

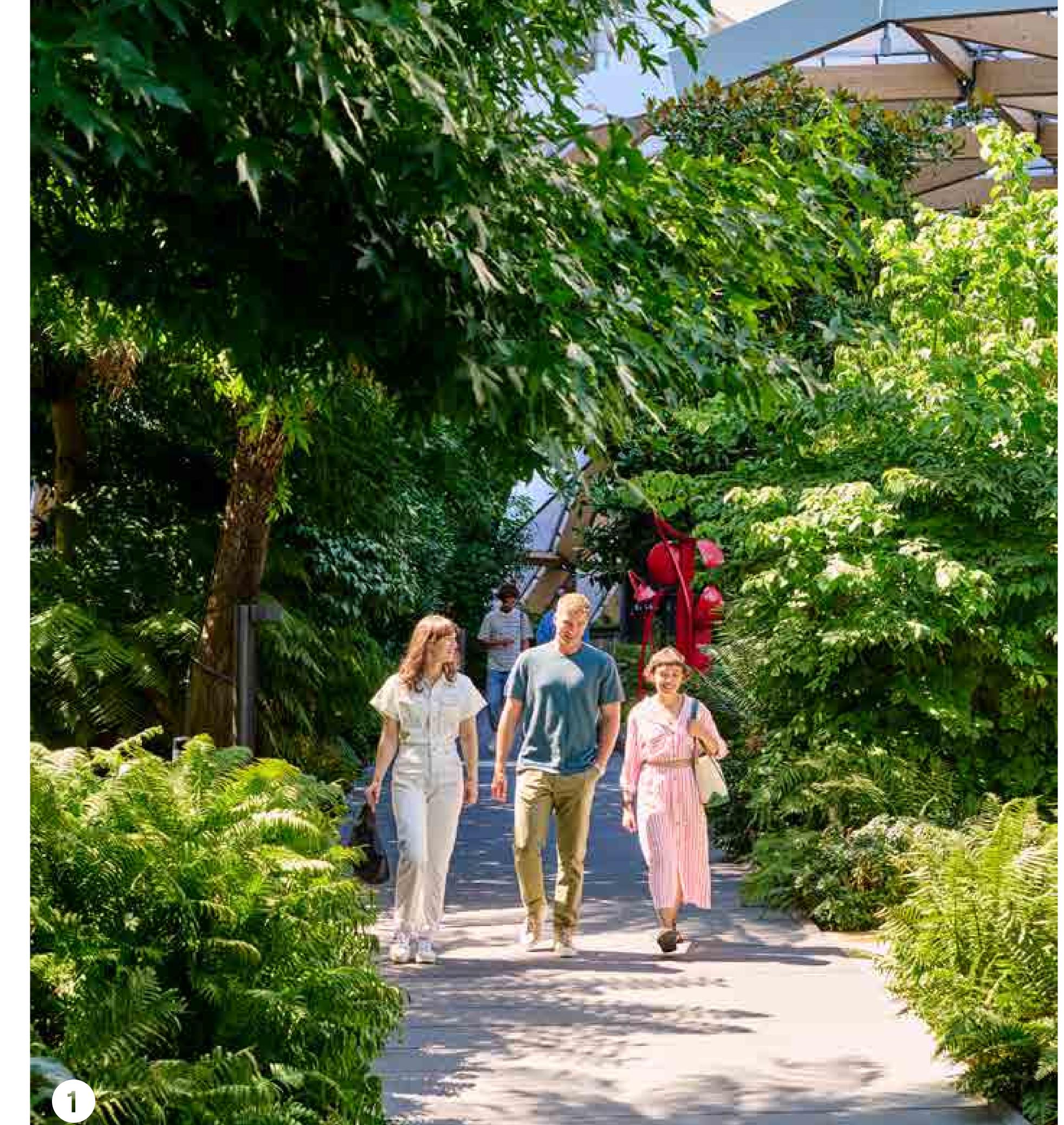




# LANDMARK MADEFOR: SUSTAINABILITY

# 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

### 2 Eden Dock Meet friends and relax at lunchtime

3 Barista Coffee Bar

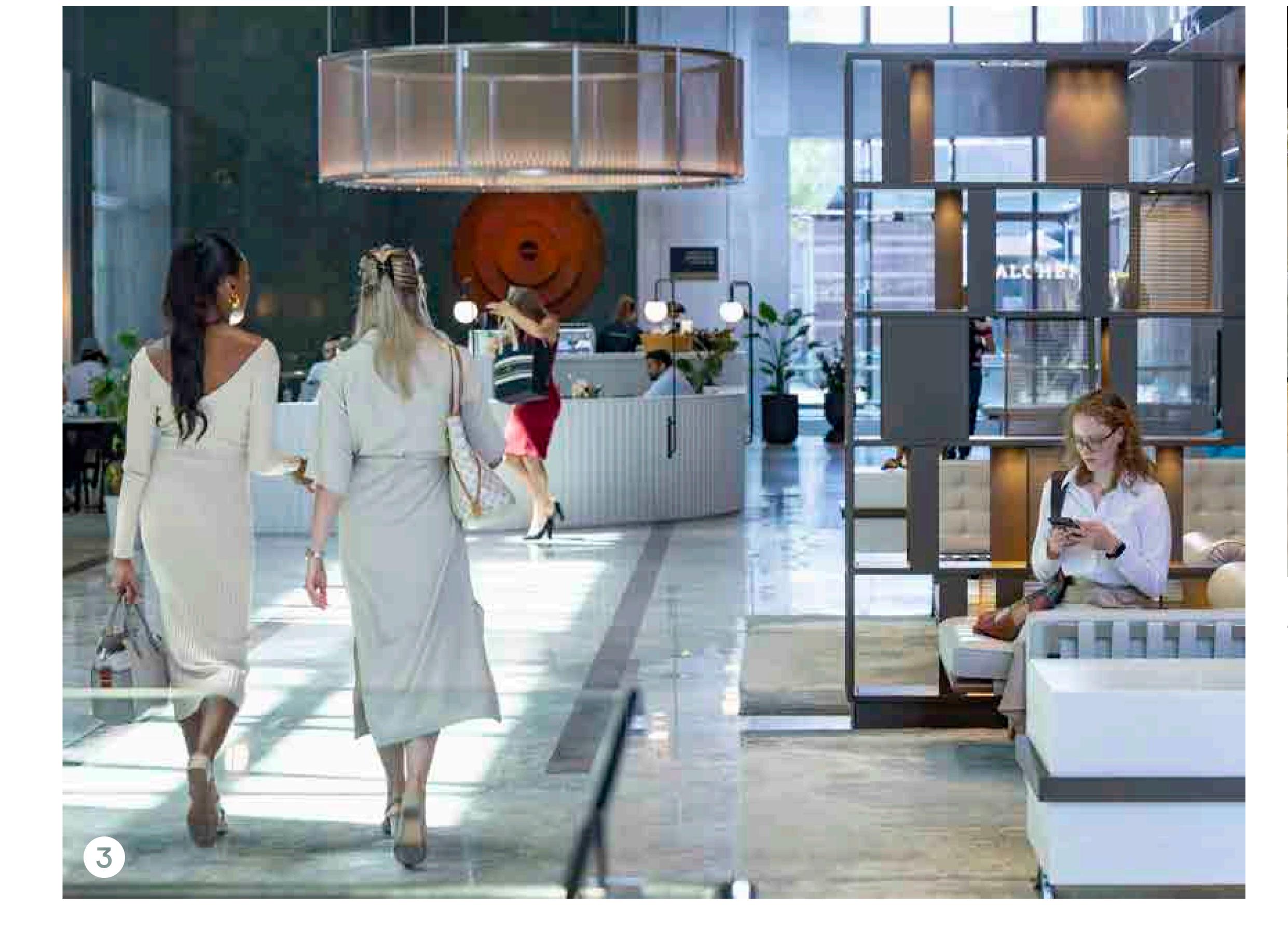
## A perfect spot for your morning coffee, client meetings or a break from the desk

### 4 Level39

Join our thriving community for pioneers across FinTech, Cyber Security, Data & Al, Sustainability, Life Sciences

### 5 One Canada Square

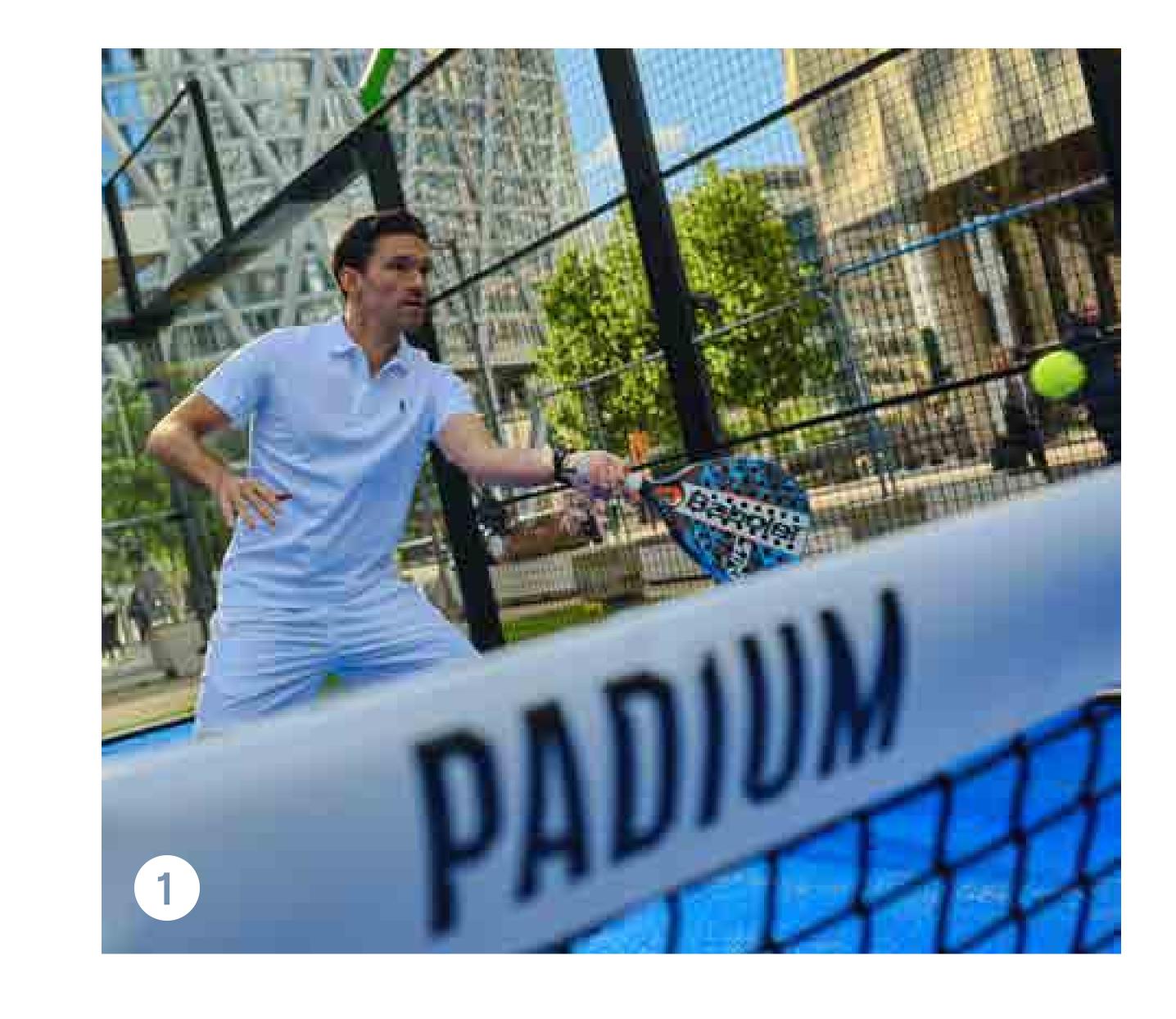
A landmark hub for progressive businesses



INTRODUCTION

# Your local environment

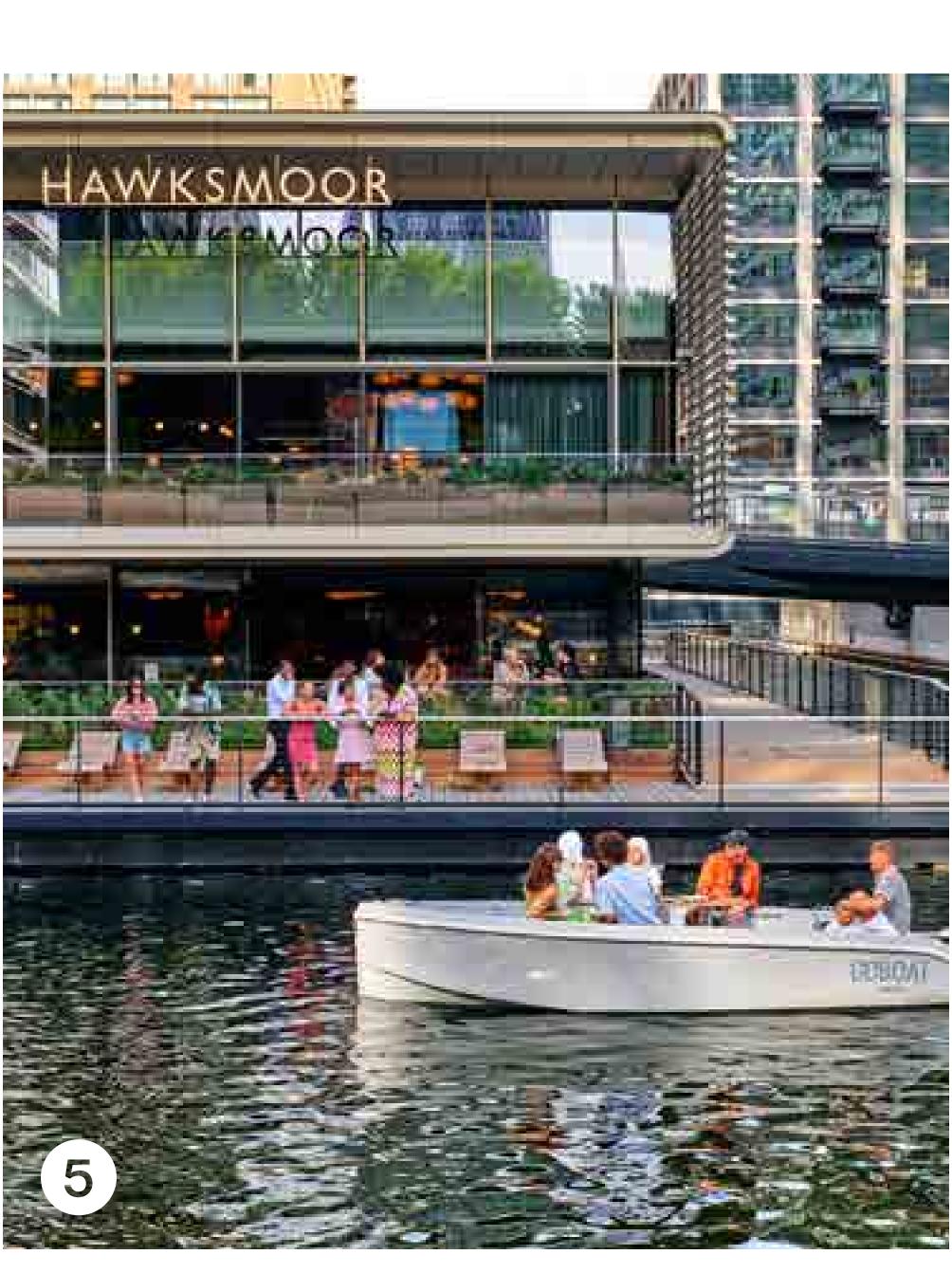
Discover Canary Wharf, a thriving hub of sustainability and community. Evolving daily, our environment is thoughtfully designed to encourage creativity and enrich daily life. With an abundance of lifestyle amenities including shops, restaurants, parks, waterside gardens, and boardwalks, everything you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



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











# IT'S ALL HERE.

Just a small selection of our extensive retail offering. Discover more

GRAB & GO

RESTAURANTS

ENTERTAINMENT

SHOPS

COCO

DISHOOM

FASRGA ME

REISS

GRIND

THE IVY IN THE PARK A CANARY WHARF

WOOD WHARF

FIVE GUYS

KRICKET

ELECTRIC SHUFFLE

SANDRO

BRERA

**EVERYMAN** 

Aēsop®

### **Padium**

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

### 2 Fairgame

Enjoy some competitive team bonding

### 3 Eden Dock

A waterfront oasis in the heart of Canary Wharf featuring aquatic islands, marine habitats, art installations and engaging water activities

