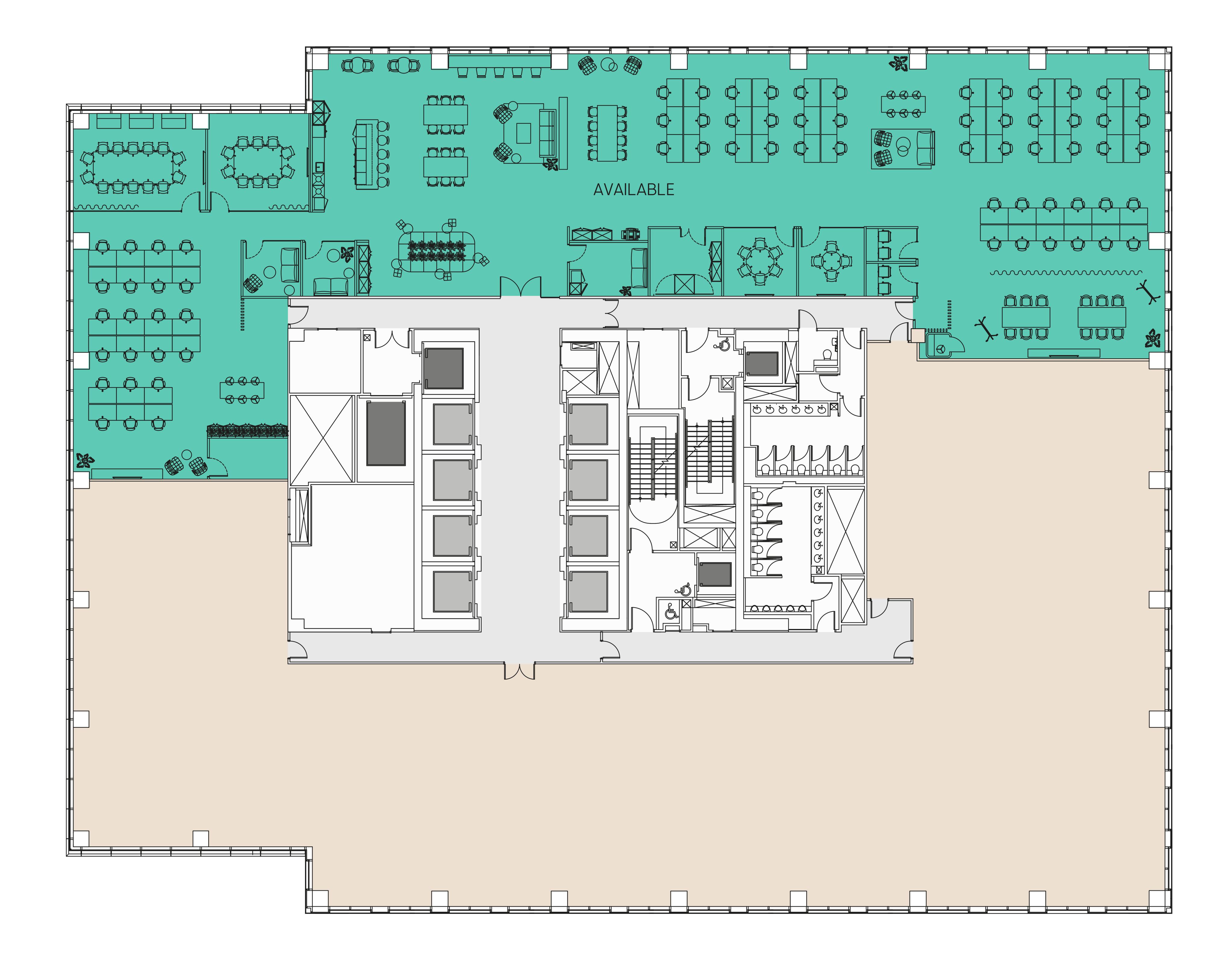


NORTH UNIT 8,092 SQ FT / 752 SQ M

- 74 Desks (Day 2 up to 92 desks)
- Reception area with soft seating
- 4 x Meeting rooms
- Large breakout area
- -2 x Focus rooms
- 2 x Phone booths
- -1x Wellness room
- Kitchen
- Storage & lockers
- Plug & play ready







