

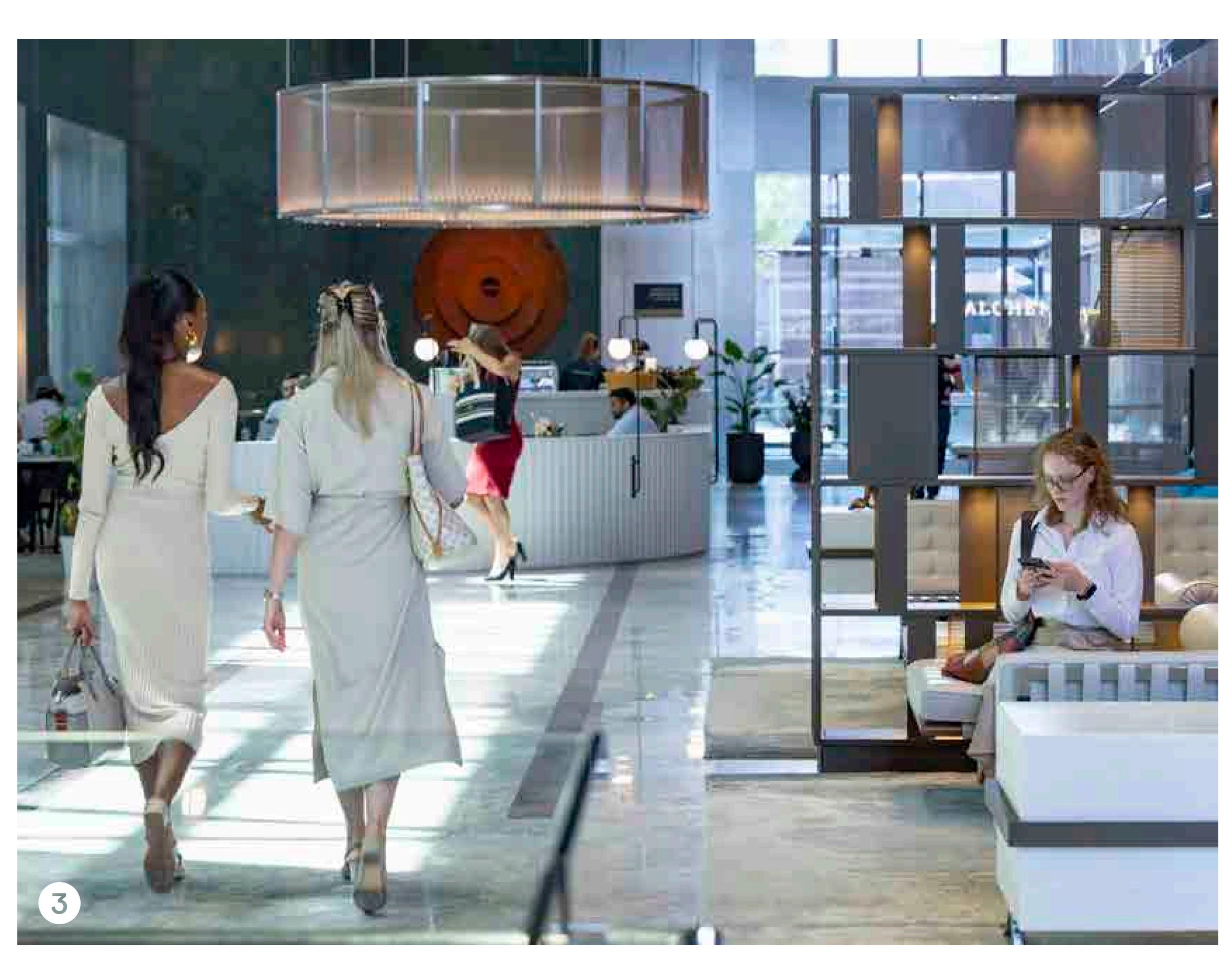




LANDMARK MADEFOR. SUSTAINABILITY TECHNOLOGY

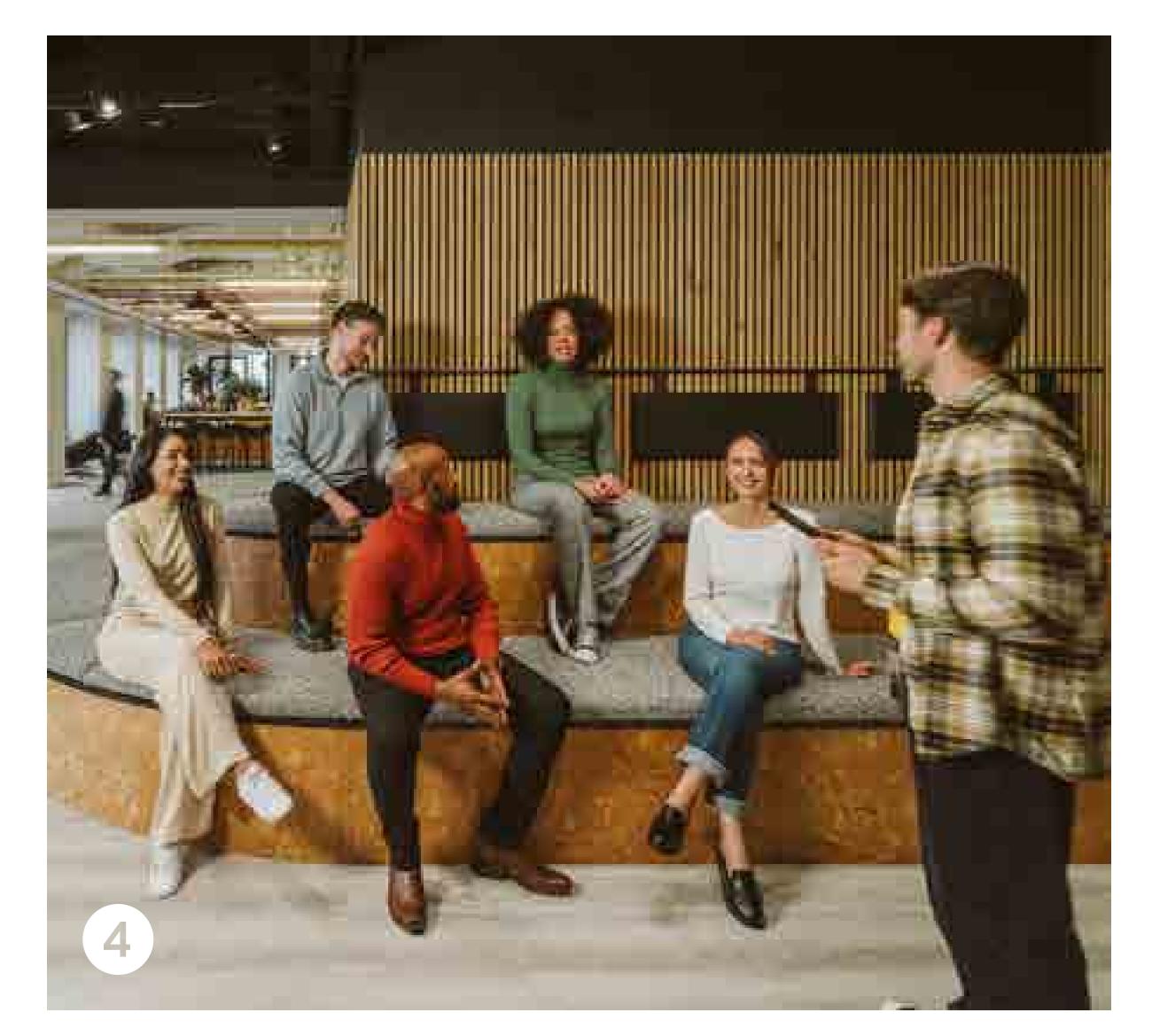
There's only One Canada Square

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.



INTRODUCTION