### 4 Park yoga

Take a moment, to take a breath

### 5 Waterside

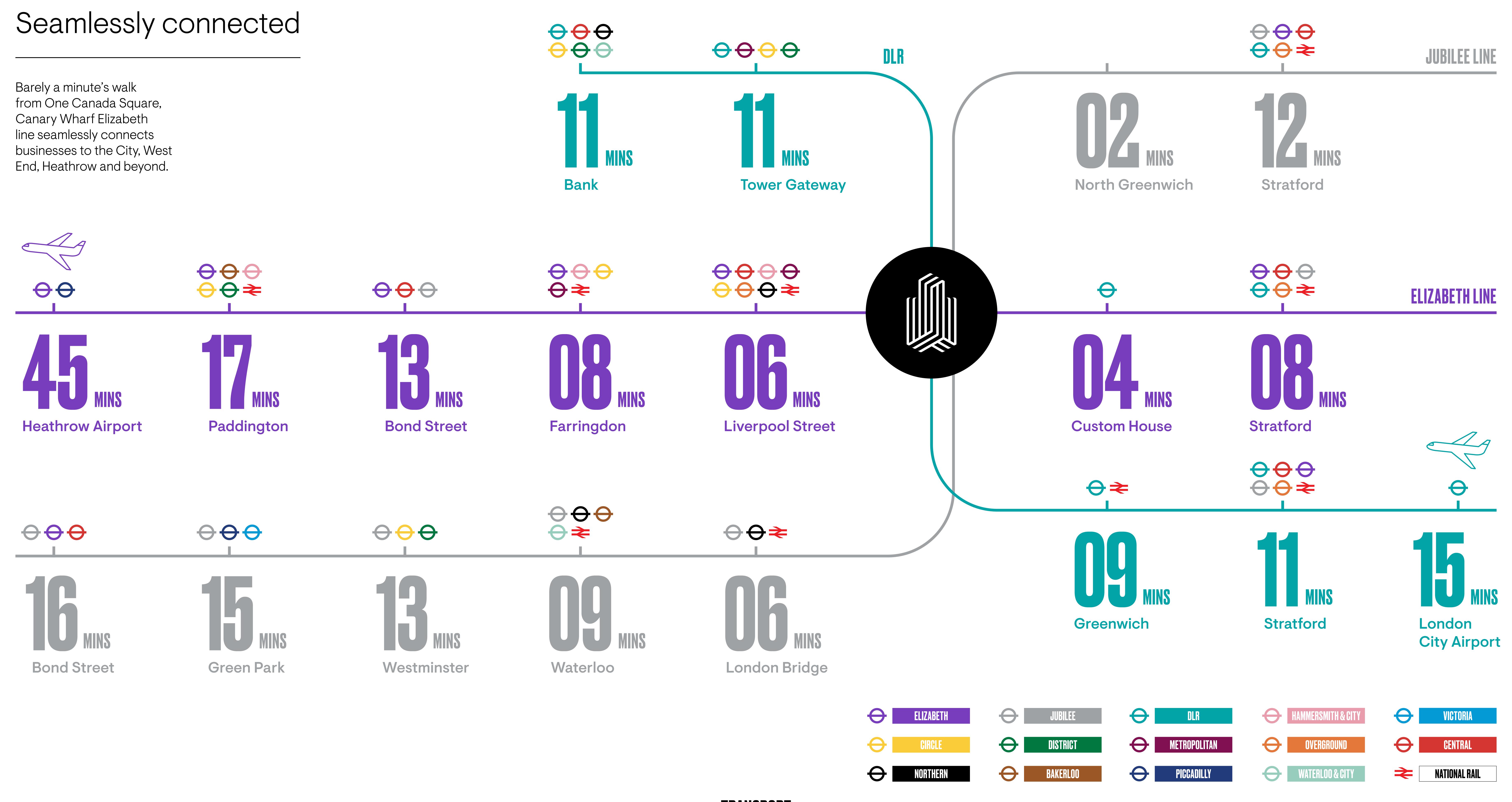
Fantastic water amenity on your doorstep

### 6 Mercato Metropolitano

A fantastic offering of fresh produce

WELLBEING ONE CANADA SQ

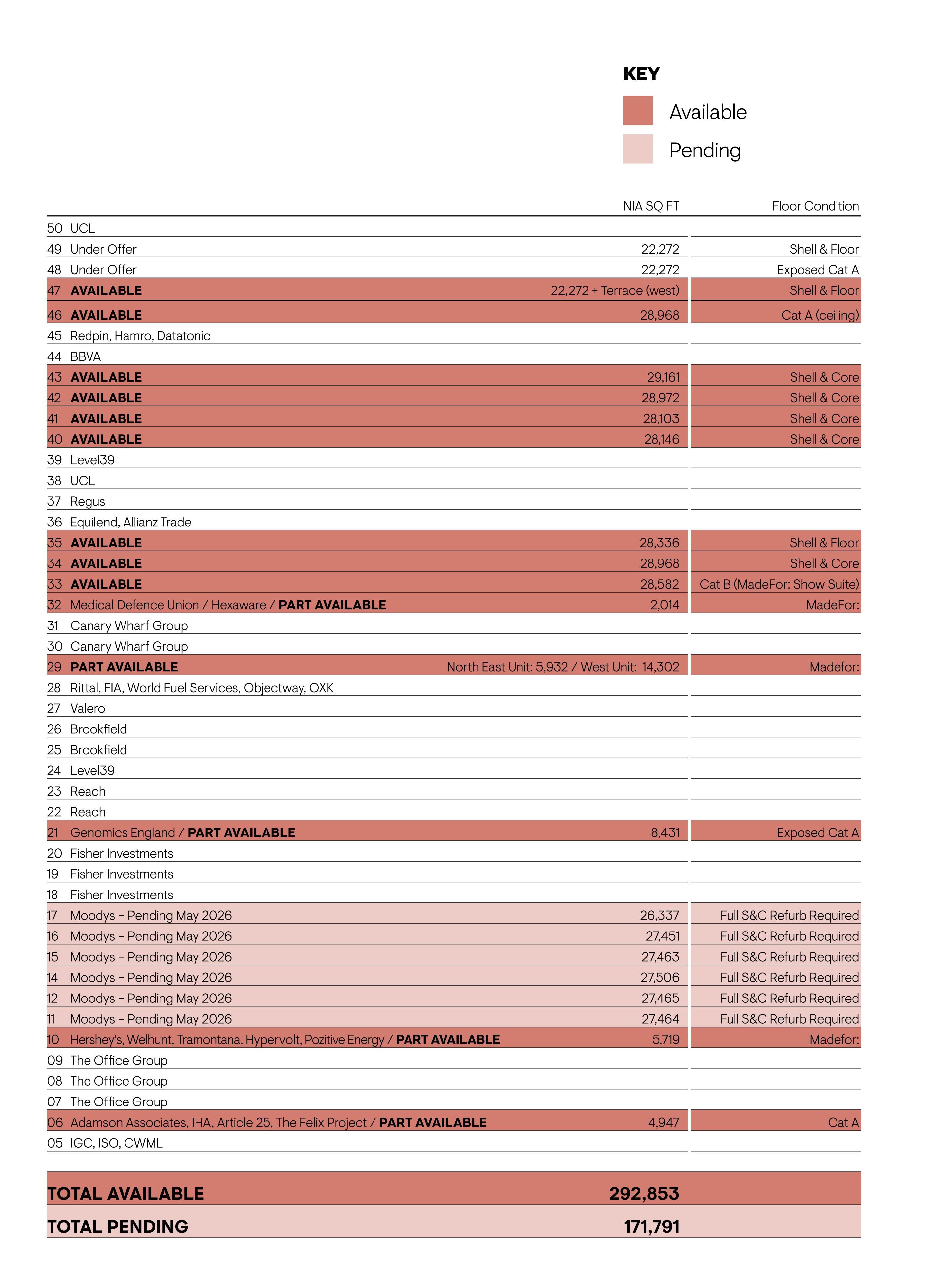


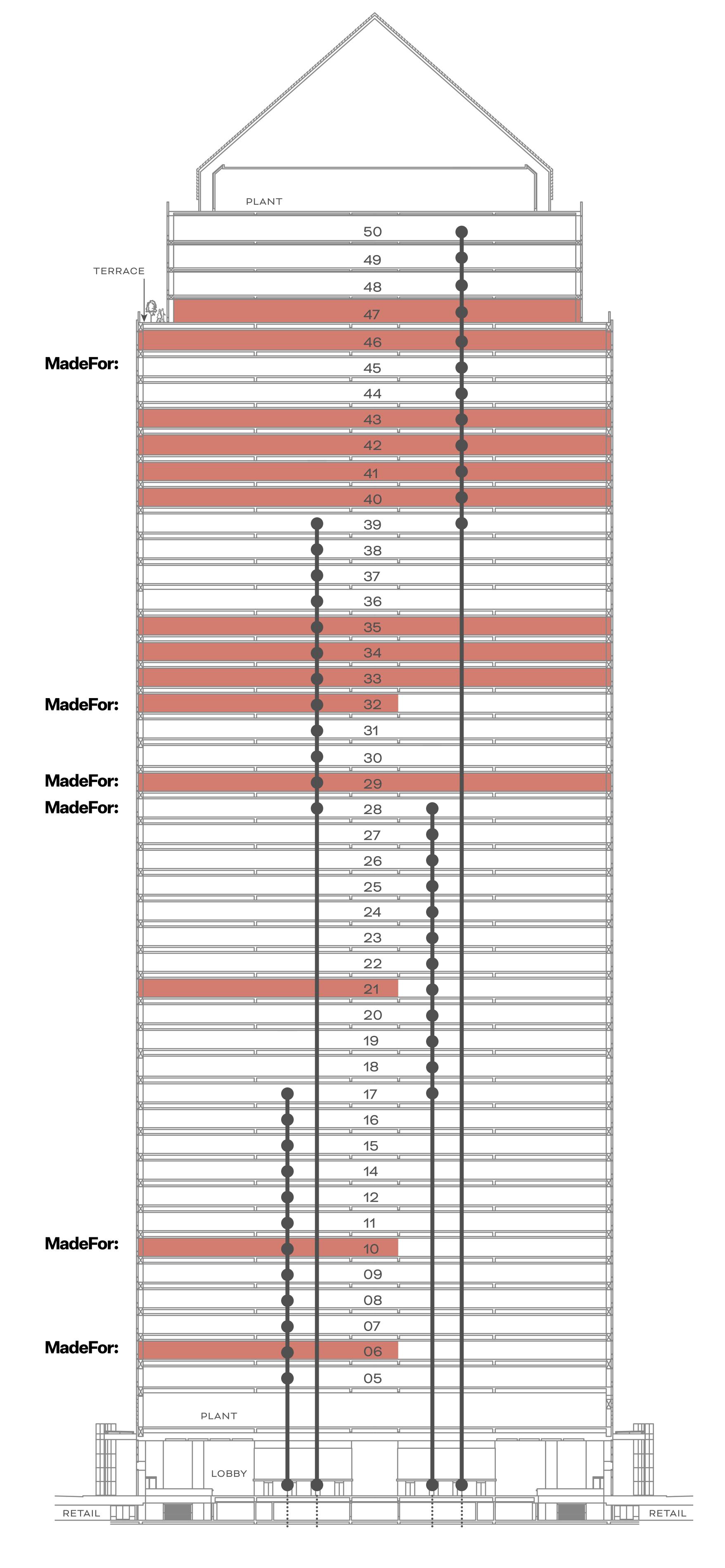


# 292,853 SQ FT OF EXCEPTIONAL OFFICE SPACE AVAILABLE



Level39
A workspace for the trail blazers





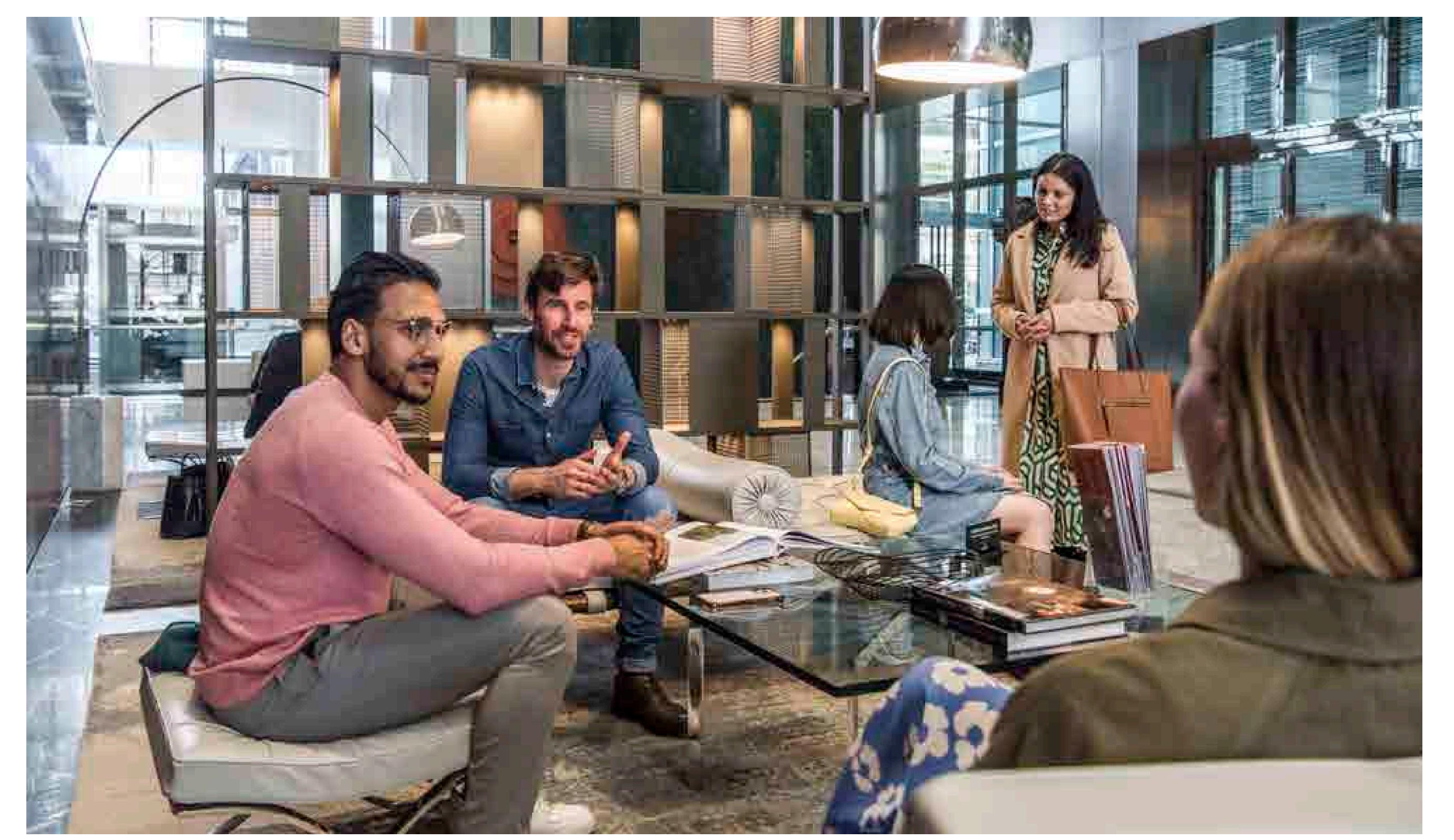
# A warm welcome

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





# TWO MANNED RECEPTION DESKS. BARISTA COFFEE BAR& RESTAURANT.







Prepare to impress...
Recently refurbished reception with two new manned reception desks, restaurant and coffee bar.