FORTY BANK STREET

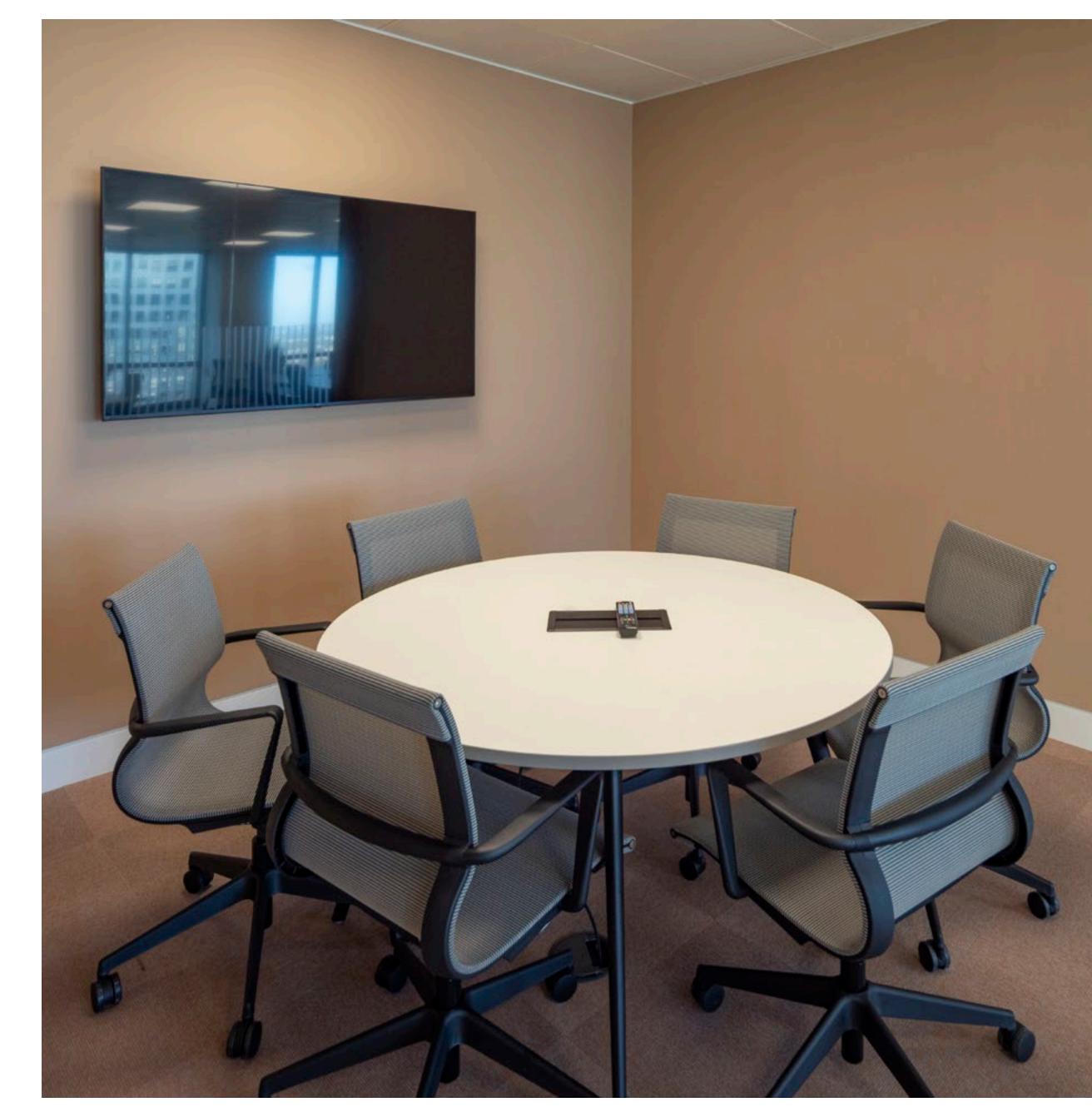
NORTH UNIT AVAILABLE NOW

- 74 Desks
- Reception area with soft seating
- 4 x Meeting rooms
- Large breakout area
- -2 x Focus rooms
- -2 x Phone booths
- -1x Wellness room
- Kitchen
- Storage & lockers
- Plug & play ready

Plans are not to scale. CGIs are indicative purposes only.