- **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

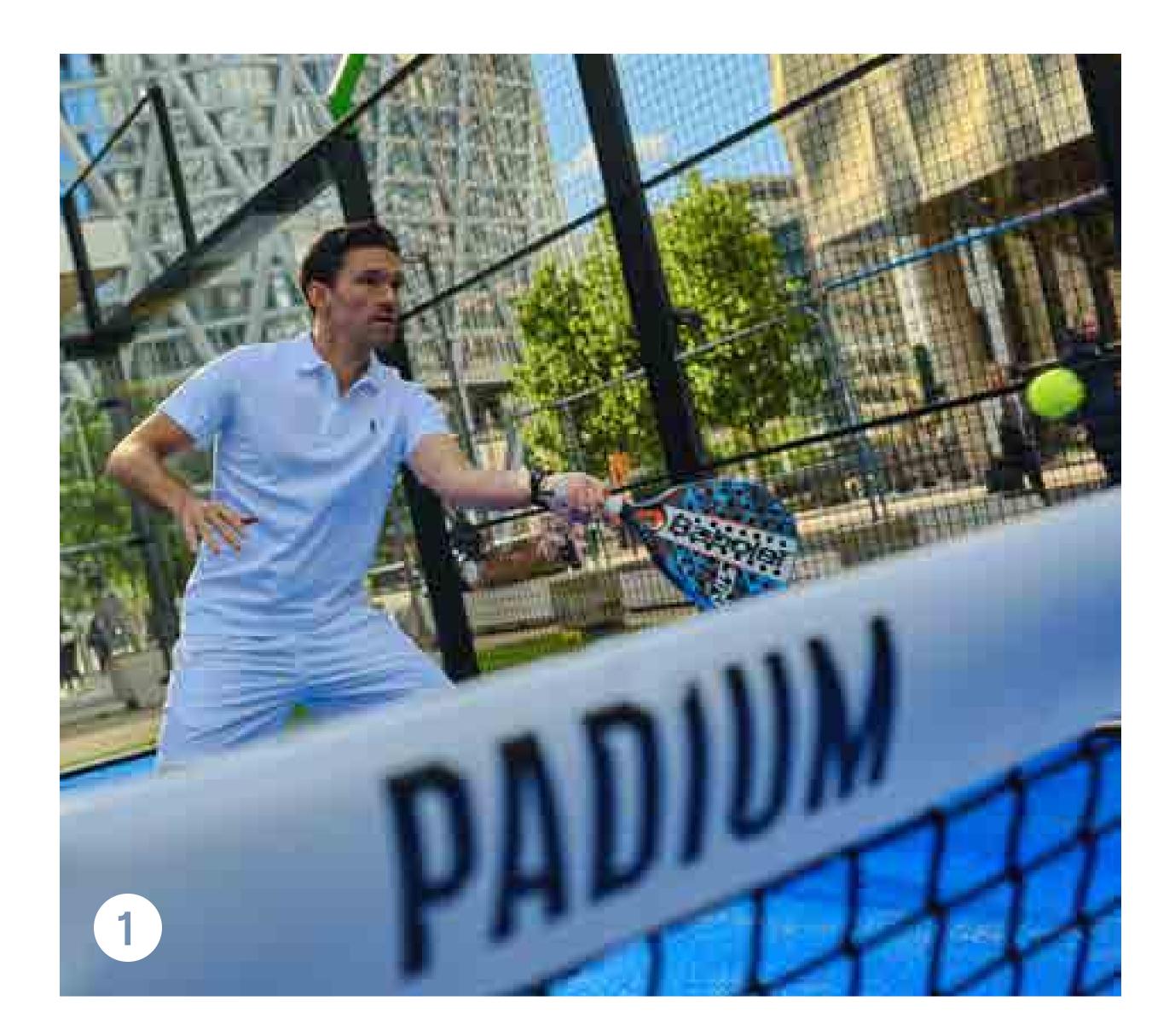
Join our thriving community for pioneers across FinTech, Cyber Security, Data & AI, Sustainability, Life Sciences and more