RECEPTION LOBBY ONE CANADA SQ

# 4,947 SQ FT 4,59 SQ M

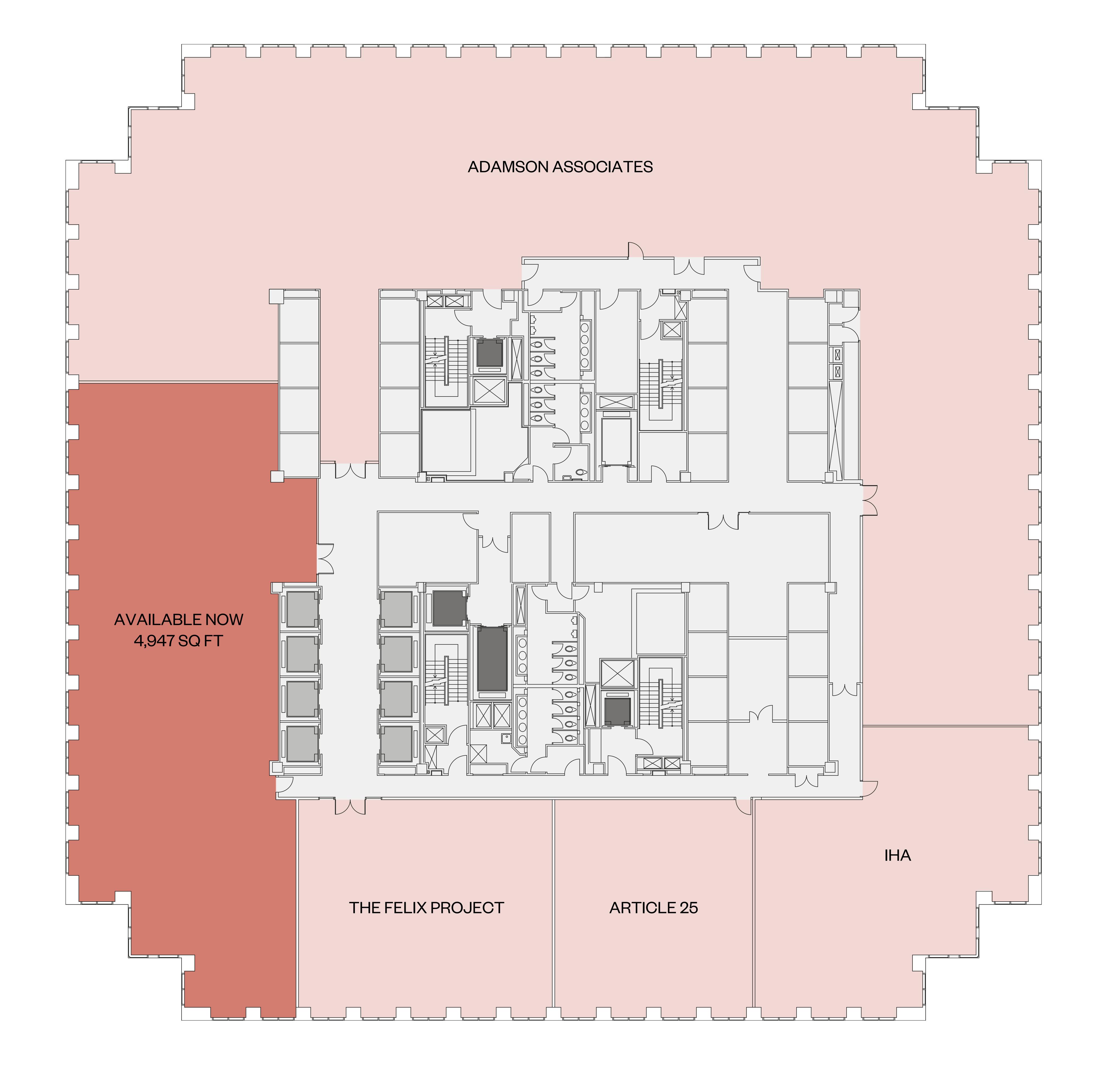
### FLOOR CONDITION

Newly refurbished Cat A condition.

# Made For:

KEY
Workplace available
Occupied
Core
Lift
Goods / Firemens' Lift



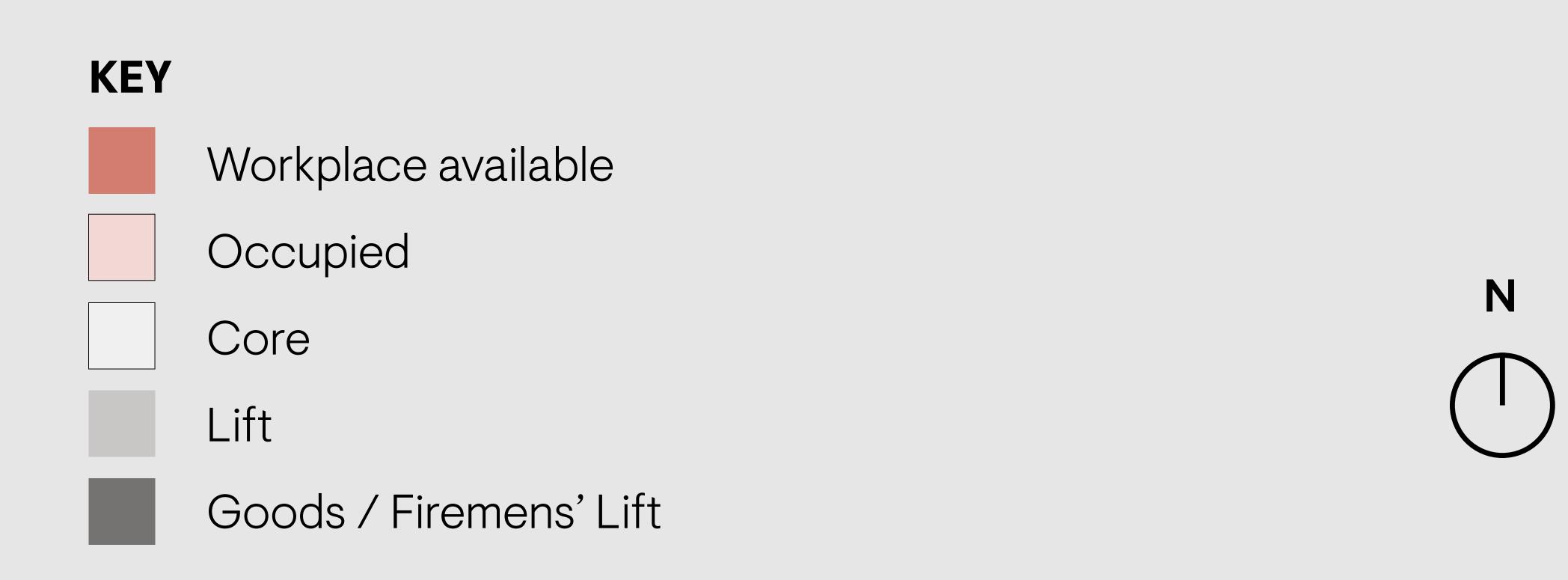


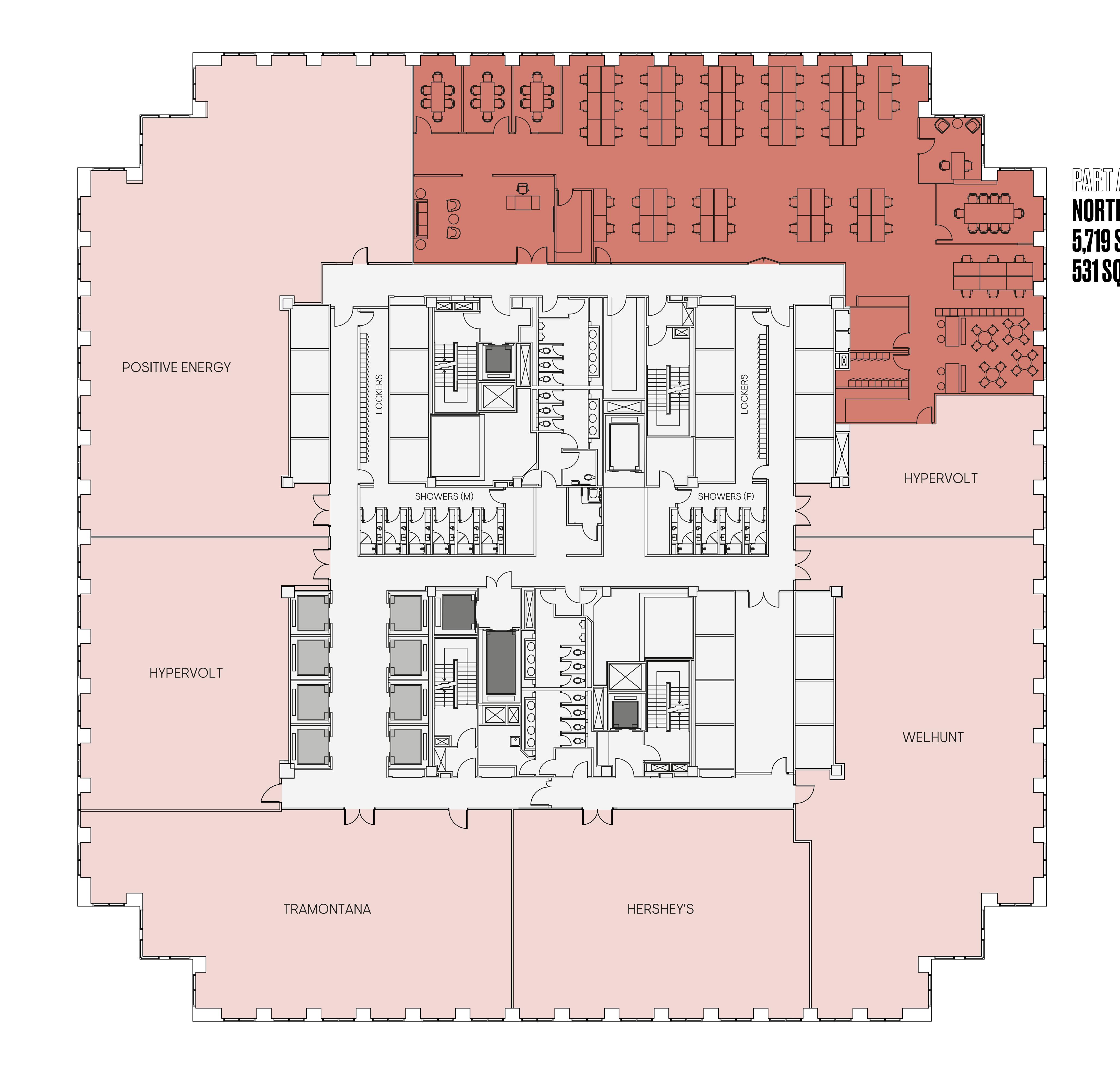
FLOOR PLAN

# 5,719 SQ FT 531 SQ M

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.

# Made For:





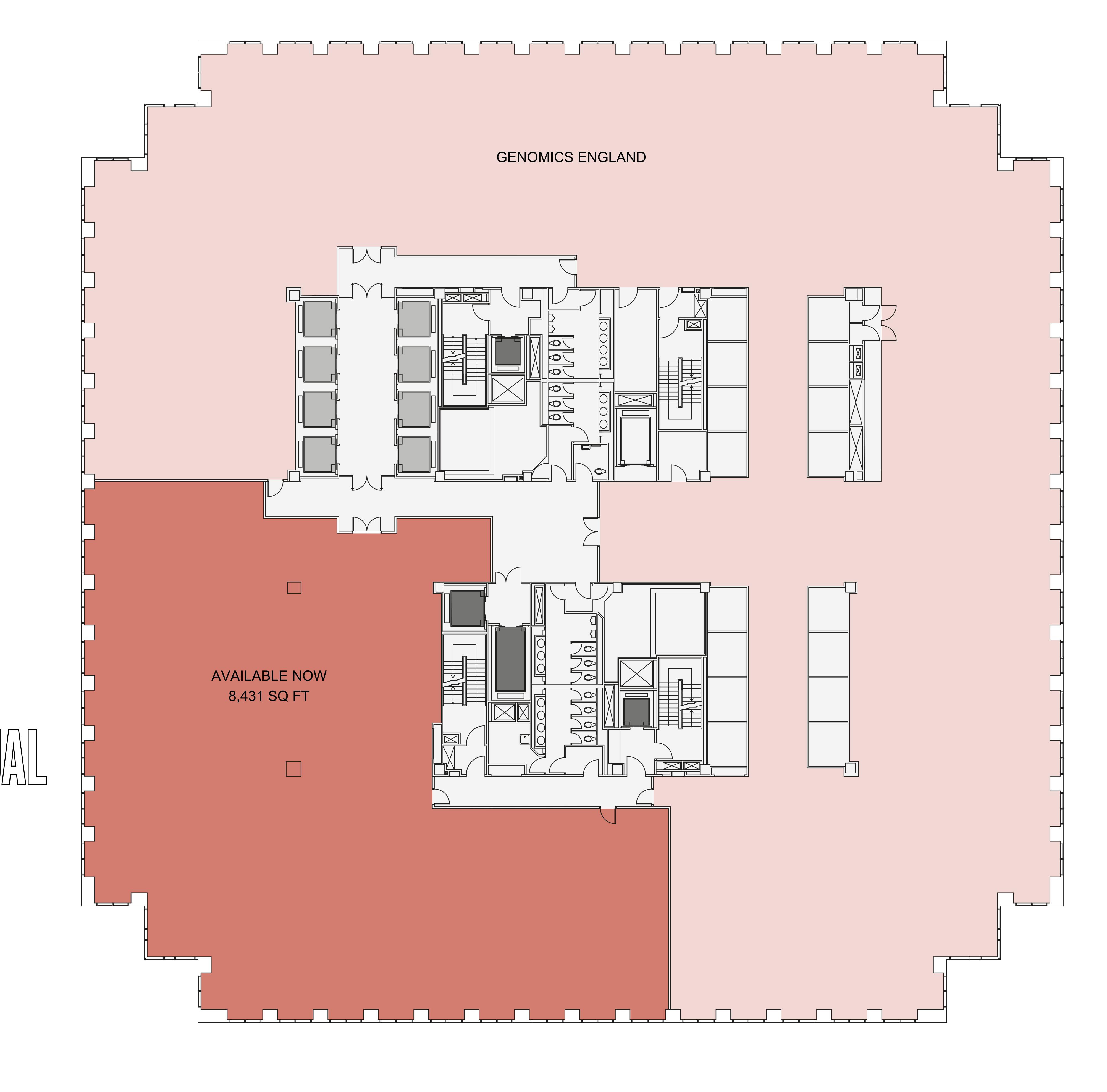
# 8,431 SQ FT 783 SQ M

## FLOOR CONDITION

Exposed Cat A.

Workplace available
Occupied
Core
Lift
Goods / Firemens' Lift





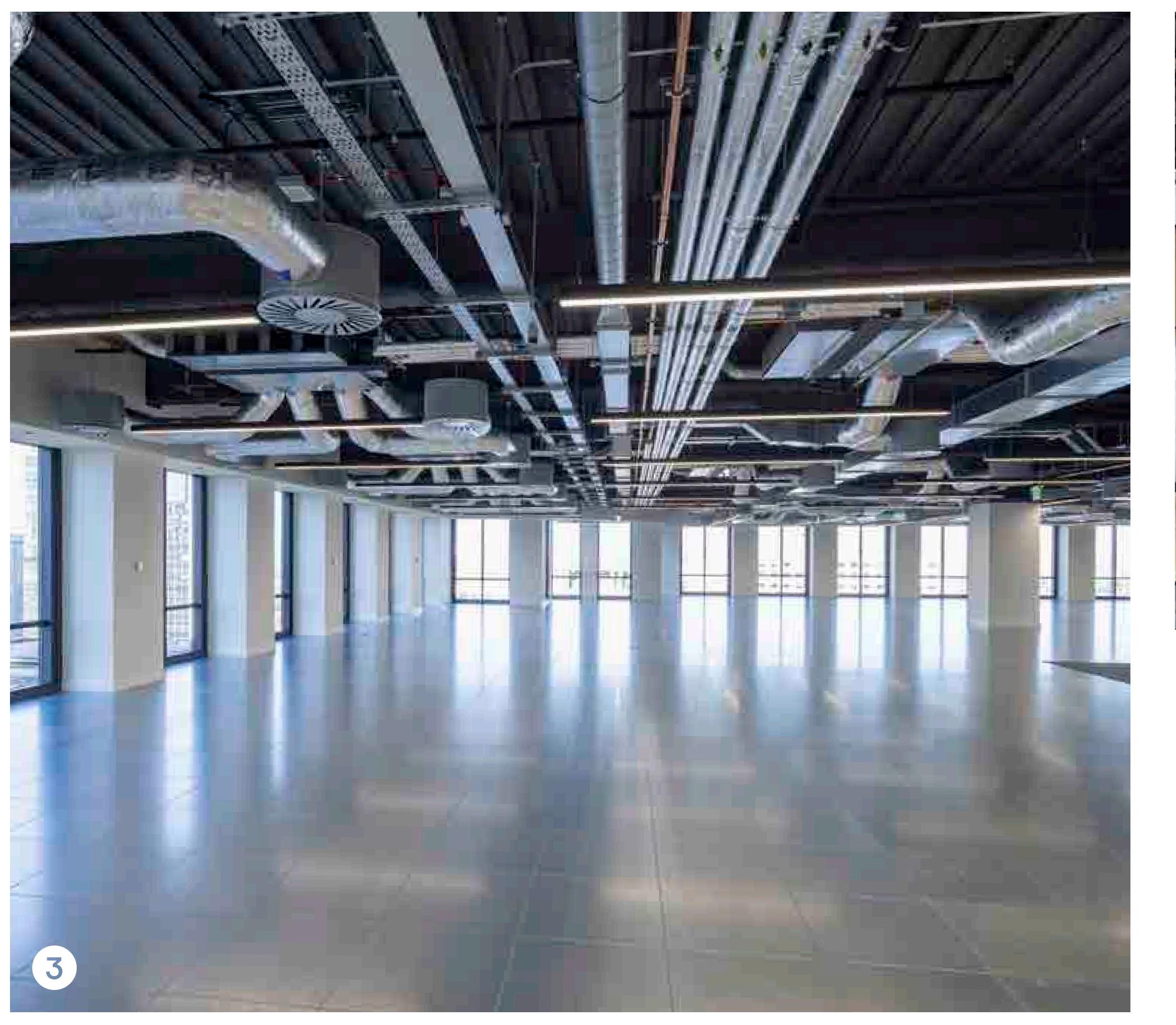


# THE ONE WITH NEW EXPOSED CATA.





- 1 High quality workspace Breakout space
- 2 Share, connect and collaborate Collaboration workspace
- 3 Contemporary design Exposed services
- 4 Open plan office