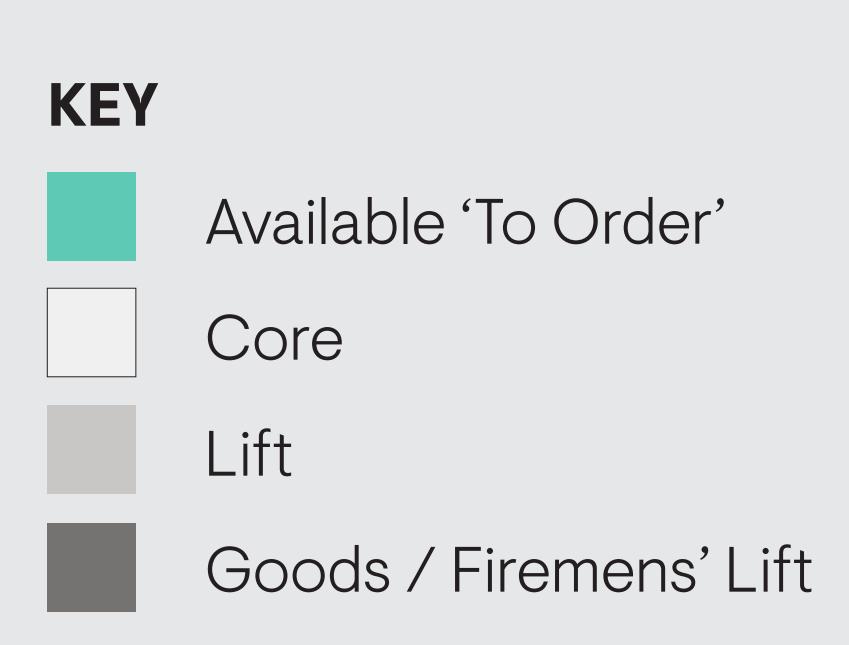


Levels 27 and 28

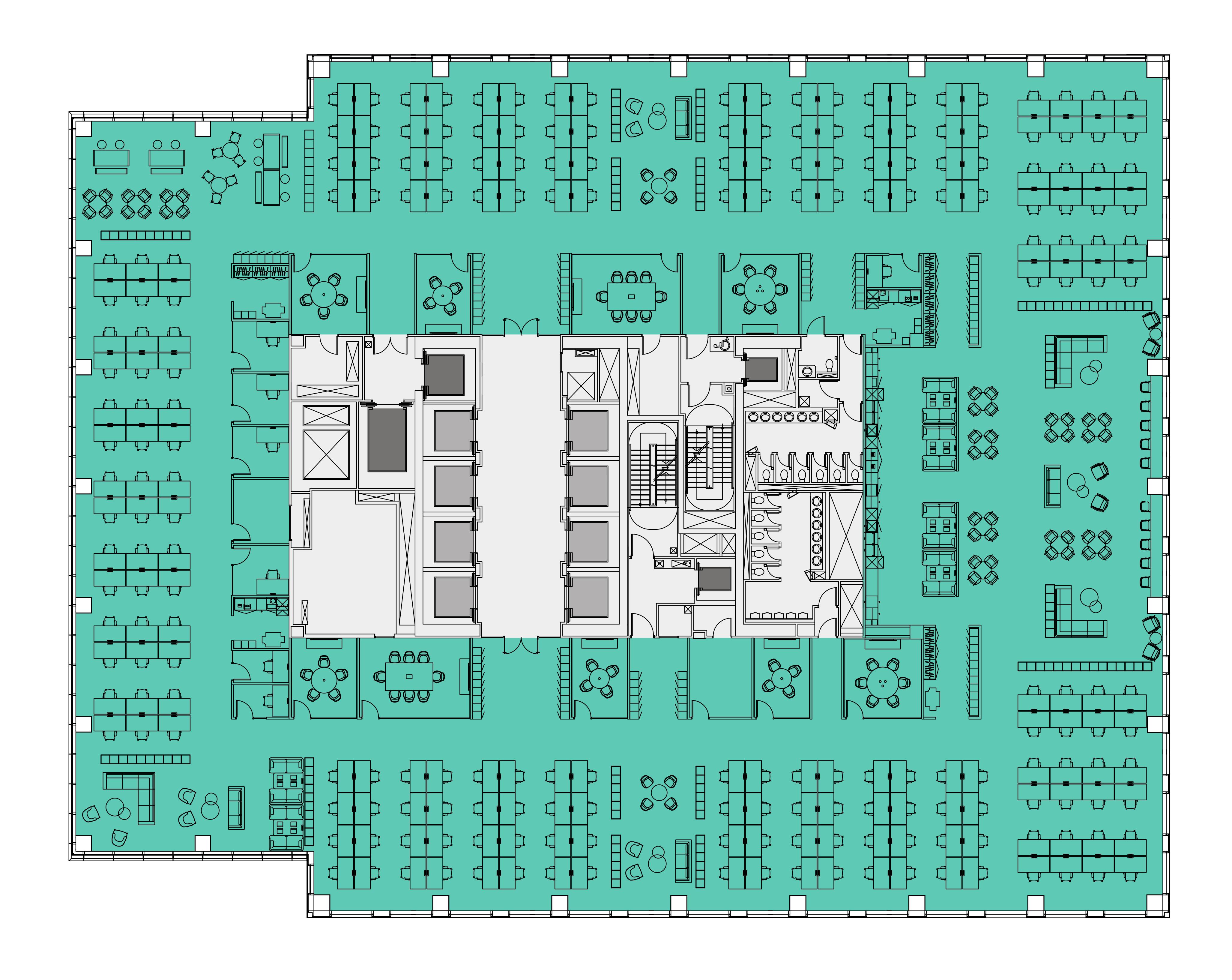
AVAILABLE TO ORDER

WHOLE FLOORS 19,521 - 39,048 SQ FT

- New exposed Cat A
- Ability to add interconnection staircase
- Option to deliver fully managed workspce to include:
 - · 218 Desks
 - 16 Meeting rooms
 - 7 Focus rooms
 - Large Kitchen Breakout
 - Storage & lockers