5 One Canada Square

A landmark hub for progressive businesses

Your local environment

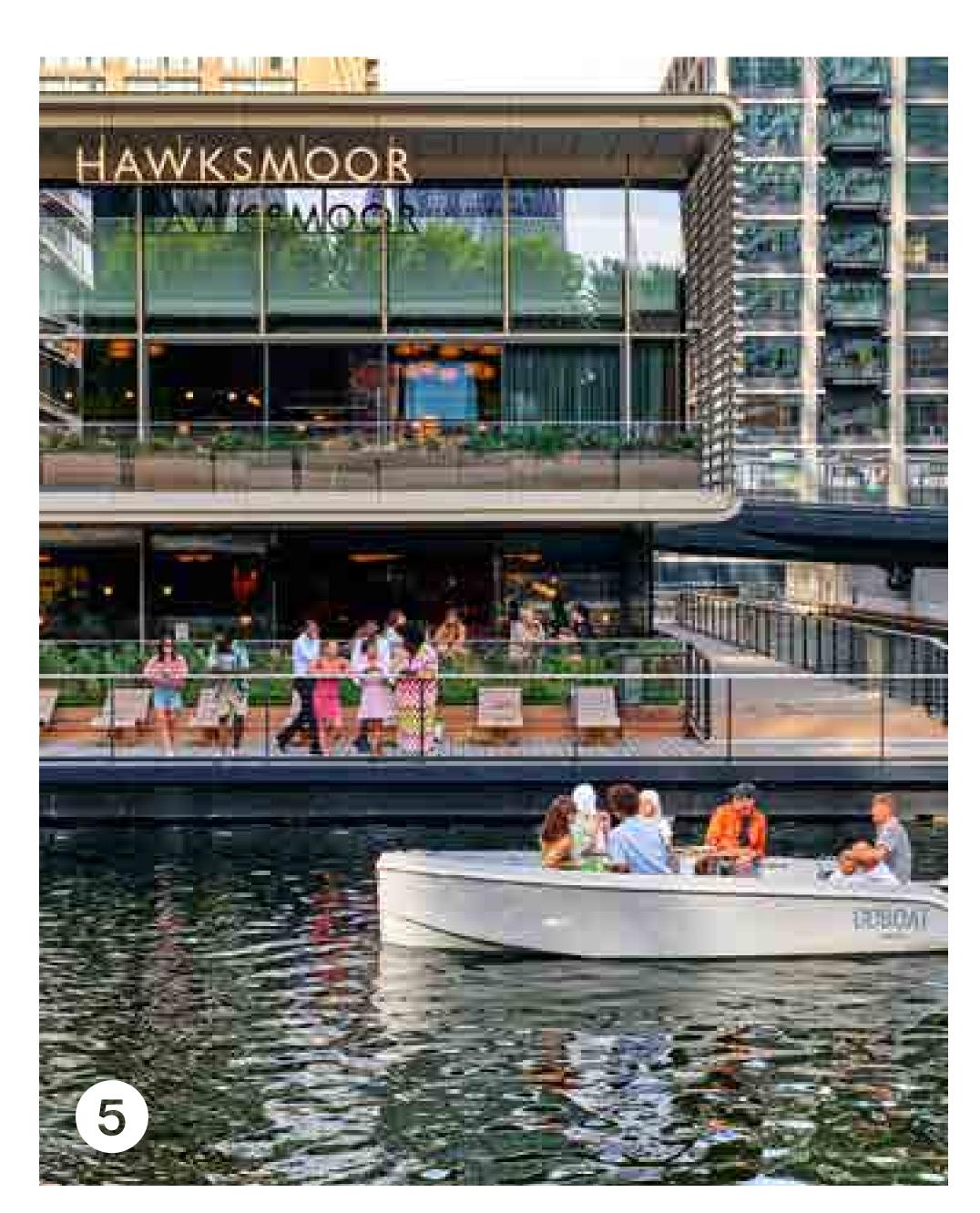
Discover Canary Wharf, a thriving hub of sustainability and community. Evolving daily, our environment is thoughtfully designed to encourage creativity and enrich daily life. With an abundance of lifestyle amenities including shops, restaurants, parks, waterside gardens, and boardwalks, everything you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



ARQUALITY AT CANARY WHARF IS 9% BETTER THAN IN THE CITY OF **NDONAND 13%** TTER THAN IN THE **CITY OF WESTMINSTER**















GRAB & GO	RESTAU	
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GRIND

IN THE PARK

FIVE GUYS

EST. 1991 BRERA

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

URANTS ENTERTAINMENT

HOOM FASRO

FASRGA ME



SHOPS

KRICKET



ELECTRIC SHUFFLE



SANDRO

R O E

EVERYMAN

Aēsop®

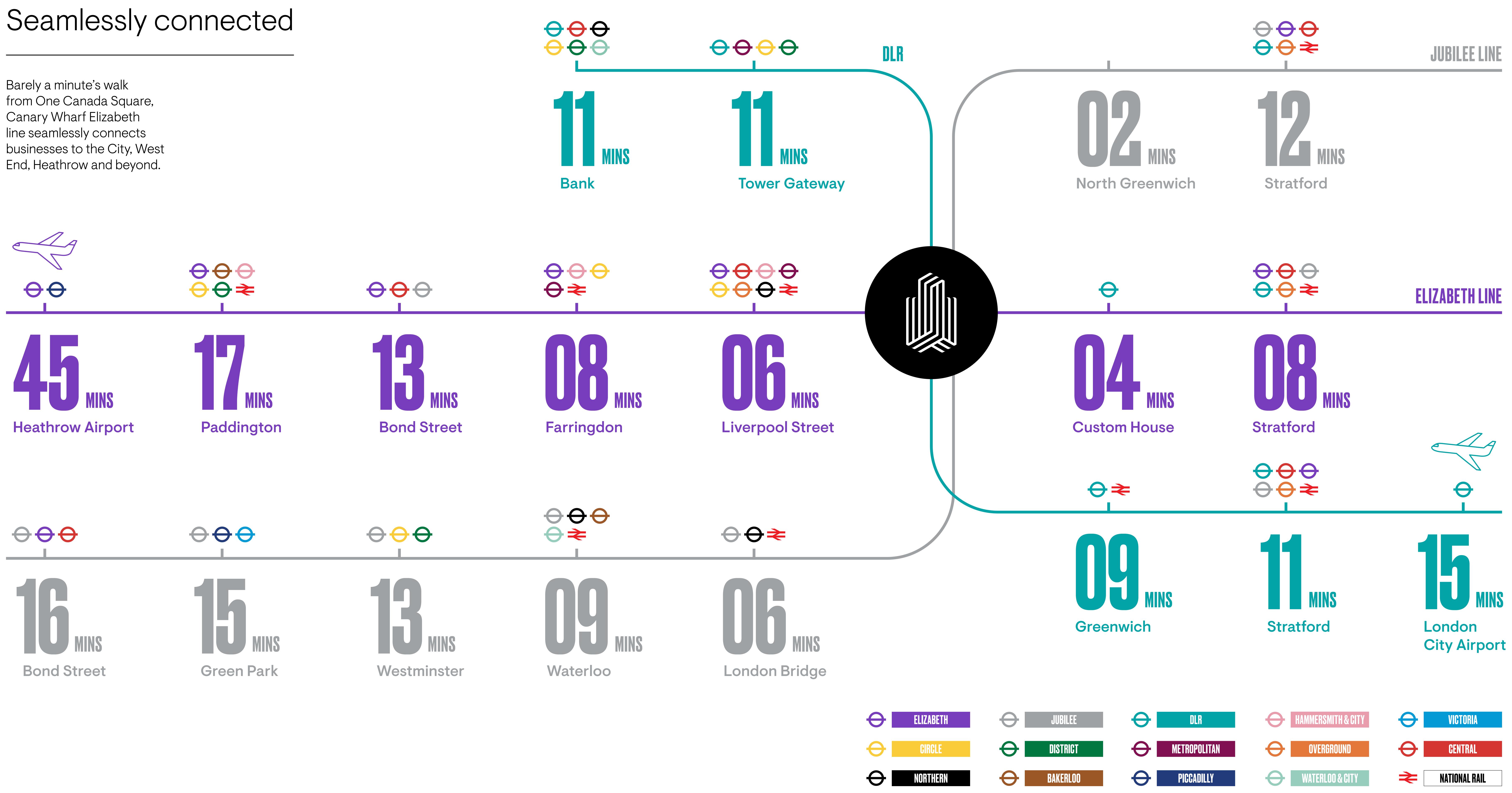
4 Park yoga Take a moment, to take a breath