LEVEL 21 ONE CANADA SQ

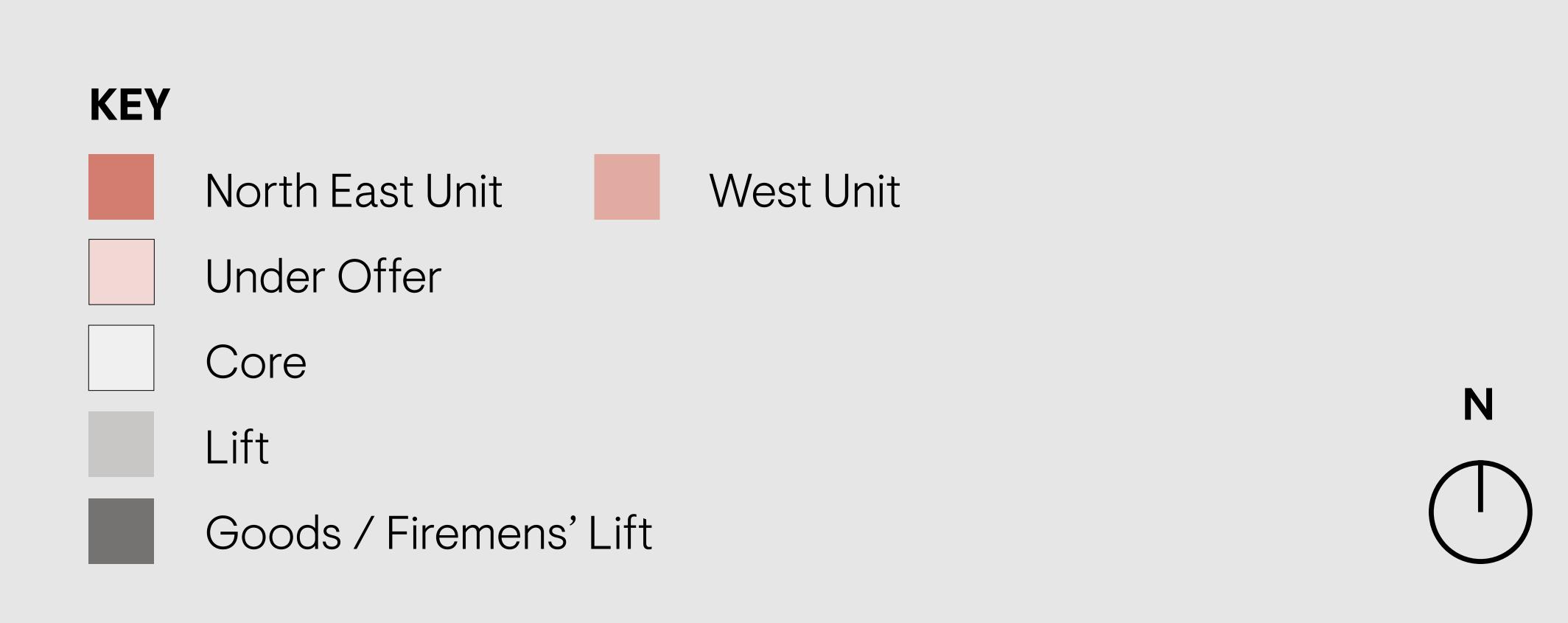
# Level 29

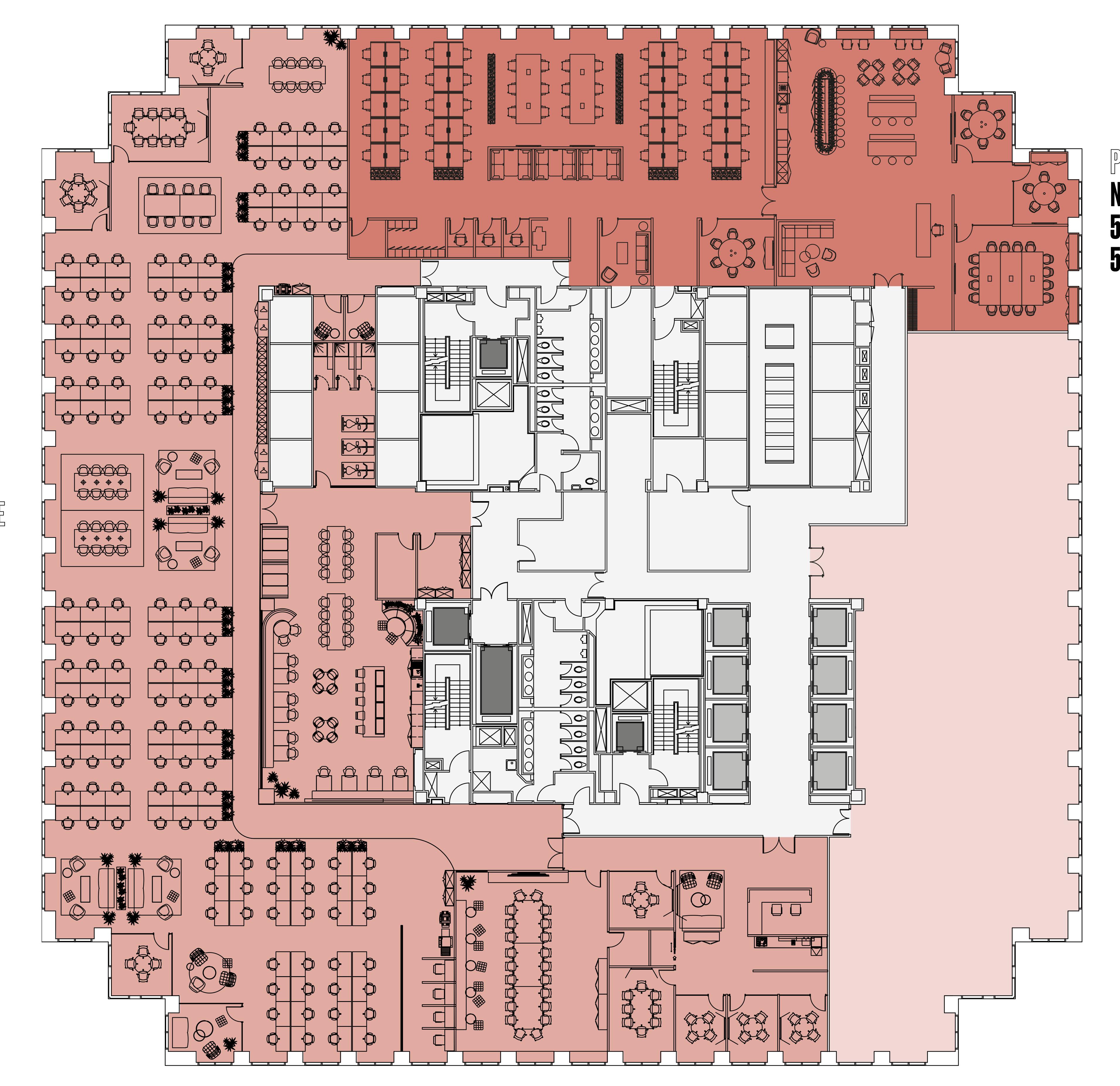
# NORTH EAST UNIT 5,932 SQ FT / 551 SQ M West unit 14,302 SQ FT / 1,329 SQ M

Level 29 is available as two separate, self-contained workspaces, both offered on a plug & play basis.

The North East corner comes with 52 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.

The West facing unit is the larger of the two 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.





ORTHEAST UNIT ,932 SQ FT ,51 CO M

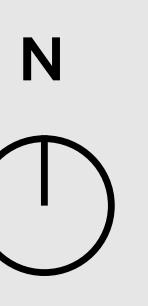
PARTAWALABLE
WEST UNIT
14,302 SQ FT
1,329 SQ M

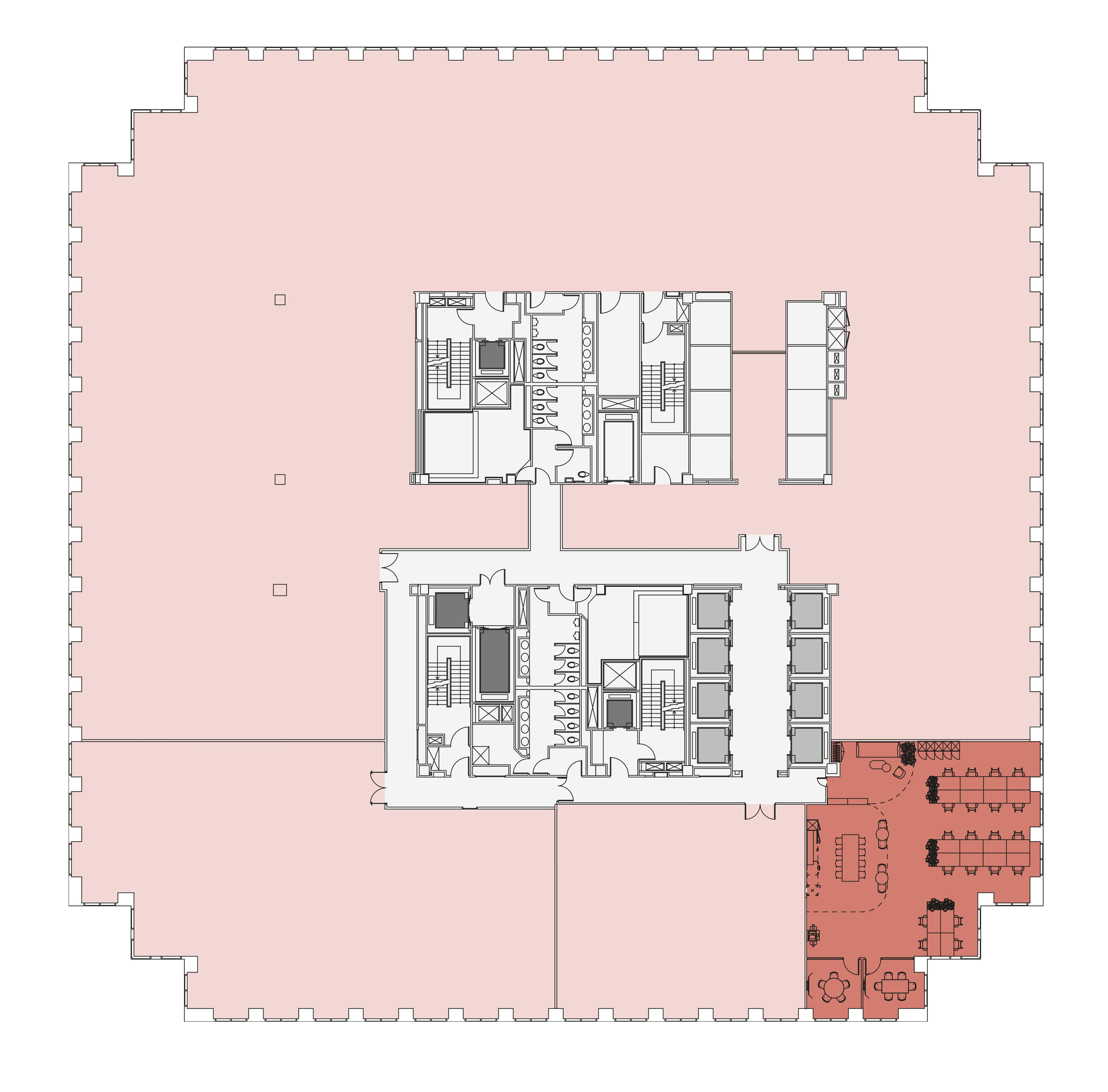
# 2,014 SQ FT 187 SQ M

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, two meeting rooms and 20 desks. The unit benefits from views East towards North Greenwich as well as South overlooking the waters of Eden Dock.

# Made For:

KEY
Workplace available
Occupied
Core
Lift
Goods / Firemens' Lift





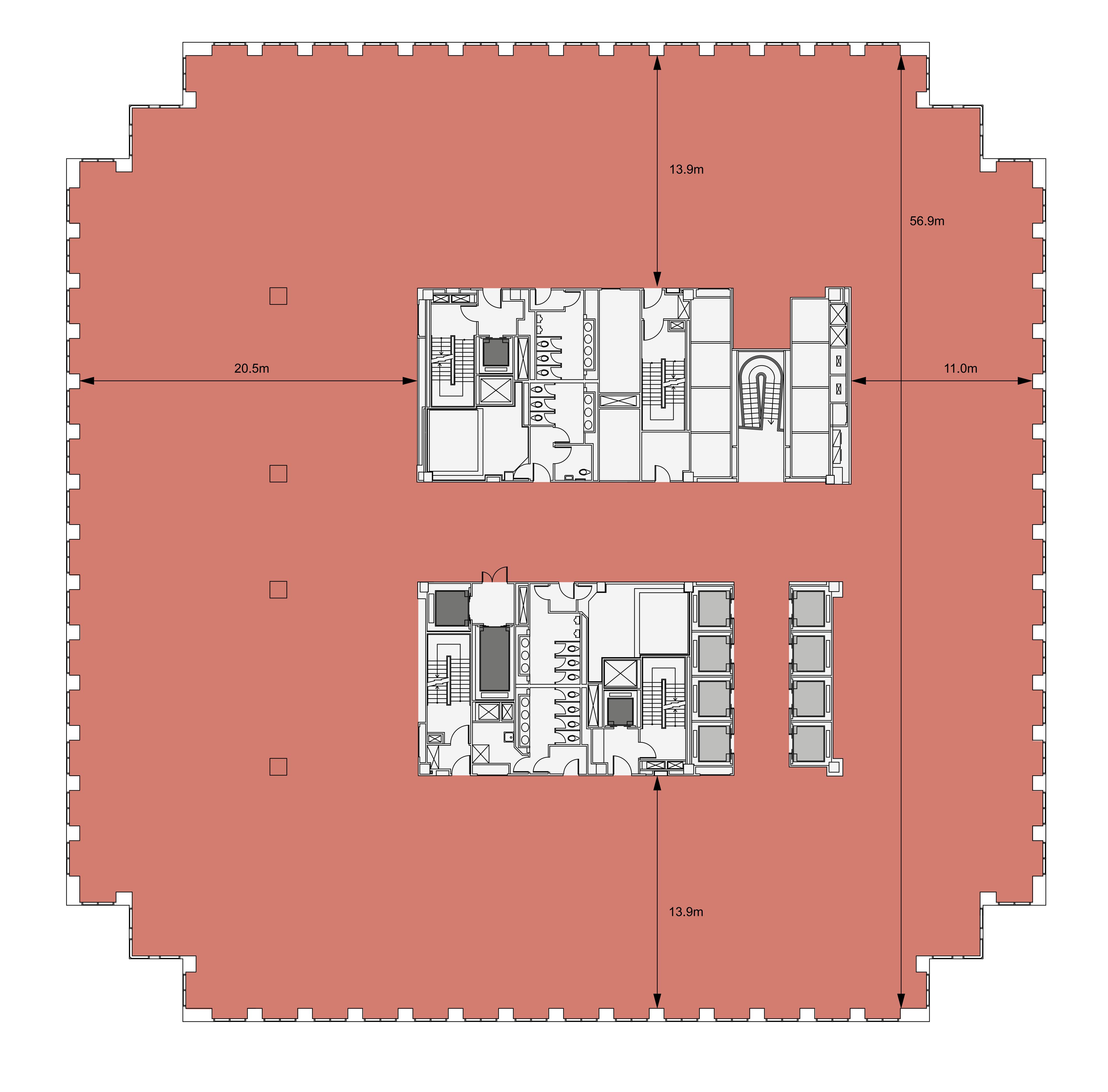
# 28,582 SQ FT 2,655 SQ M

## FLOOR CONDITION

Category B (MadeFor: Show Suite).

Workplace available
Core
Lift
Goods / Firemens' Lift





# Level 33

# Fully Fitted

# 

# 28,582 SQ FT 2,655 SQ M

### FLOOR CONDITION

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.