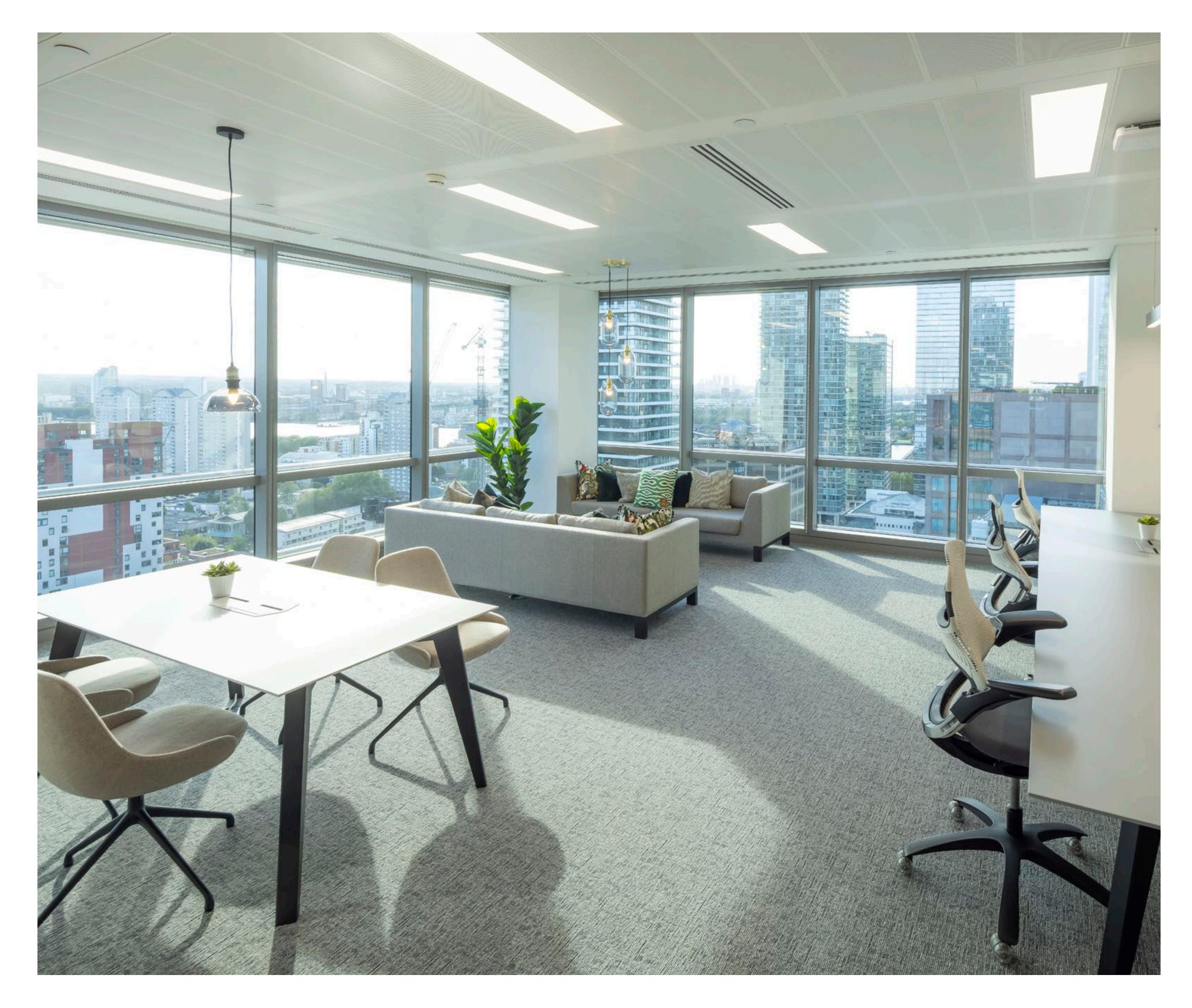


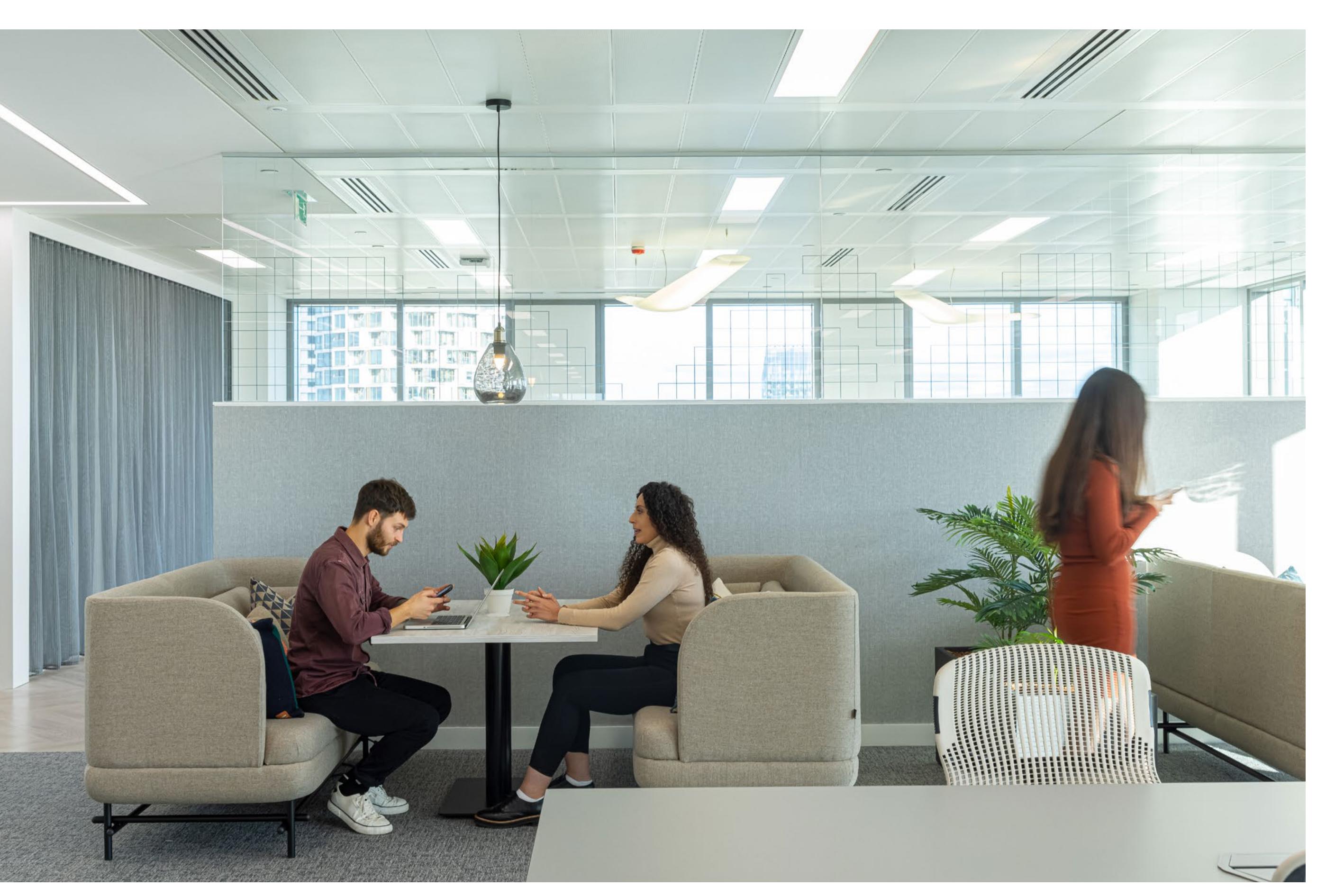
FORTY BANK STREET MadeFor:

Indicative Fitout











FORTY BANK STREET MadeFor:

BELONG TO SOMETHING A PLACE TO BELONG, INSPIRING PEOPLE TO

With cues taken from the site's history as a thriving, working dock, welcome to the modern warehouse - 20 Water Street. With flexible open floorplates and balconies and terraces to every level, this is a workspace that you can be proud of.

The building's environmental and sustainability accreditations include:

- BREEAM Outstanding
- EPC B, with the potential of an A rating
- · WELL CWG will share environmental and wellness / sustainability data so that the occupier can meet its corporate objectives

From 12,441 sq ft

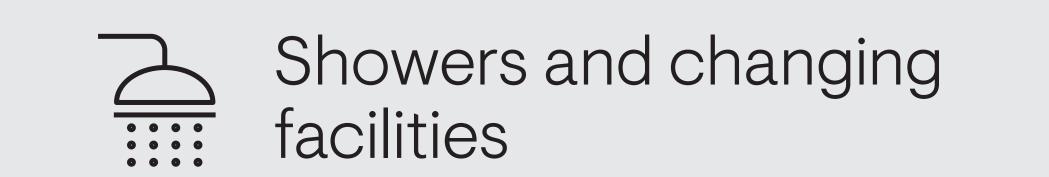
More info >



Level	Size (sq ft)	Desks	Meeting Rooms	Focus Rooms	Availability
13	12,476	Up to 220 desks (on a typical floor of 19,000 sq ft)	Up to 20 meeting rooms (on a typical floor of 19,000 sq ft)	Up to 8 focus rooms (on a typical floor of 19,000 sq ft)	'To order'
12	12,441				
11	15,886				
10	15,841				
9	19,138				
8	19,143				
7	19,173				
6	7,998	62	3	2	



North and South reception (option for dedicated entrance for occupier of 80,000 sq ft+)





Secure bike storage



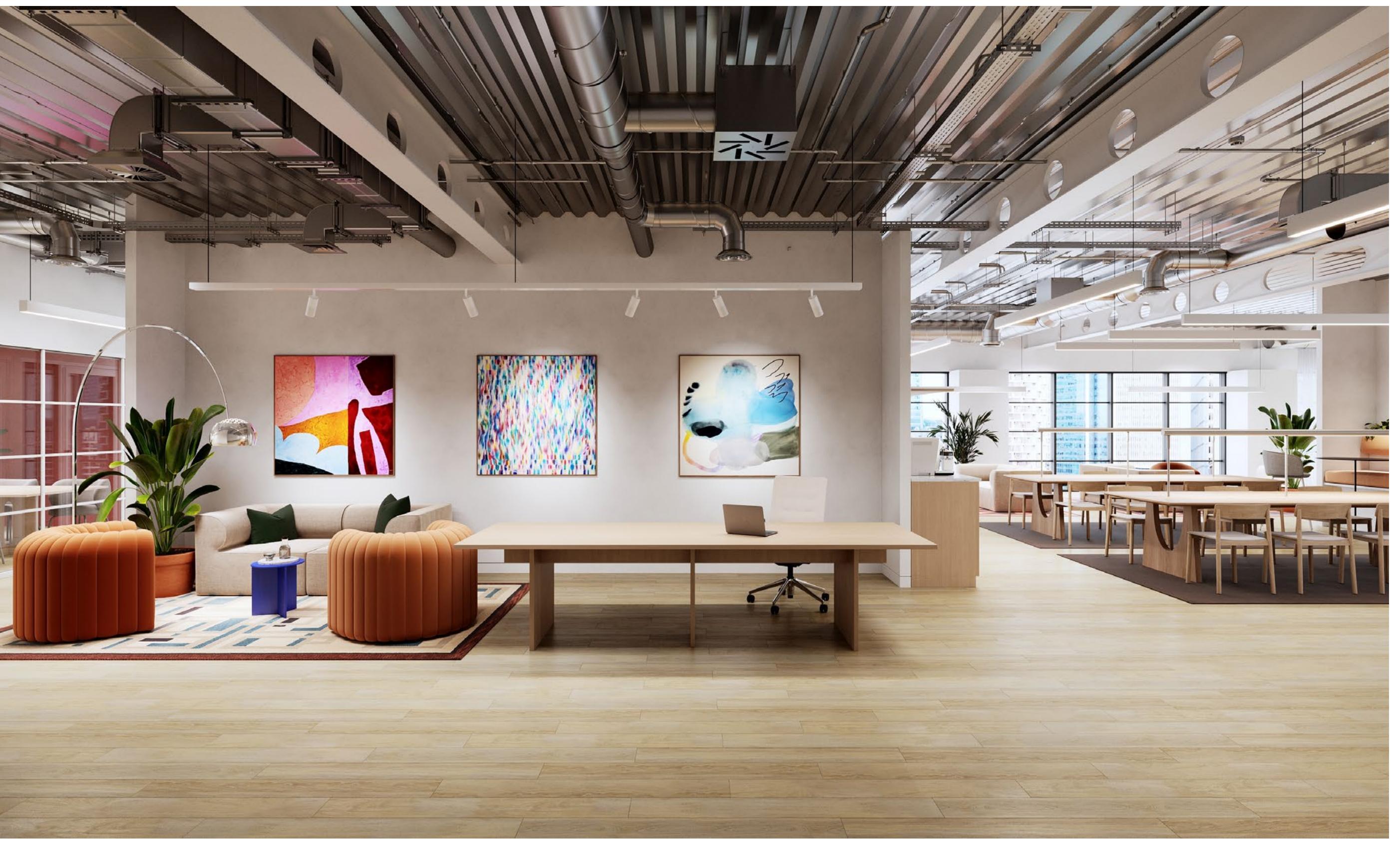
Access to the estate-wide car parking (includes charging stations for electric vehicles)