5 Waterside Fantastic water amenity on your doorstep

6 Mercato Metropolitano A fantastic offering of fresh produce







TRANSPORT

Availability

292,853 SQ FT OF EXCEPTIONAL **OFFICE SPACE** AVAILABLE



50	UCL
49	UCL
48	UCL
47	AVAILABLE
46	AVAILABLE
45	Redpin, Hamro, Datatonic
44	BBVA
43	AVAILABLE
42	AVAILABLE
41	AVAILABLE
40	AVAILABLE
39	Level39
38	UCL
37	Regus
	Equilend, Allianz Trade
	AVAILABLE
34	AVAILABLE
33	AVAILABLE
32	Medical Defence Union / Hexaware / PART AV
31	Canary Wharf Group
30	Canary Wharf Group
28	Rittal, FIA, World Fuel Services, Objectway, OXK
27	Valero
26	Brookfield
25	Brookfield
<u>2</u> 4	Level39
23	Reach
22	Reach
21	Genomics England / PART AVAILABLE
	Fisher Investments
9	Fisher Investments
18	Fisher Investments
17	Moodys – Pending May 2026
16	Moodys – Pending May 2026
15	Moodys – Pending May 2026
14	Moodys – Pending May 2026
12	
. <u> </u>	Moodys – Pending May 2026
10	Hershey's, Welhunt, Tramontana, Hypervolt, Poziti
	The Office Group
	The Office Group
	The Office Group
\mathbf{U}	·I-
	Adamson Associates, IHA, Article 25, The Felix P

TOTAL AVAILABLE TOTAL PENDING

KEY	
Available	
Pending	
NIA SQ FT	Floor Condition

=loor
iling)
Core
Core
Core
Core

	28,336	Shell & Floor
	28,968	Shell & Core
	28,582	Cat B (MadeFor: Show Suite)
VAILABLE	2,014	MadeFor:

North East Unit: 5,932 / West Unit: 14,302	Madefor:
ζ	

	8,431	Exposed Cat A
	26,337	Full S&C Refurb Required
	27,451	Full S&C Refurb Required
	27,463	Full S&C Refurb Required
	27,506	Full S&C Refurb Required
	27,465	Full S&C Refurb Required
	27,464	Full S&C Refurb Required
tive Energy / PART AVAILABLE	5,719	Madefor:

Project / PART AVAILABLE	4,947	Cat A

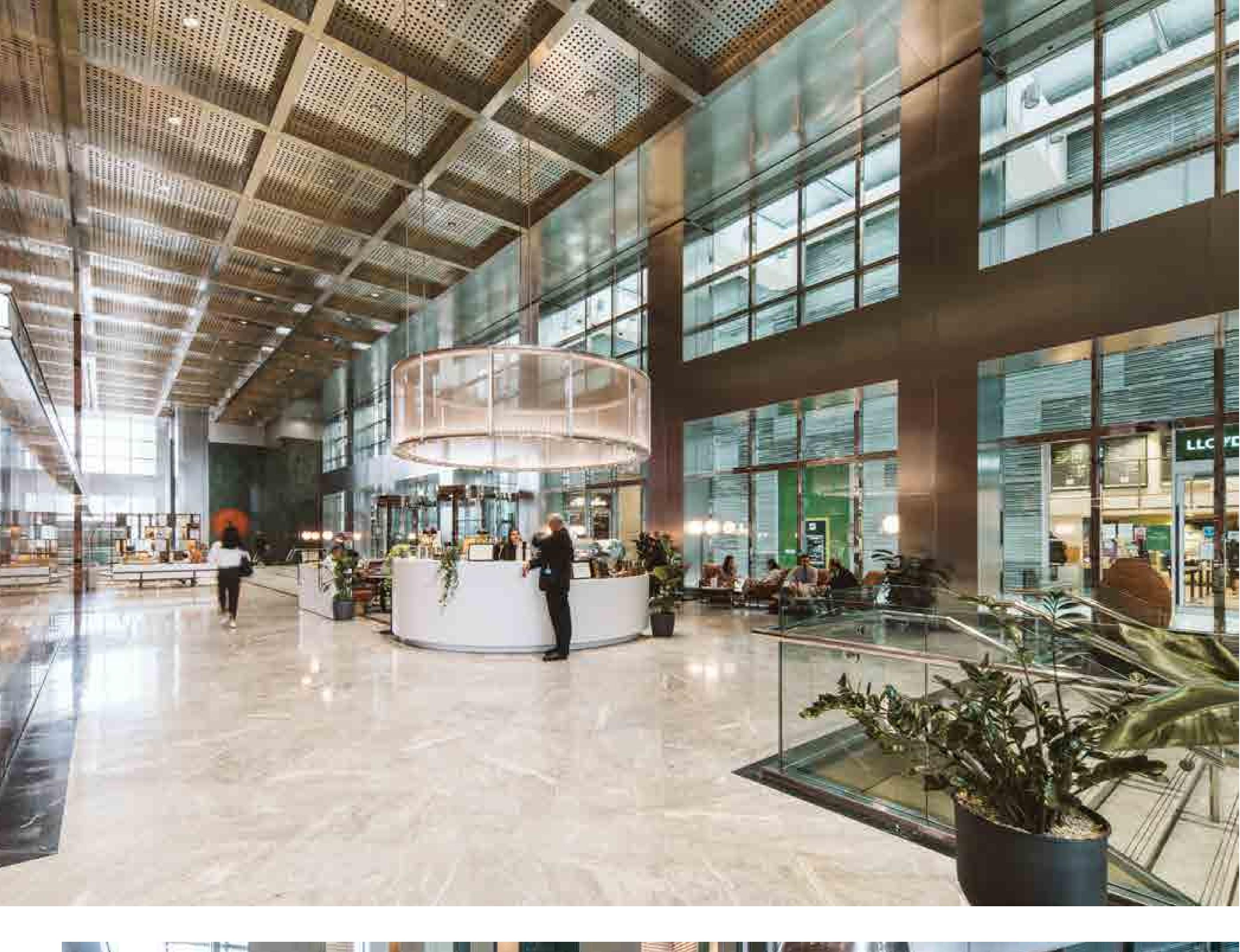
292,853
163,686

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PLANT			1	
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TERRACE	49			
	48			
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MadeFor:	46			
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A warm welcome