# KEY

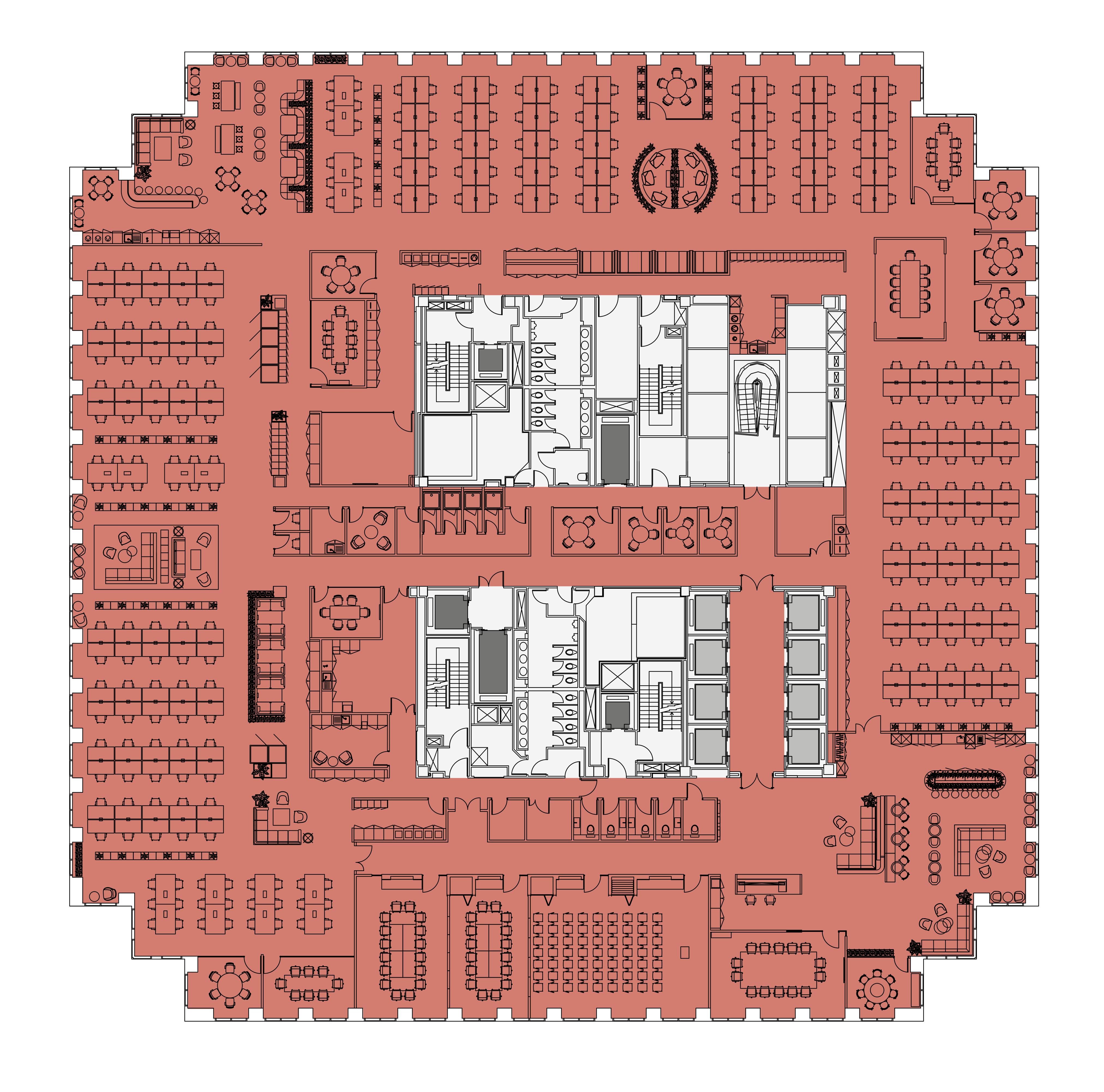
Workplace available

Core

\_\_\_\_\_

Goods / Firemens' Lift





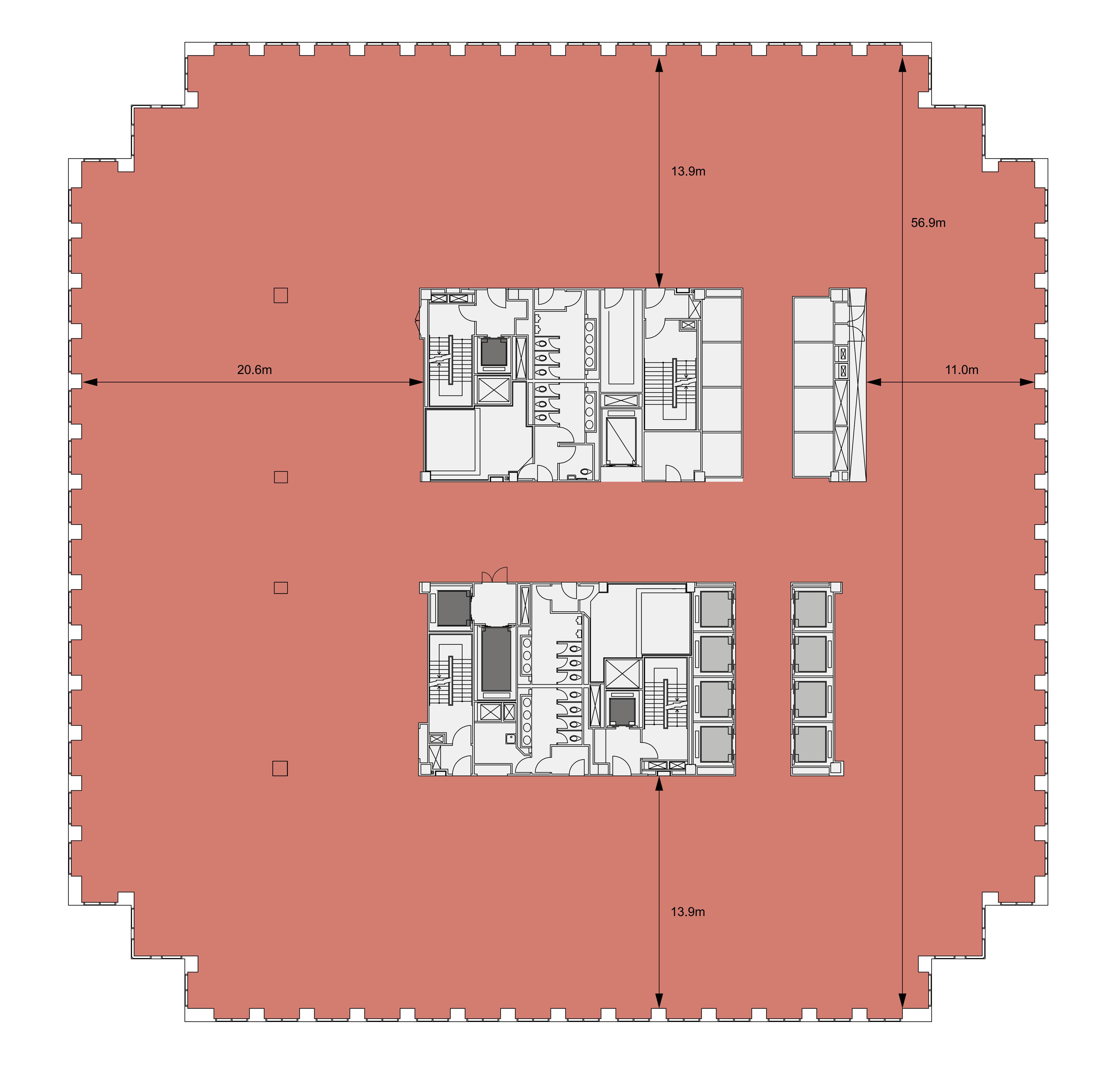
# 28,968 SQ FT 2.691 SO M

FLOOR CONDITION

Shell & Core.

Workplace available
Core
Lift
Goods / Firemens' Lift





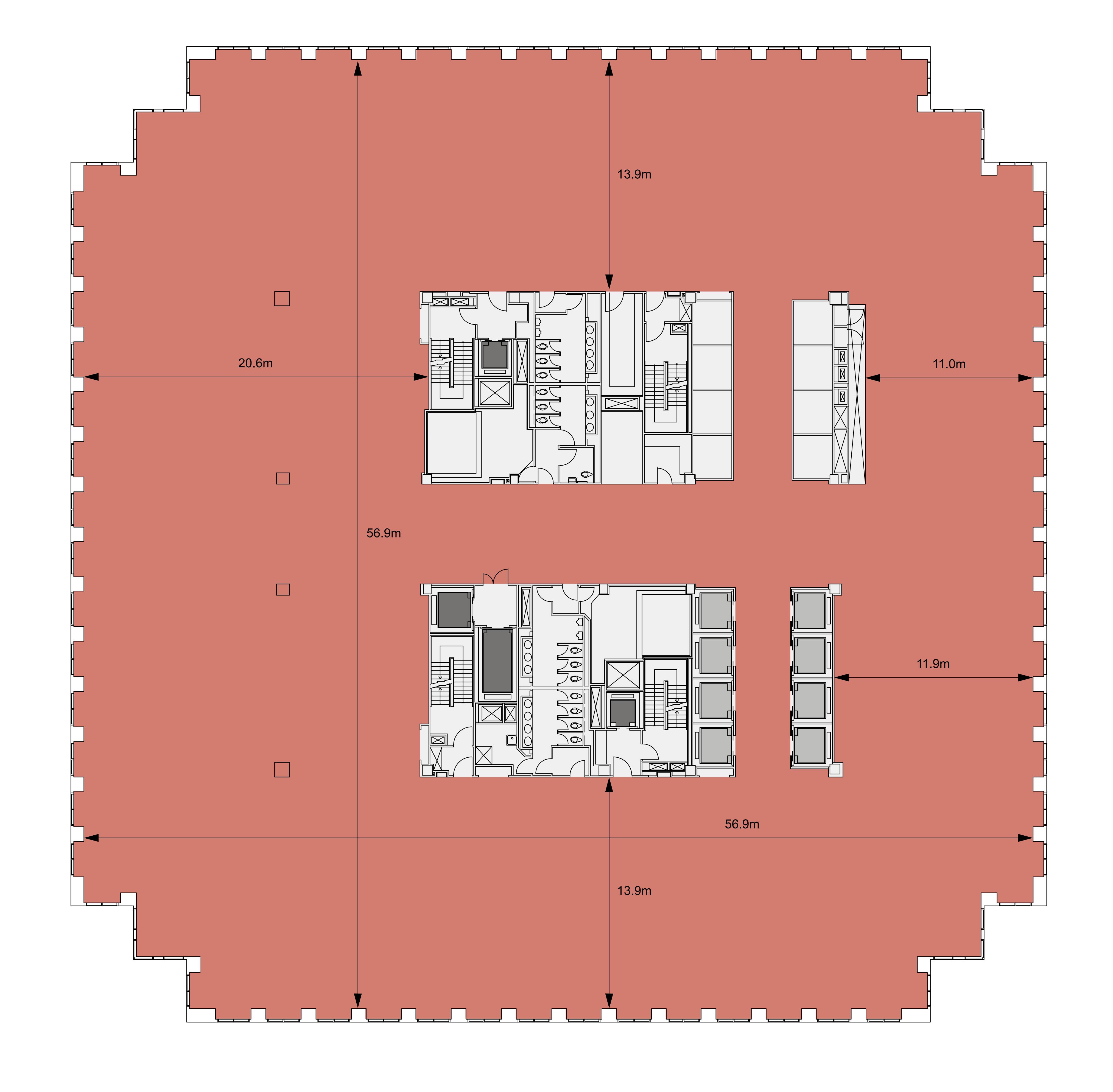
# 28,336 SQ FT 2,633 SQ M

## FLOOR CONDITION

Shell & Core.

KEYWorkplace availableCoreLiftGoods / Firemens' Lift





# Level39

Where great minds don't think alike.