20 WATER STREET MadeFor:





Typical Floor

Open Plan Desks

Client Facing Suite

Collaboration Areas

Meeting Rooms

Focused Work

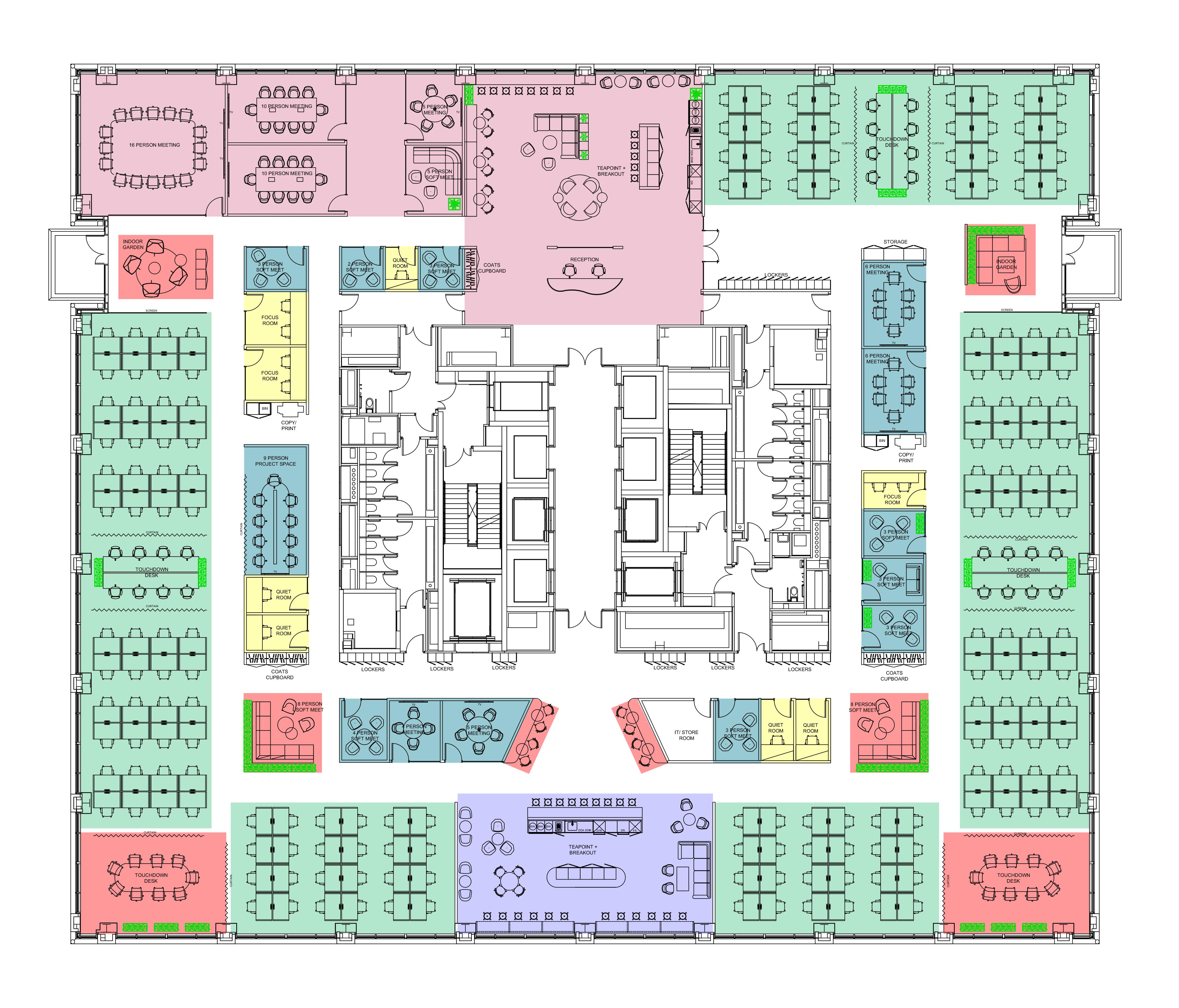
Breakout

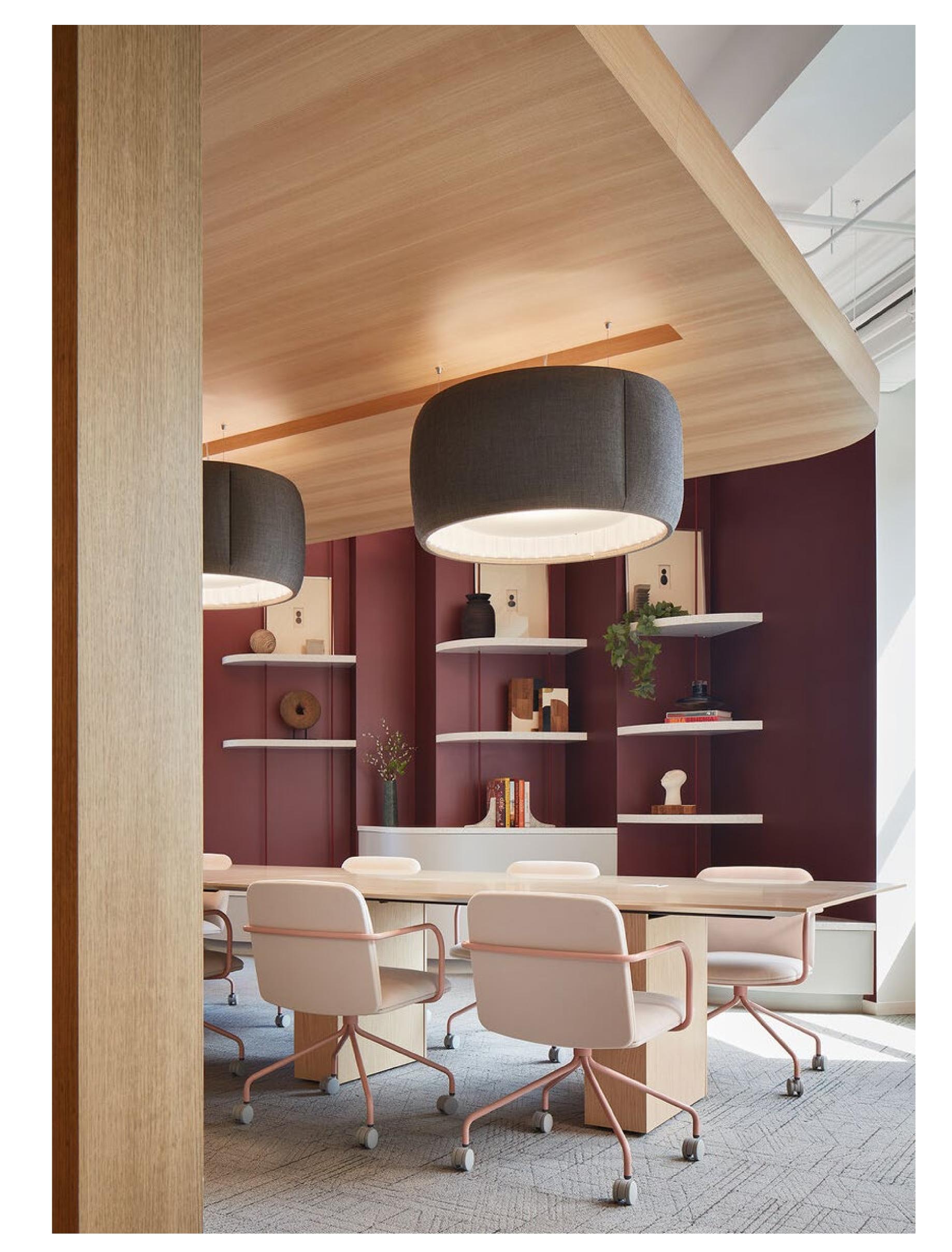
- 176 Open Plan Workstations
- 42 Touchdown
- Reception

220 Total Occupancy

- 20 Meeting Rooms
- Reception & Waiting Area
- Teapoints & Breakout
- Coats Cupboards
- 220 Lockers
- Quiet Rooms
- Focus Rooms
- IT/Store Room
- Storage Units
- Indoor Gardens
- Copy/Print areas