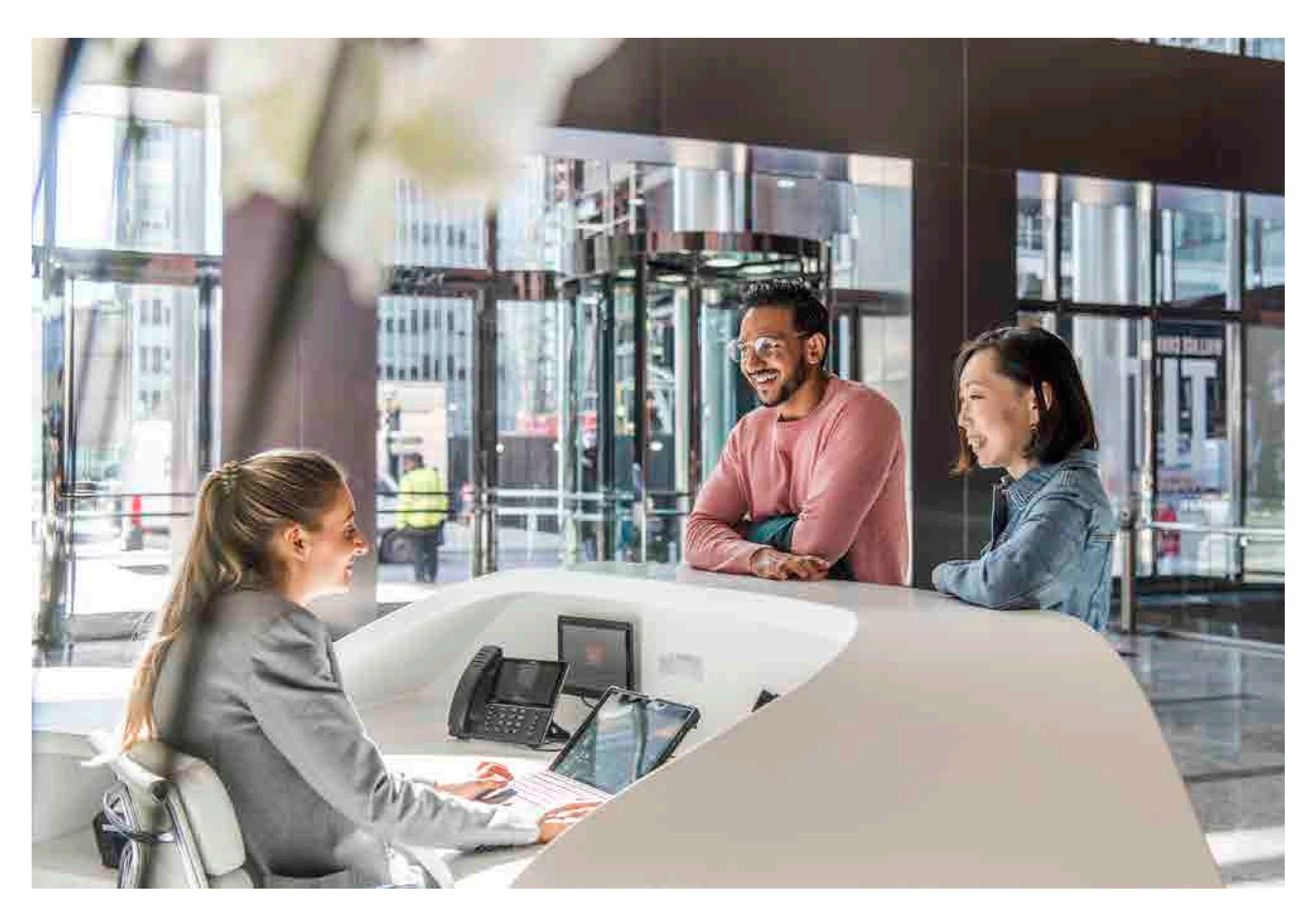
A warm welcome awaits you. Whether you're having a breakfast meeting, greeting a client, or catching up on emails.