# FLEXIBLE WORKSPACE, HOT DESKS AND EVENT SPACE FOR HIRE



**KEY** 

Breakout Areas & Bookable Meeting Rooms

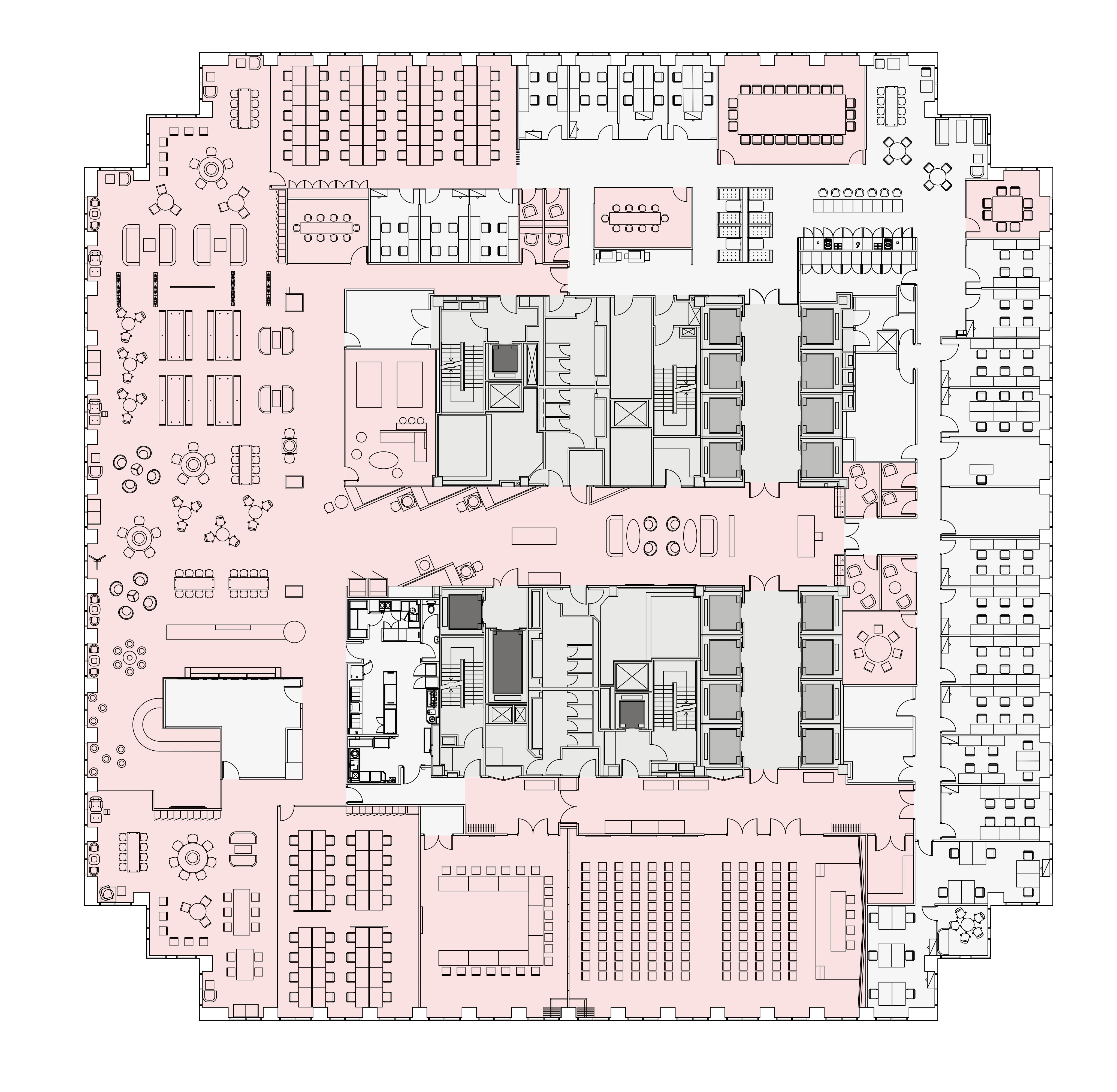
Core

l if

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Goods / Firemens' Lift

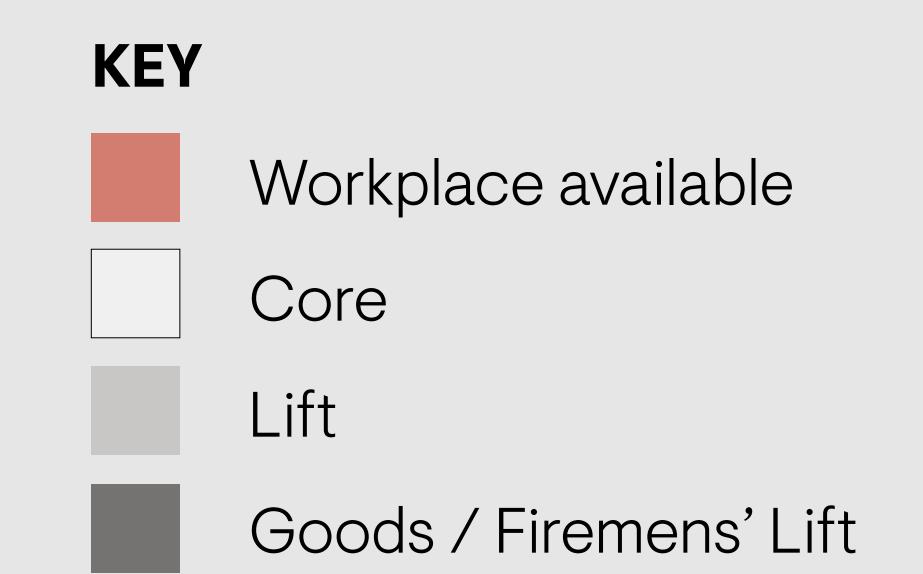




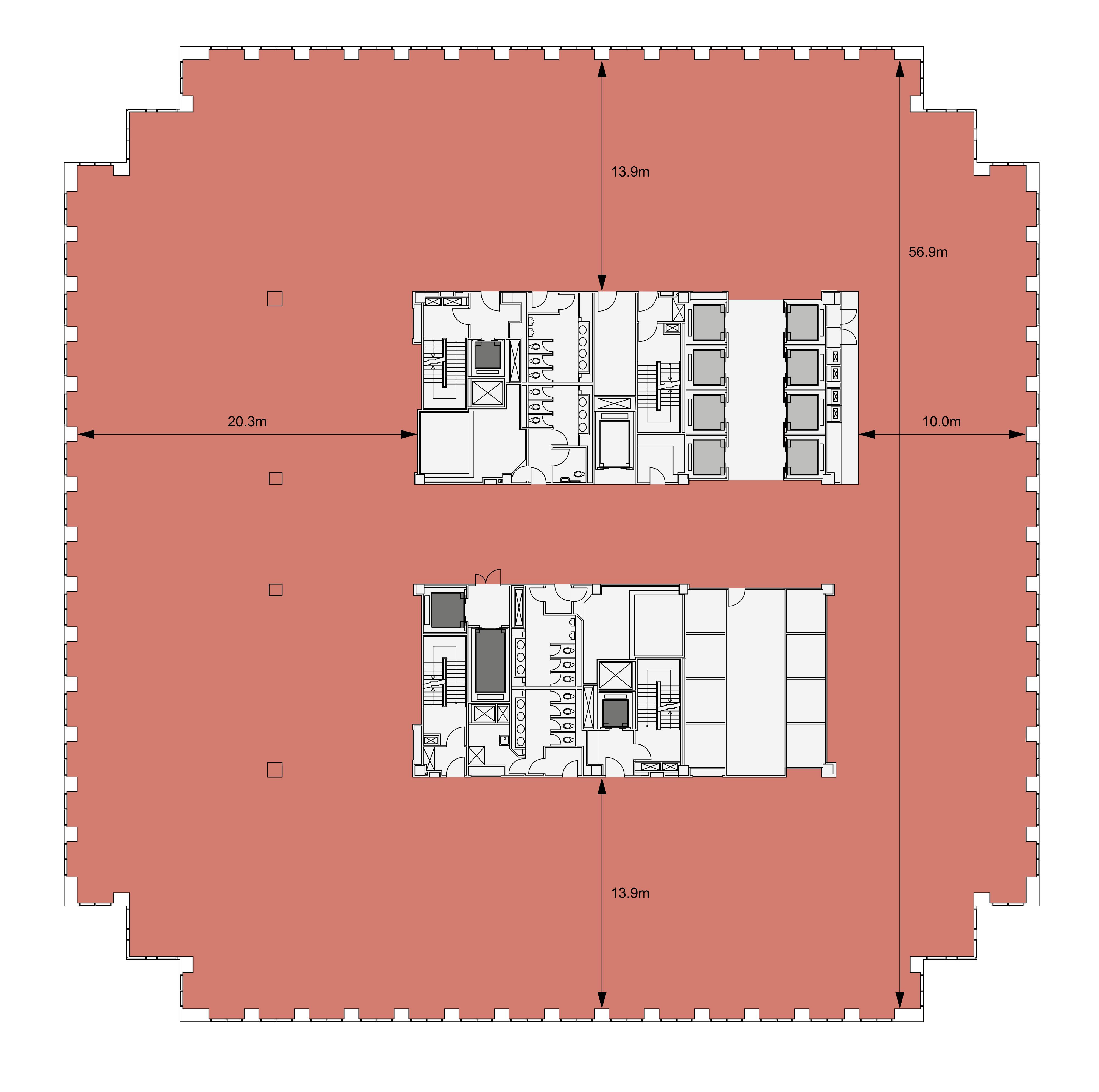
# 28,146 SQ FT 2,615 SQ M

FLOOR CONDITION

Shell & Core.







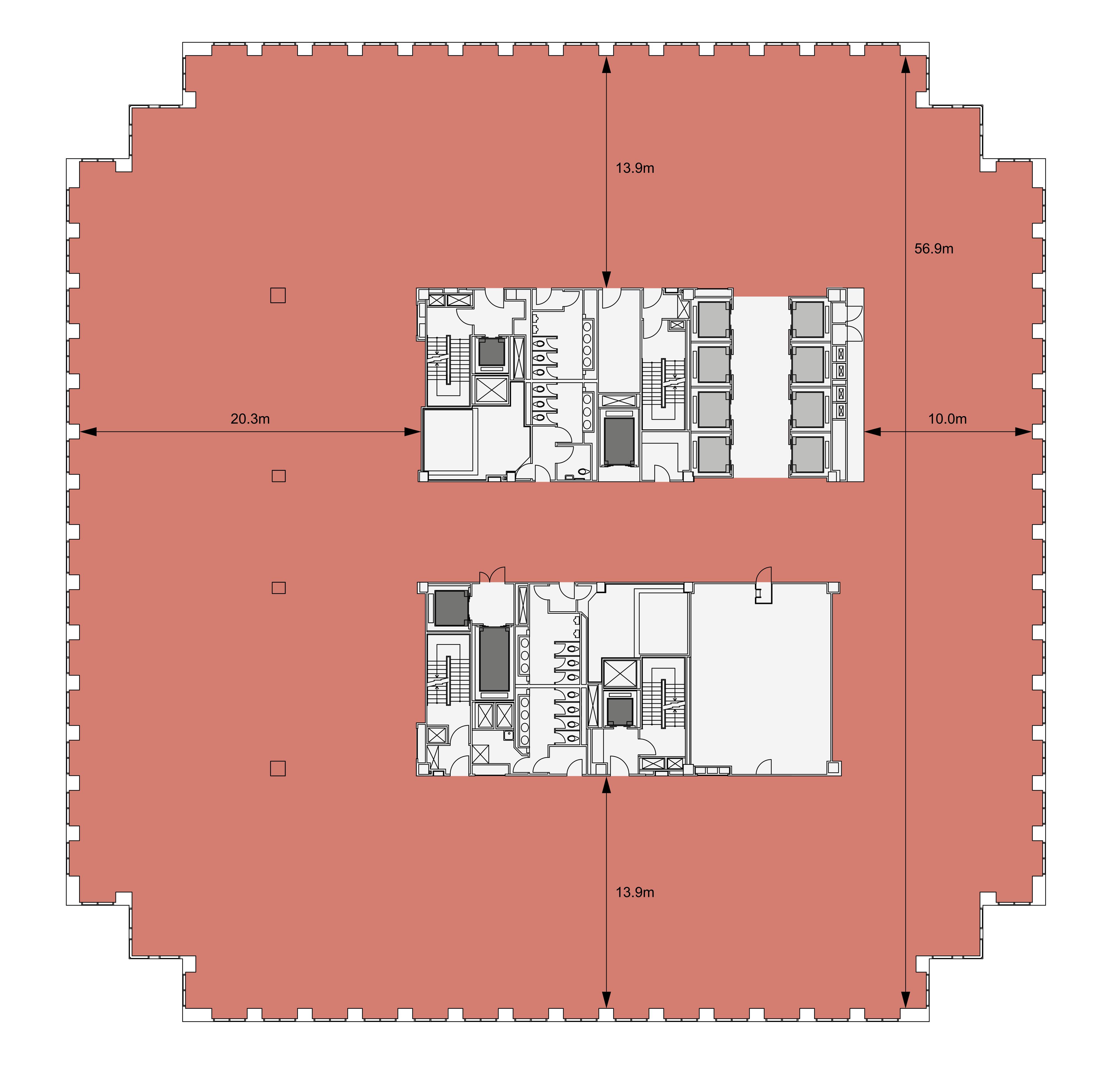
# 28,103 SQ FT 2,611 SQ M

FLOOR CONDITION

Shell & Core.

Workplace available
Core
Lift
Goods / Firemens' Lift





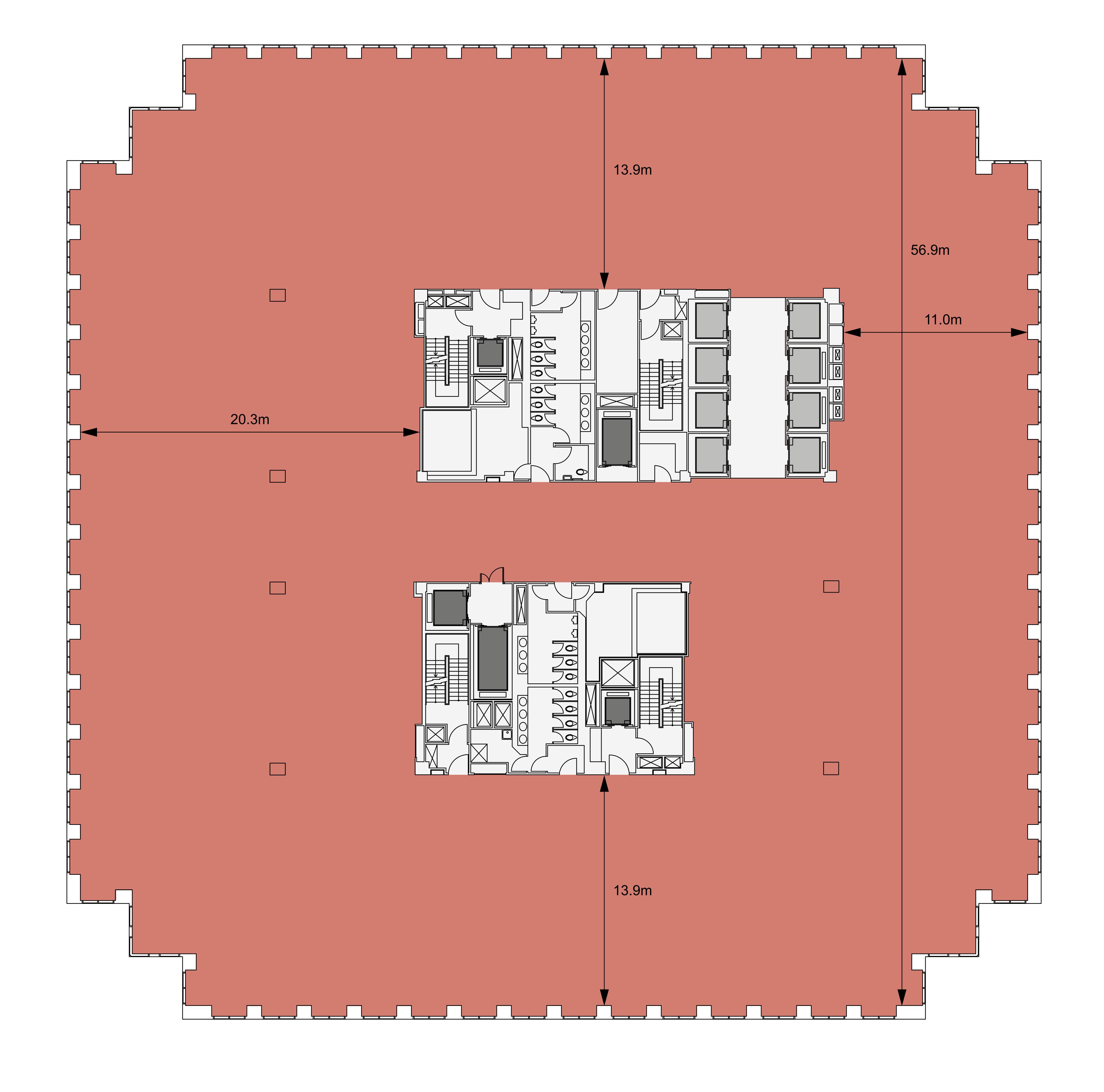
# 28,972 SQ FT 2,692 SQ M

FLOOR CONDITION

Shell & Core.

Workplace available
Core
Lift
Goods / Firemens' Lift



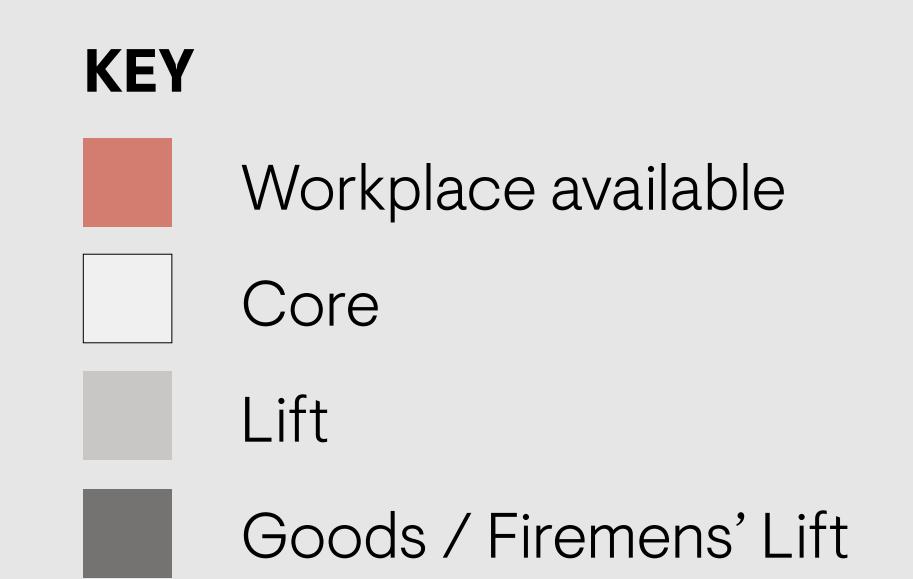


FLOOR PLAN

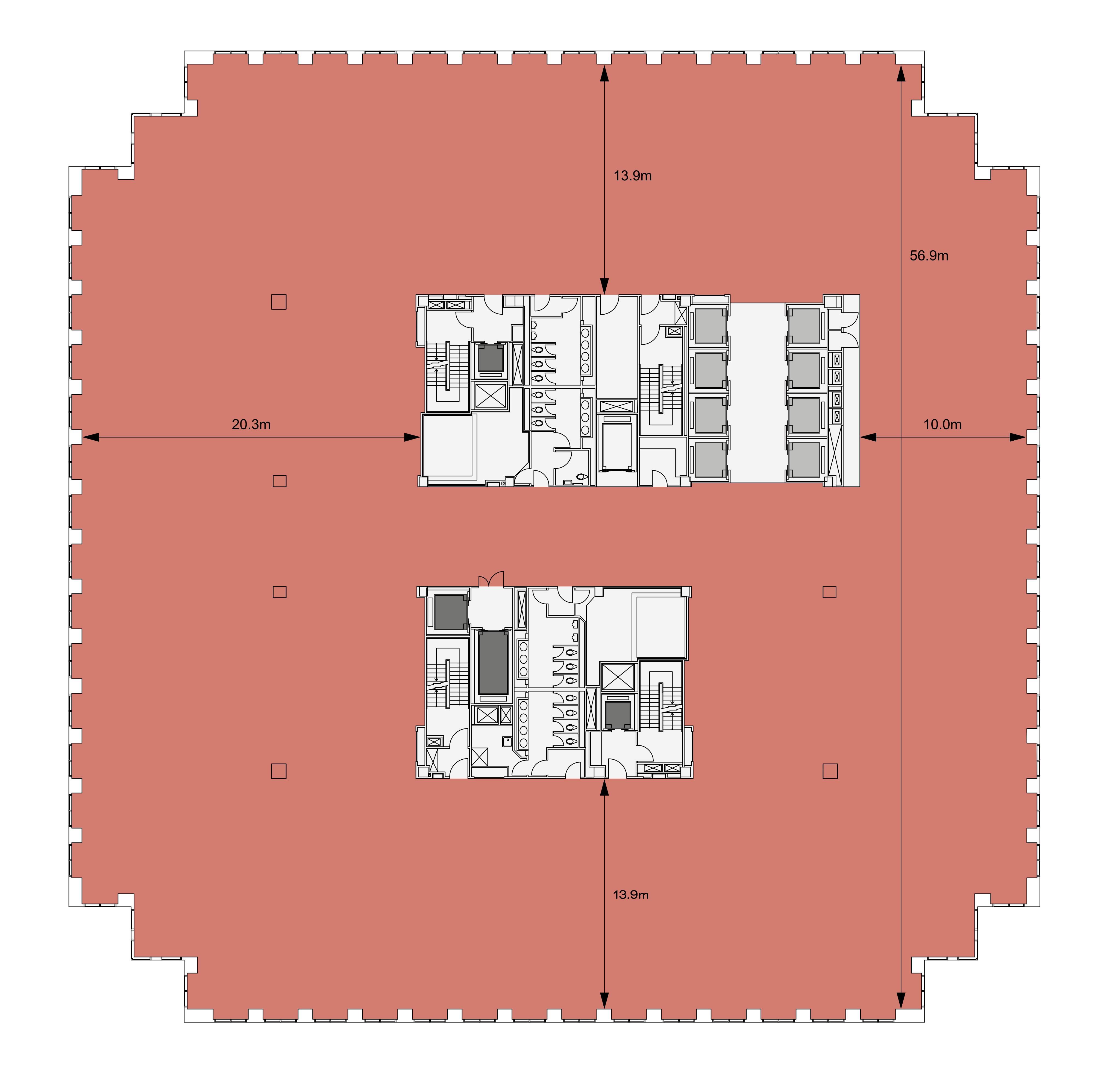
# 29,161 SQ FT 2,709 SQ M

FLOOR CONDITION

Shell & Core.