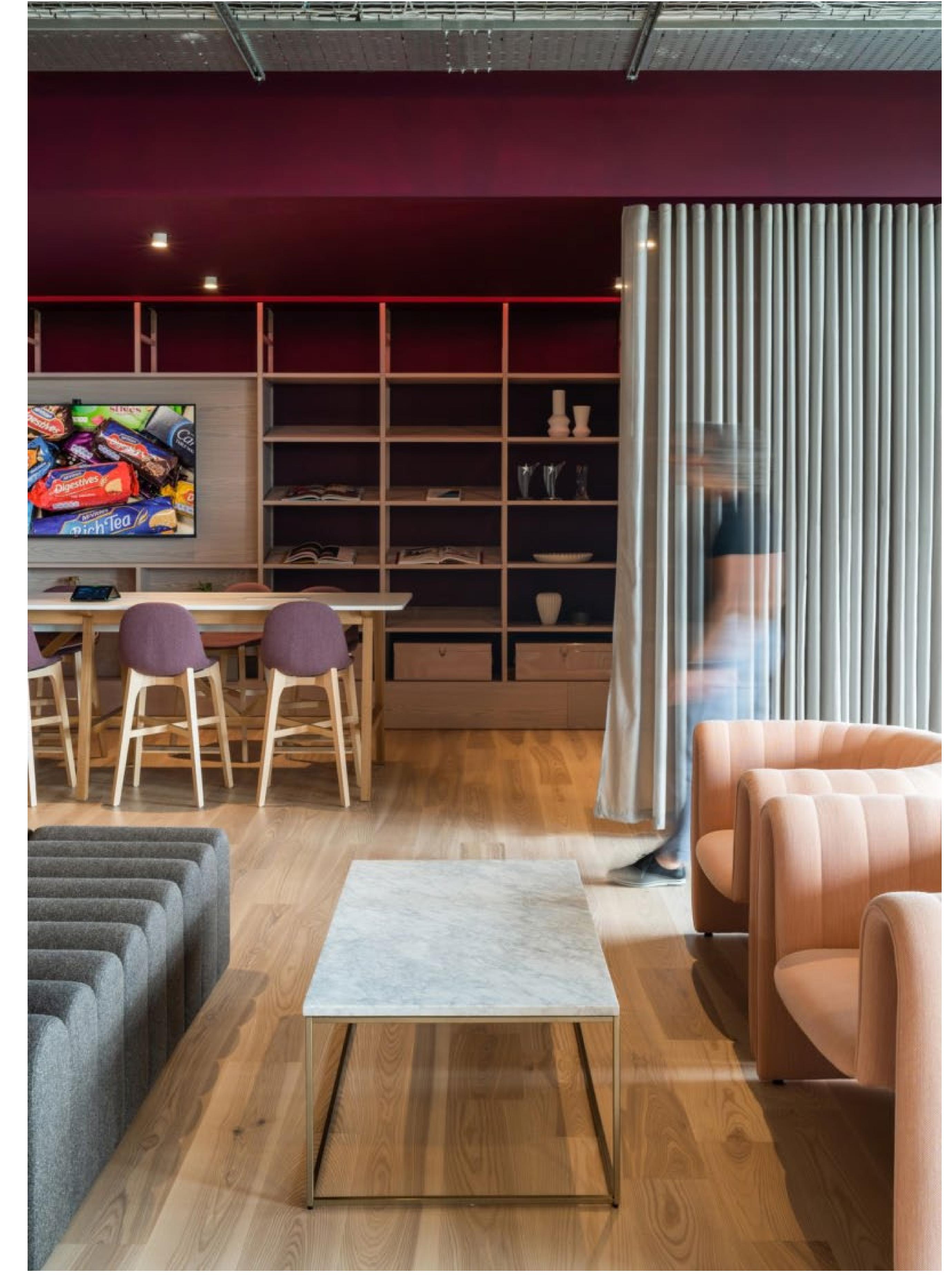












Forty Bank Street

GASE STUDY GITI

Citi was MadeFor:'s first customer; the bank approached Canary Wharf Group with a requirement for short-term, flexible office space whilst its UK and EMEA headquarters, at 25 Canada Square, is being refurbished.

Having acquired an initial space-take of 95,000 sq ft, Citi recently signed over a further 5 floors, taking their total occupancy in 40 Bank Street to 190,000 sq ft.

Designed and built by Canary Wharf Group's in-house team, MadeFor: provides beautifully designed, high-quality, fitted, furnished, and dressed workspace that's ready for immediate occupation or which can alternatively be delivered 'to order'. MadeFor: also offers businesses a fully managed solution, including cleaning, Wi-Fi and IT services, full maintenance and 'handyman' services, planting, and refreshments.

For further information, please visit our website: made-for.london





33

Following our recent announcement about transforming Citi Tower to create a flexible, innovative, carbon-efficient, world-class workplace that's fit for the future, we will be moving a number of our teams to CWG's Forty Bank Street building.

This high quality, sustainable, serviced workspace, just across the street from our current building, will provide our colleagues with a fantastic base to collaborate and work together.

James Bardrick
Citi Country Officer for the UK



WHAT'S INGLUDED

Built around your needs

- · A range of unique and iconic buildings to choose from
- · Transparent and totally flexible short-form contracts
- · Opportunity to grow into different spaces as you need to
- Fully fitted and managed options
- Ready to move in when you are

Where work and life balance

- · 16.5 acres of vibrant open spaces, waterside promenades, and green flag awarded parks
- · Stylish restaurants, quirky cafés, and cutting-edge fashion around every corner
- · A whole host of local entertainment activities including go karting, padel tennis and GoBoat
- · Transport links to all of London (and further afield) in a matter of minutes
- · Managed by the area's leading group with over 30 years of experience

The cutting edge

- · High speed Wi-Fi in every building
- First 5G and Wi-Fi 6 enabled district in London
- · Sustainability embedded into everything we do
- Onsite technical support when you need it
- Forward thinking technology that advances with you











GET IN TOUGH.

Luke Thurlow

luke.thurlow@canarywharf.com

- +44 (0)20 7418 2598
- +44(0)7890995139

Tarun Mathur

tarun.mathur@canarywharf.com

- +44(0)20 7418 2358
- +44(0)7779888149

Find out more on the MadeFor website

Download the Canary Wharf app