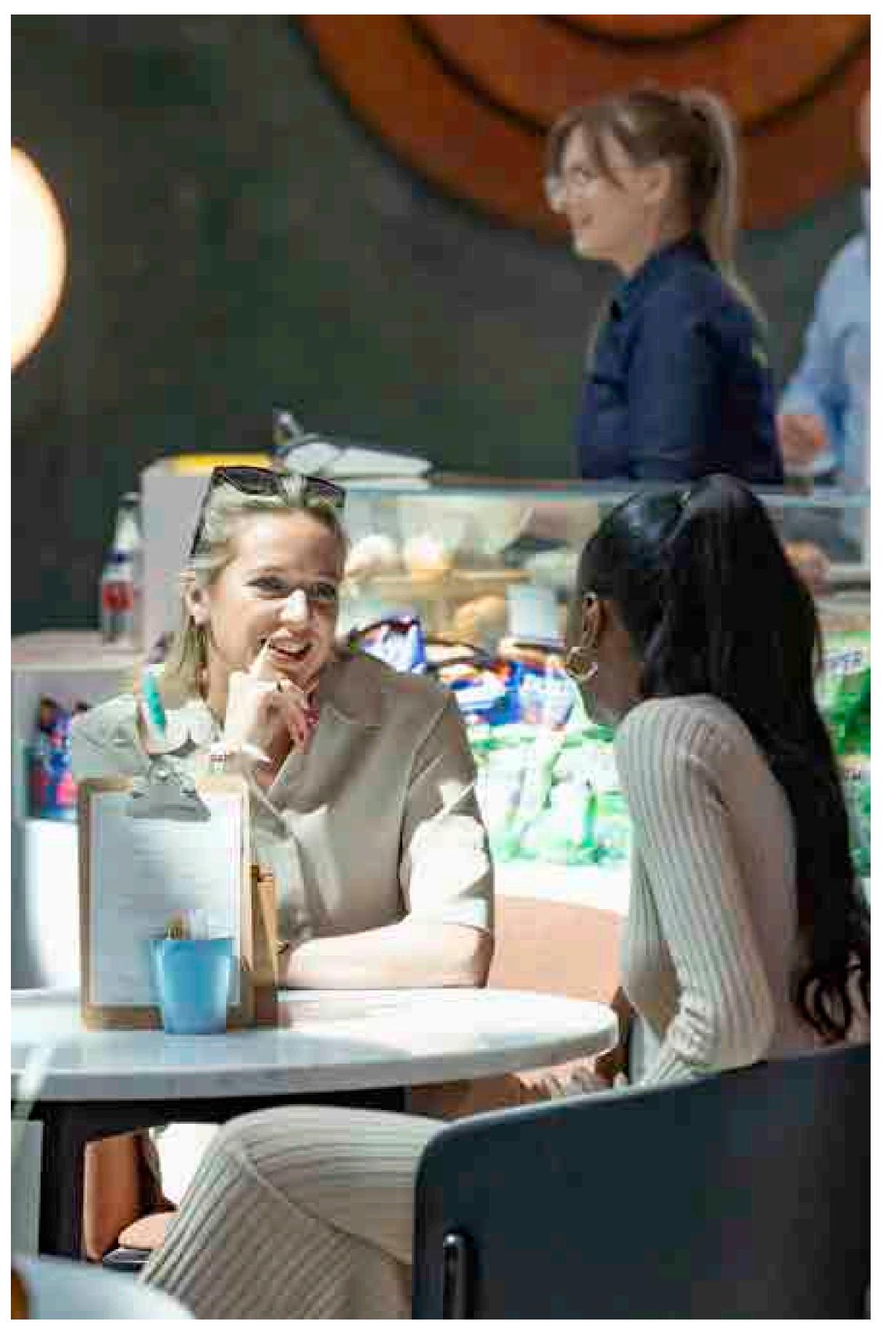
TWO MANNED Reception Desks. Barista Coffee Bar & Restaurant.





RECEPTION LOBBY







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



4,947 SQ FT 459 SQ M

FLOOR CONDITION

Newly refurbished Cat A condition.

MadeFor:

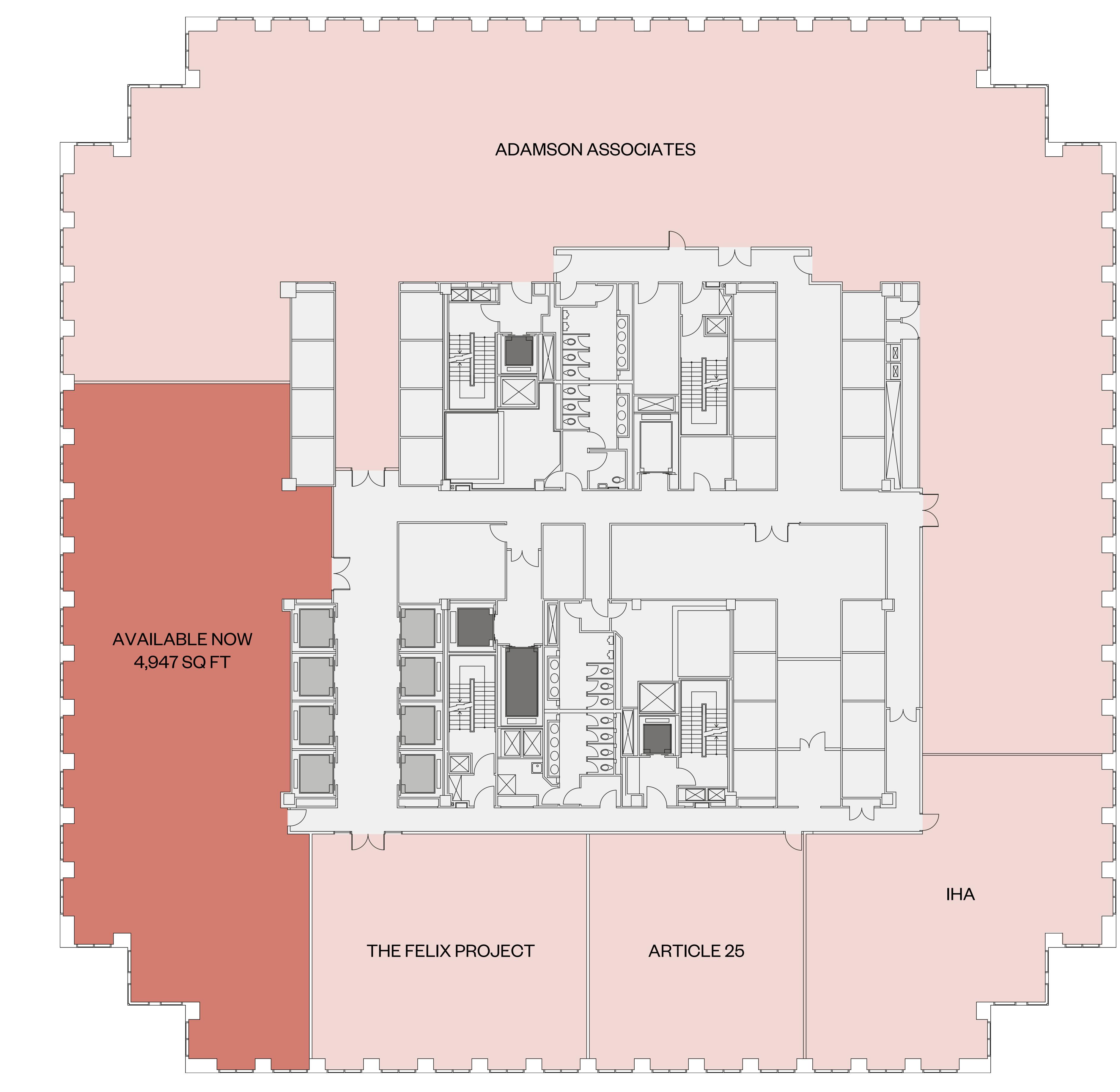


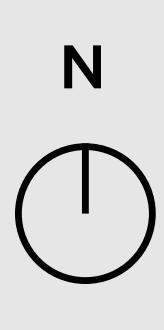
Workplace available

Occupied

Core

Goods / Firemens' Lift



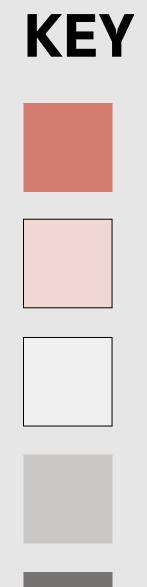




5,719 SQ FT **531 SQ M**

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.