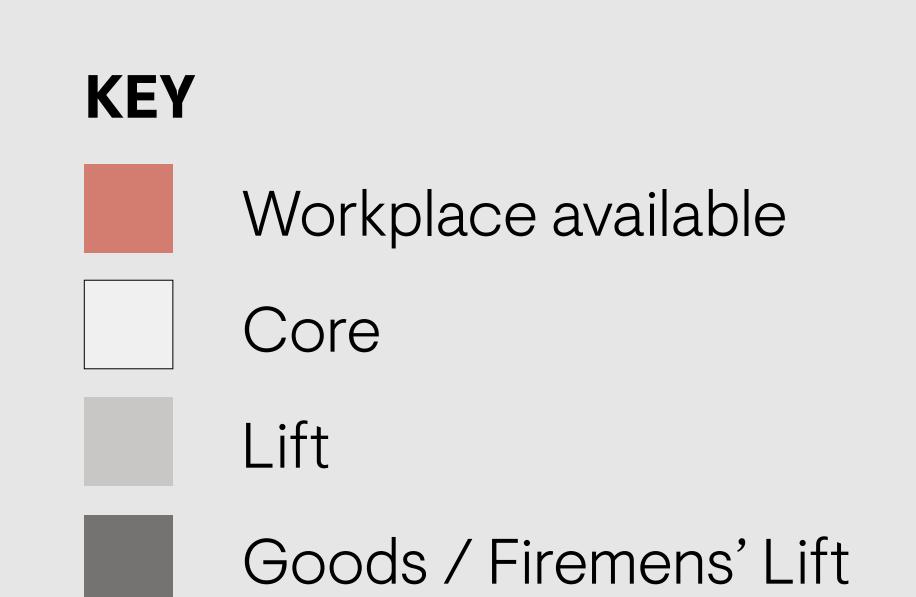


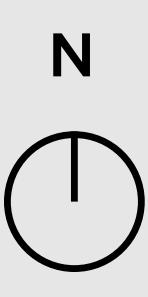


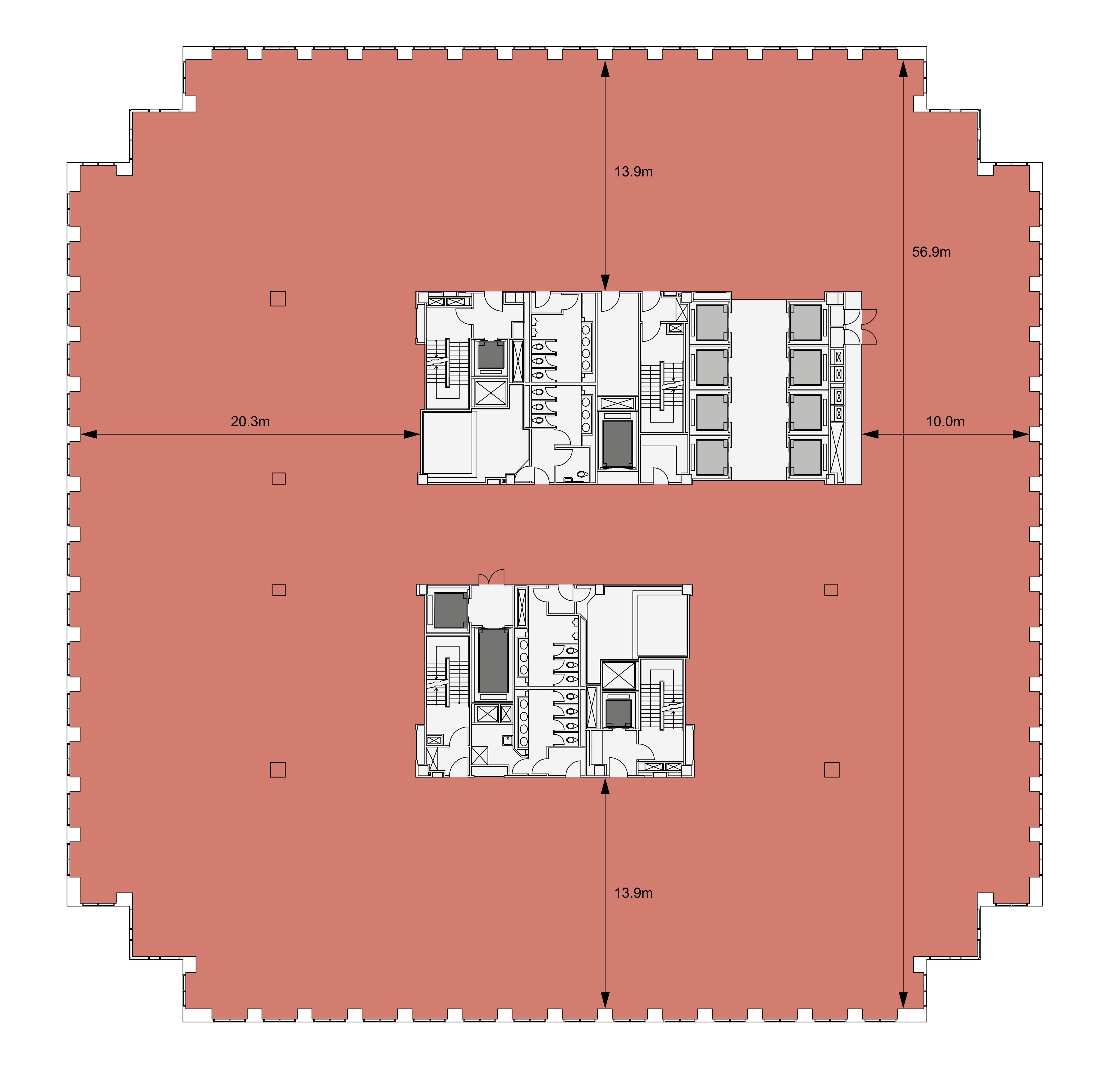
# 28,968 SQ FT 2.691 SO M

FLOOR CONDITION

Category A (ceiling).

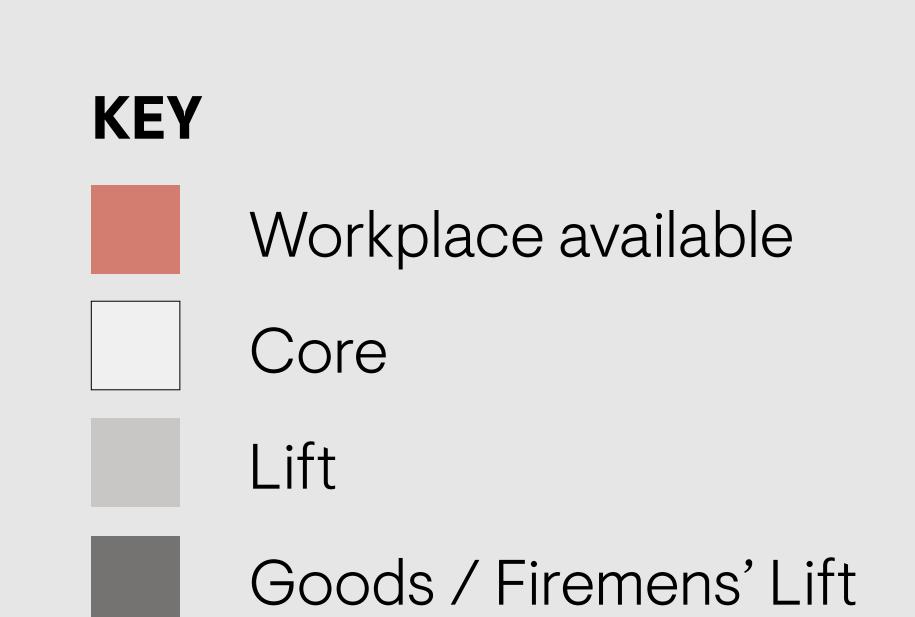


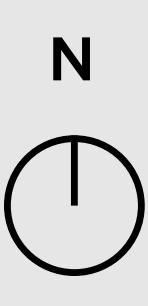


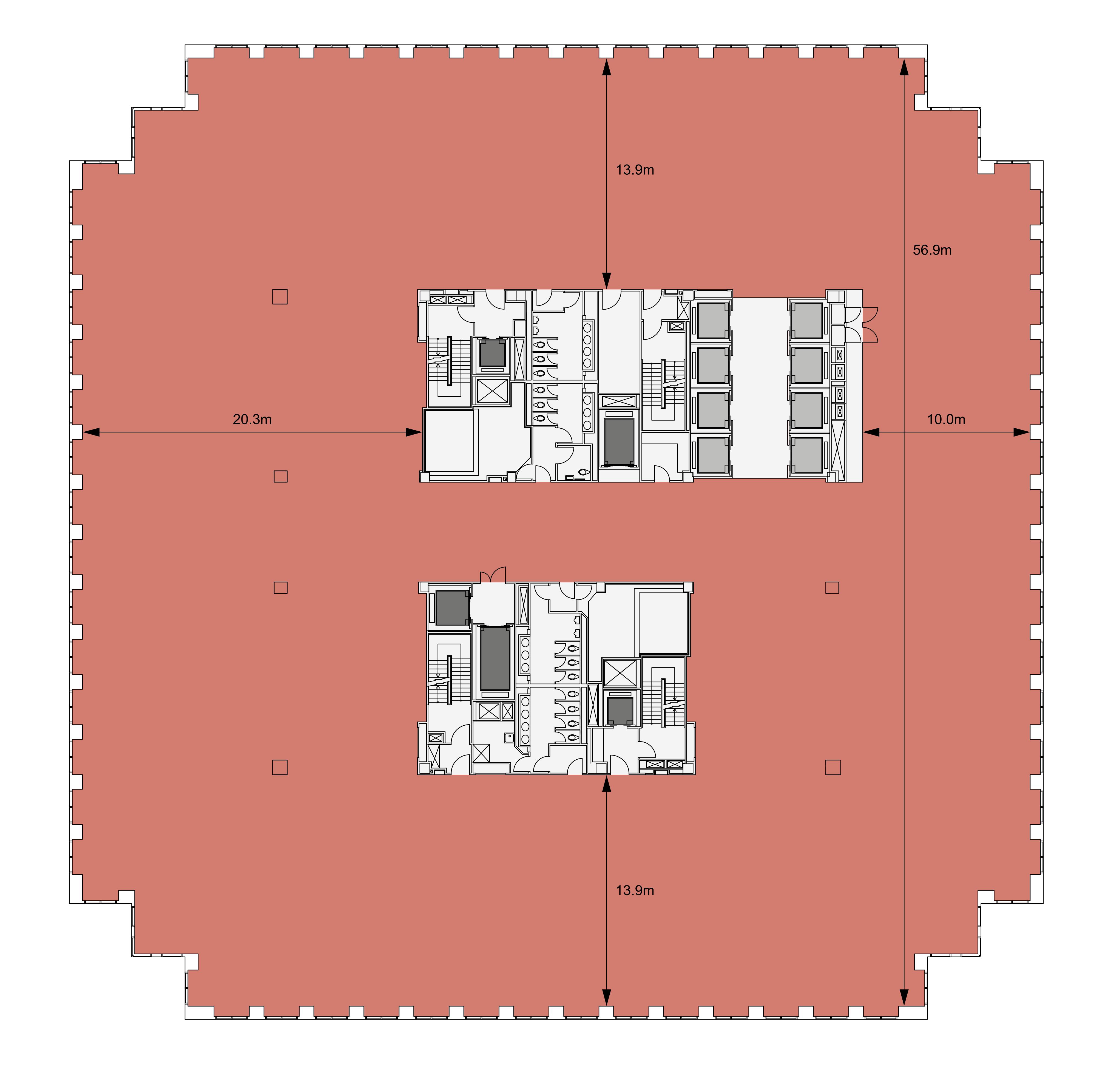


# Typical Upper Floor

# 28,968 SQ FT 2,691 SQ M







FLOOR PLAN



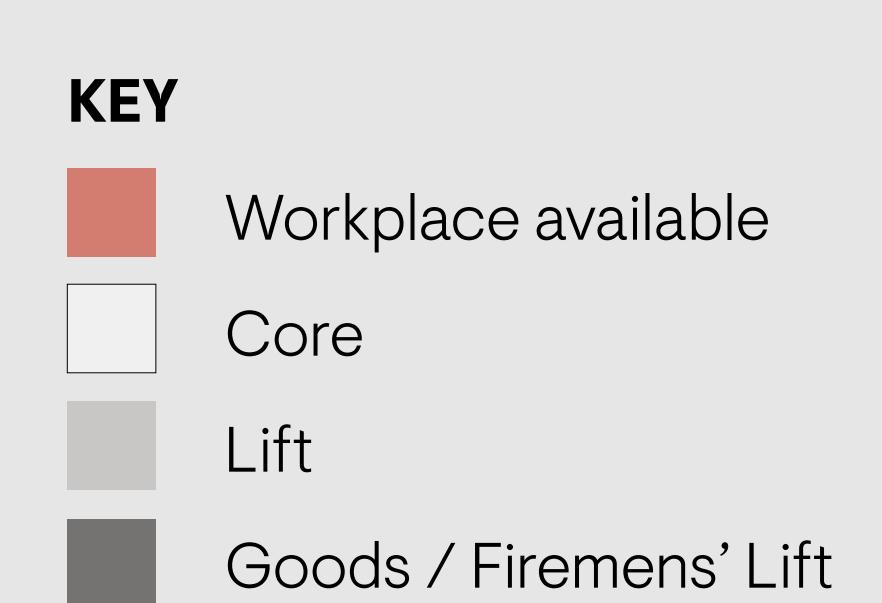
PRIVATE TERRAGE

1,658 SQ FT

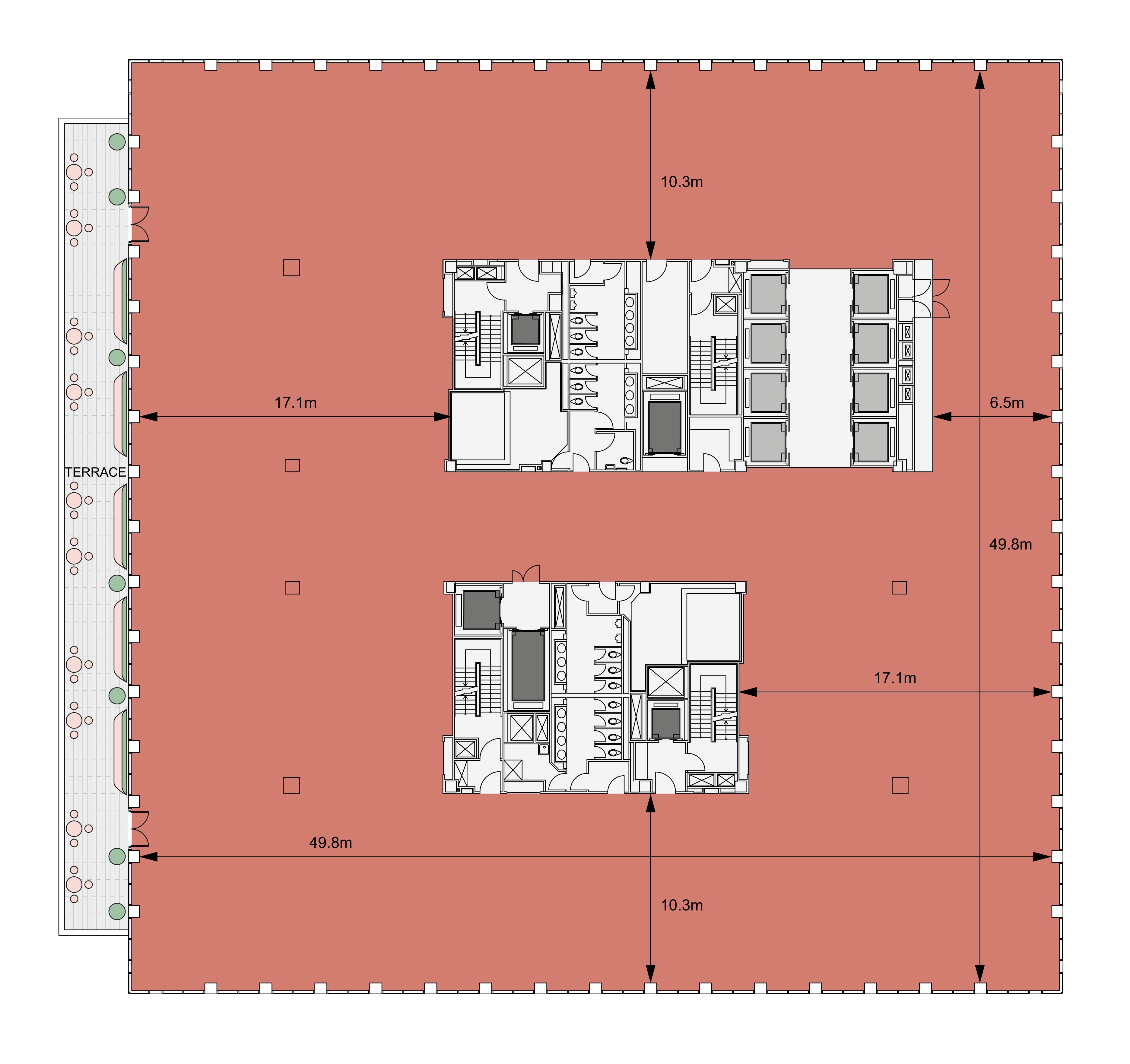
154 SO M

FLOOR CONDITION

Shell & Floor.