MadeFor:



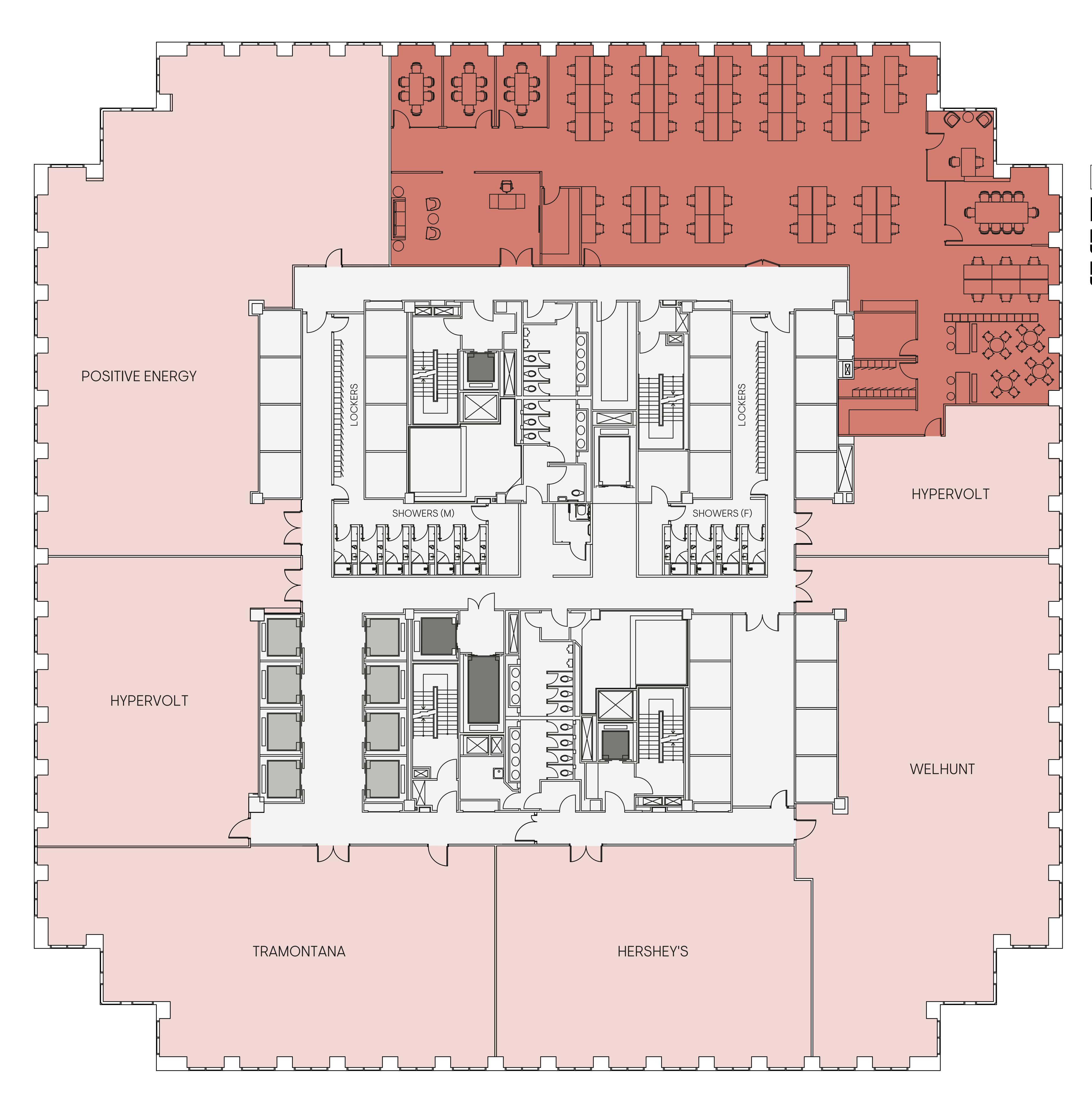
Occupied

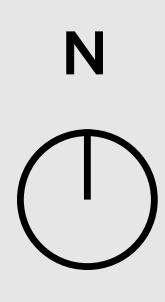
Workplace available

Core

Lift

Goods / Firemens' Lift





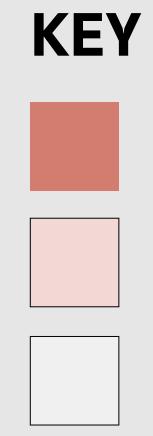


NORTH EAST UNIT **5,719 SQ FT 531 SQ M**

D 8431SQFT 722COM

FLOOR CONDITION

Exposed Cat A.