# THE ONE WITH THE VIEW.



# THE ONE TO GROW YOUR BUSINESS

With unrivalled office space that can be fitted out to meet your specific needs, you can choose and design a flexible workspace that will evolve alongside your business.

Available workspaces from fully fitted to shell and core, Cat A, Cat B and co-working.









LEVEL 47 ONE CANADA SQ

# 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.

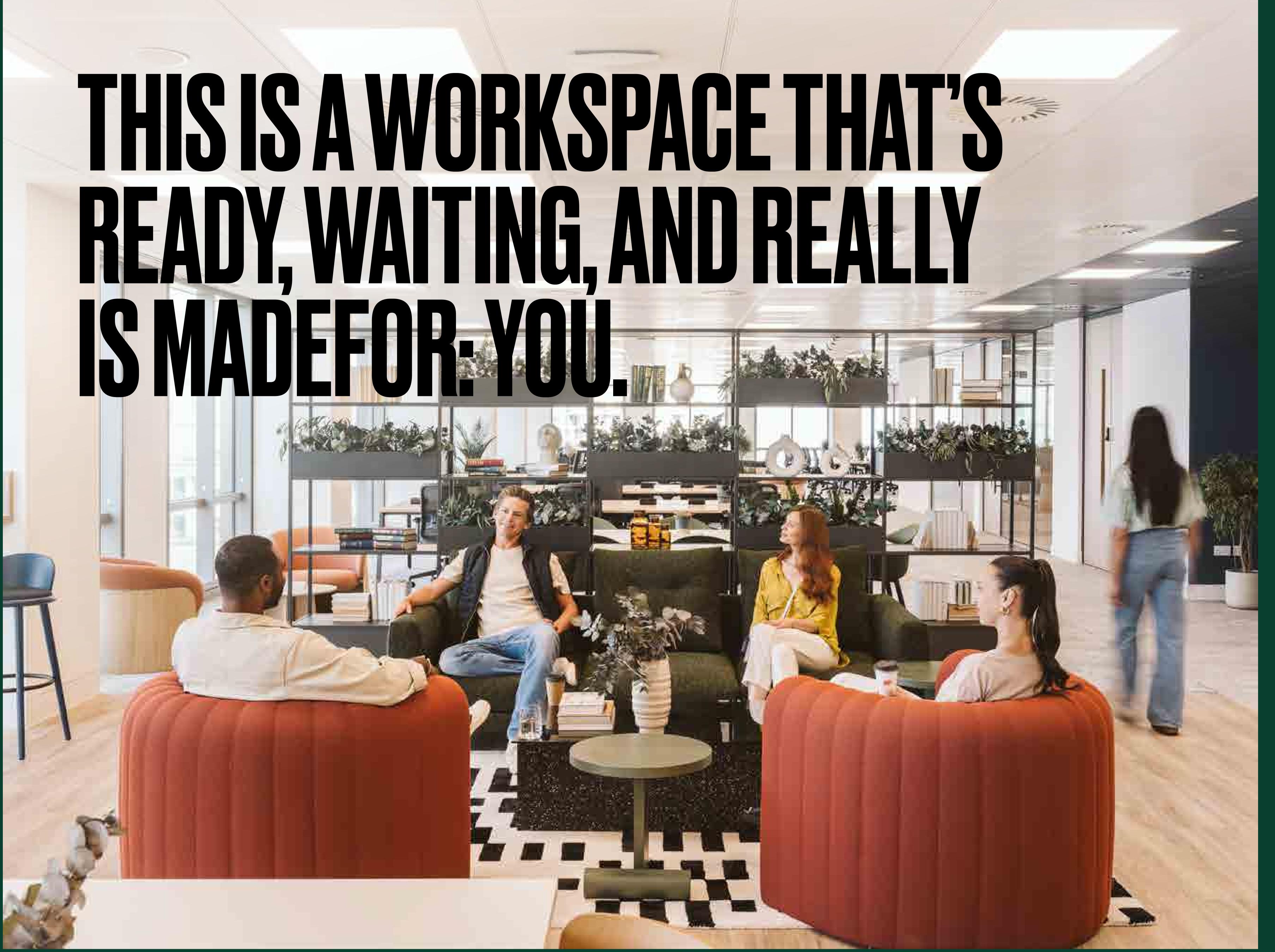
Innovative, sustainable, and always forward thinking.

offices.canarywharf.com/ madefor

HYPERVOLT

HERSHEY Z









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 Ine-off antiques Modular 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



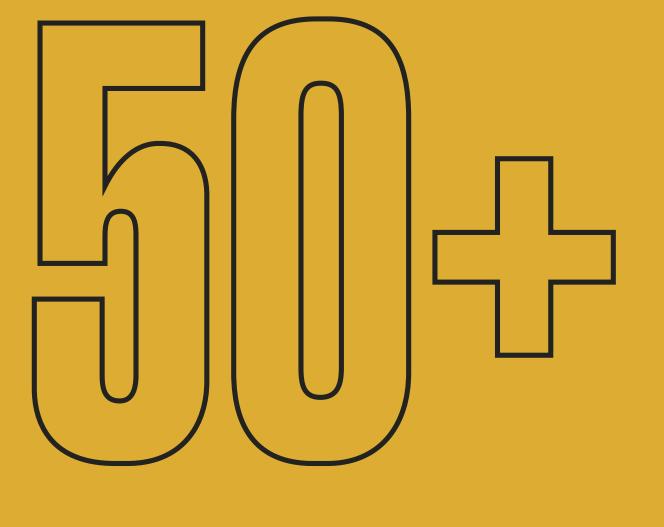






Strong community of leaders in fintech, cyber security, smart cities & green tech

Investment into Level39 member companies to date



Vationalities

Startup and scaleup companies



Revolut



digital shadows\_





<sup>+</sup>datatonic



LEVEL 39

# Eden Dock

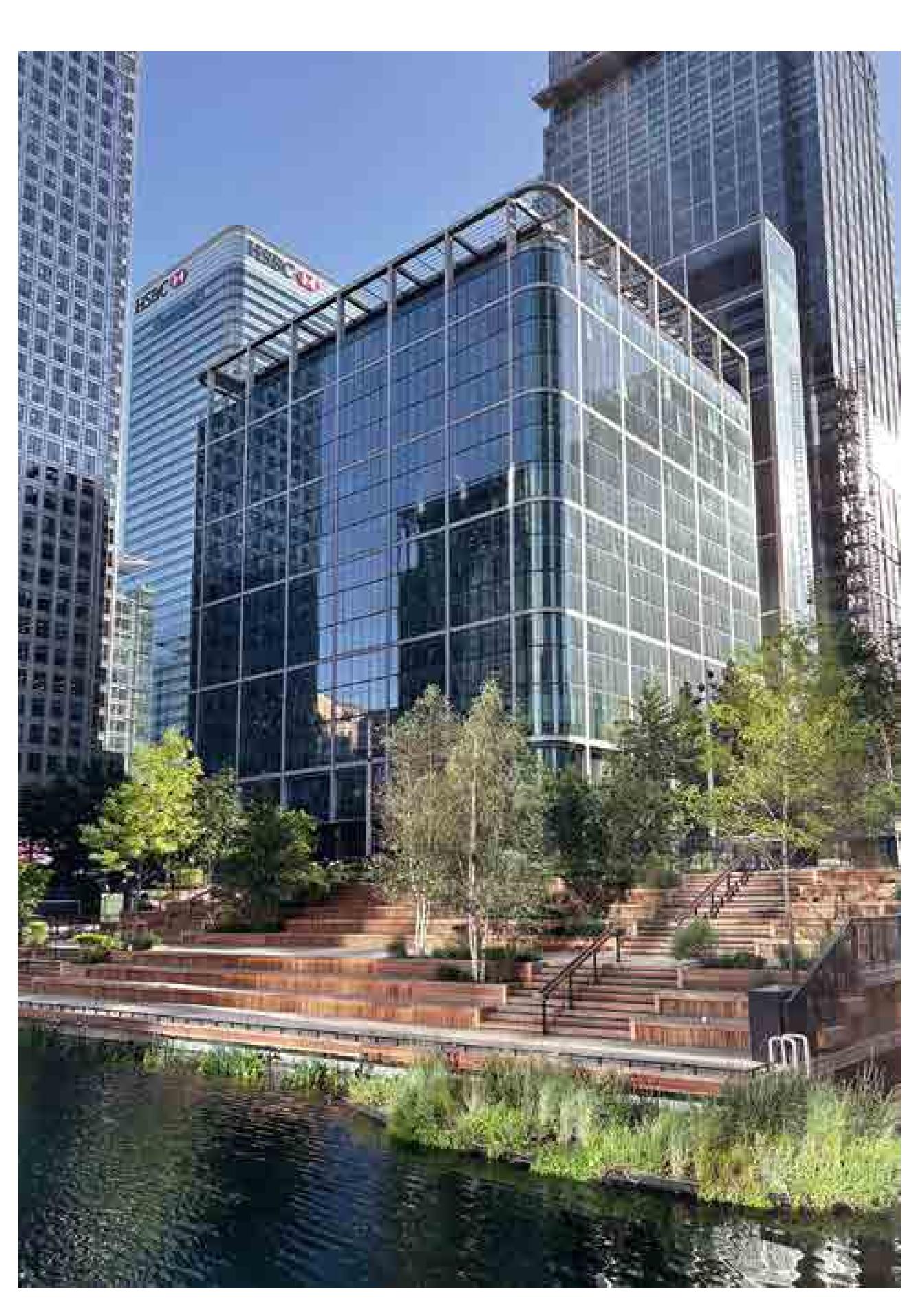
Together with the Eden Project, we are excited to unveil Eden Dock, a waterfront oasis in the heart of Canary Wharf. Aquatic islands, marine habitats, art installations and engaging water activities combine to create a place for nature and people. Dive into open-water swimming, rejuvenate with yoga or unwind by the water's edge and let nature enhance your wellbeing.

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

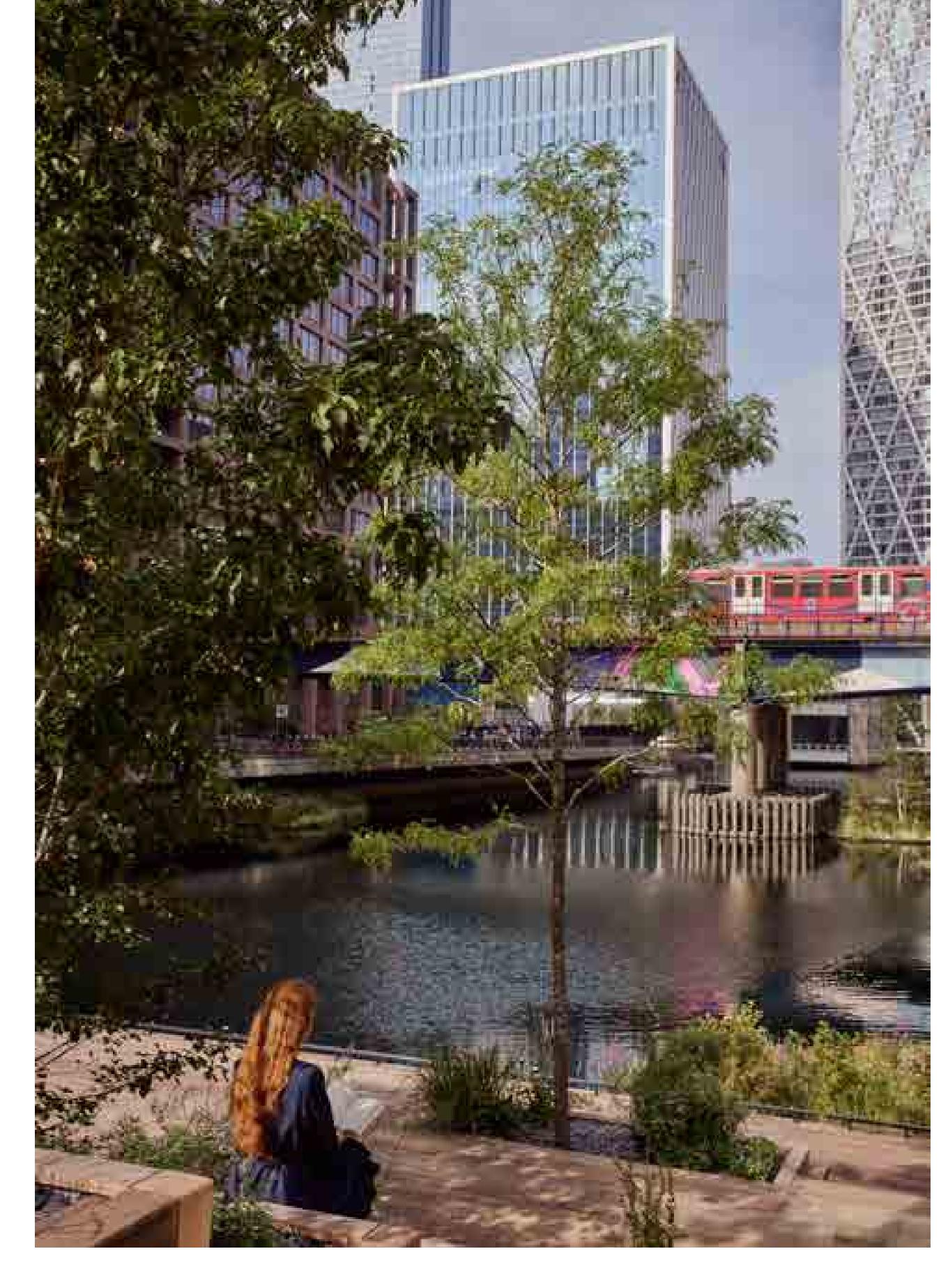
Dan James
Development Director
The Eden Project











# 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

3 CONTRACTOR LIFTS

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

# POMERIL DAU PENSITES

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

# LED LIGHTING

# 

coffee cups recycled

single-use plastic items eliminated or recycled

electricity sourced renewably since 2012



to landfill since 2009

## Transitioning to





by 2024



Full FCS<sup>©</sup> certification



tackling food insecurity by distributing surplus food to the community



# Luke Thurlow

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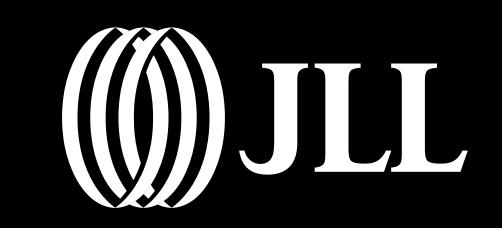
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# Find out more on the One Canada Square website

# Download the Canary Wharf app