Workplace available

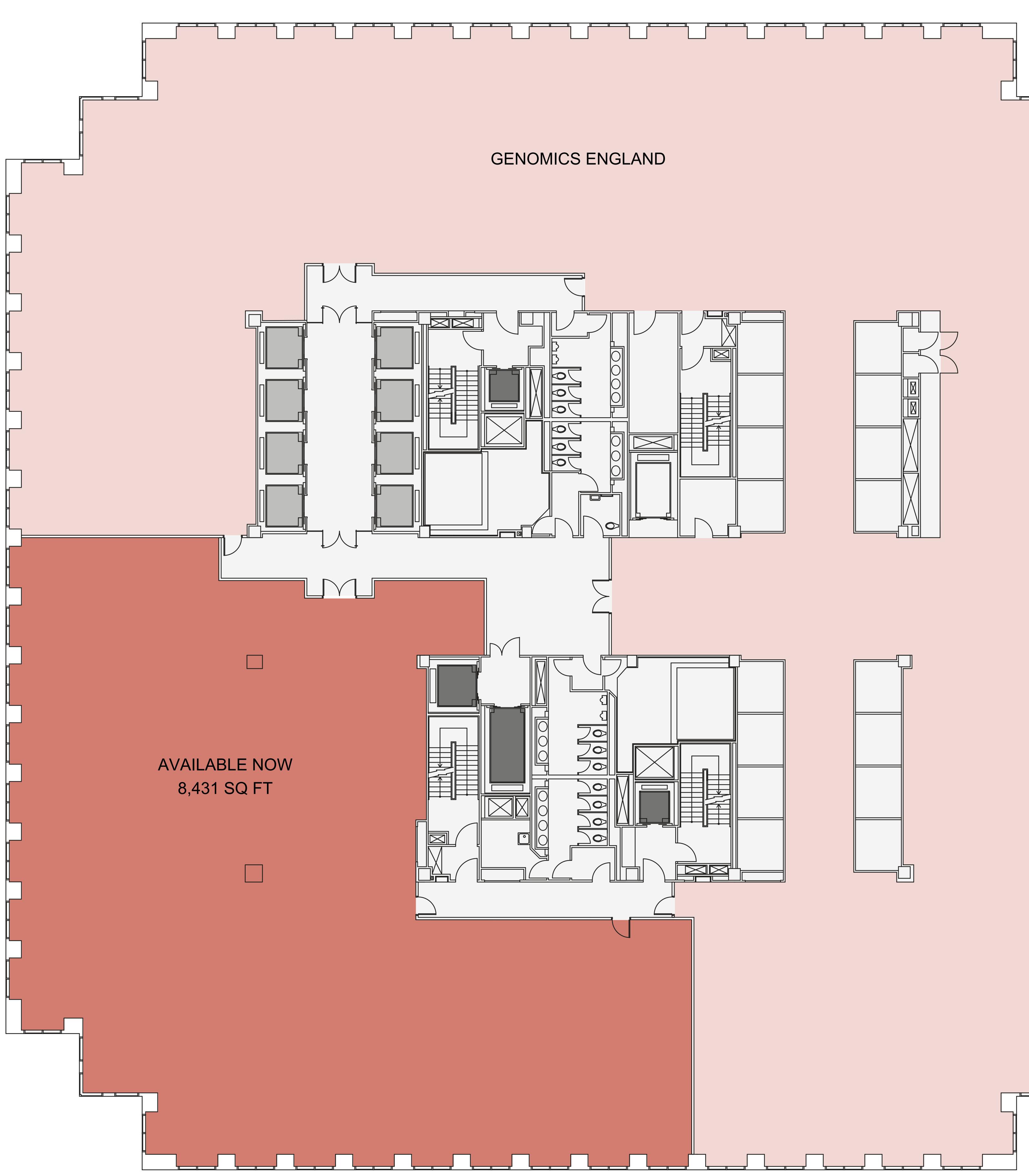
Occupied

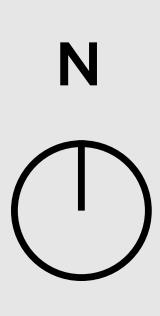
Core

Lift

Goods / Firemens' Lift









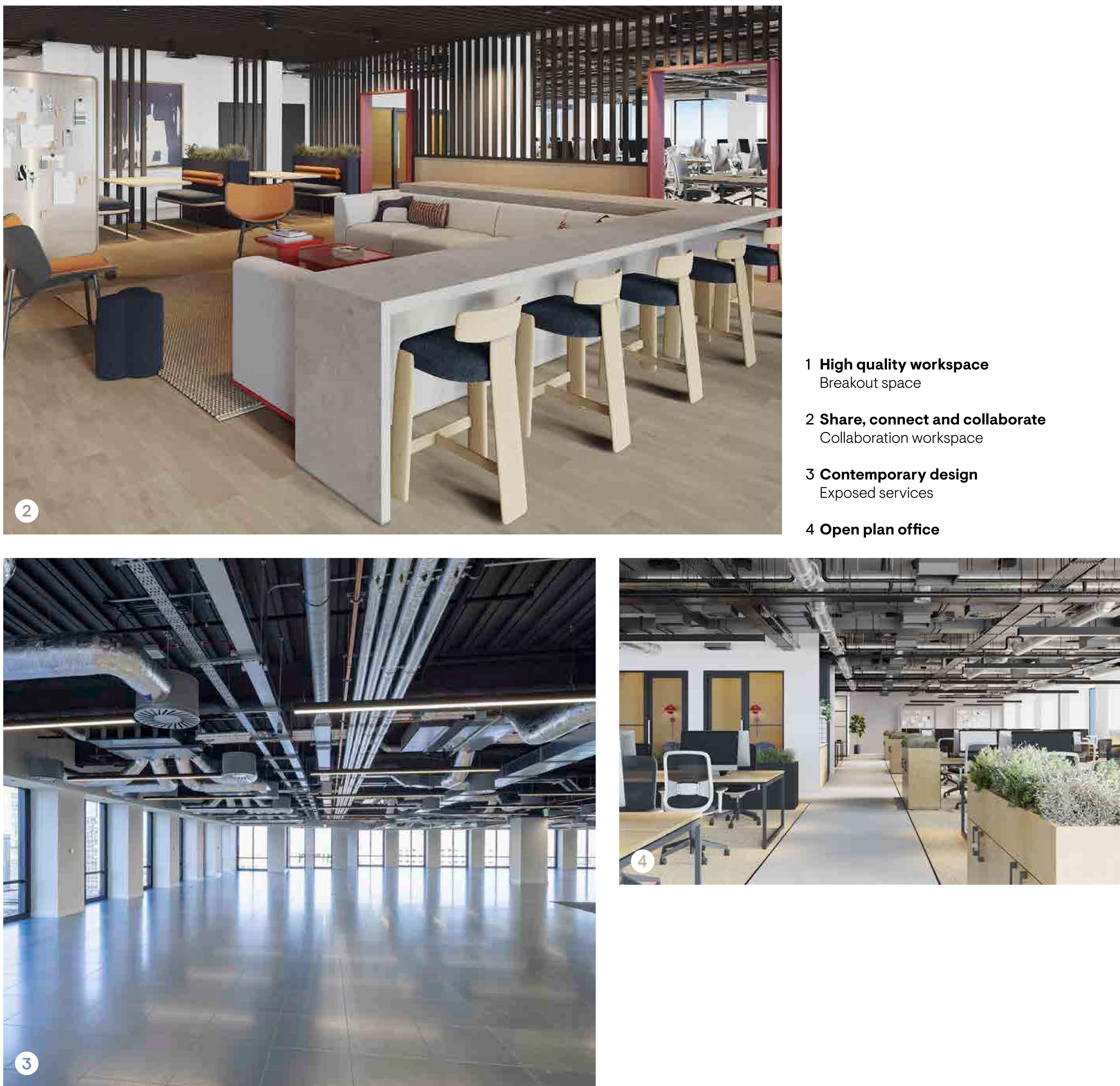
FLOOR PLAN

1



THE ONE WITH NEW EXPOSED CAT A.



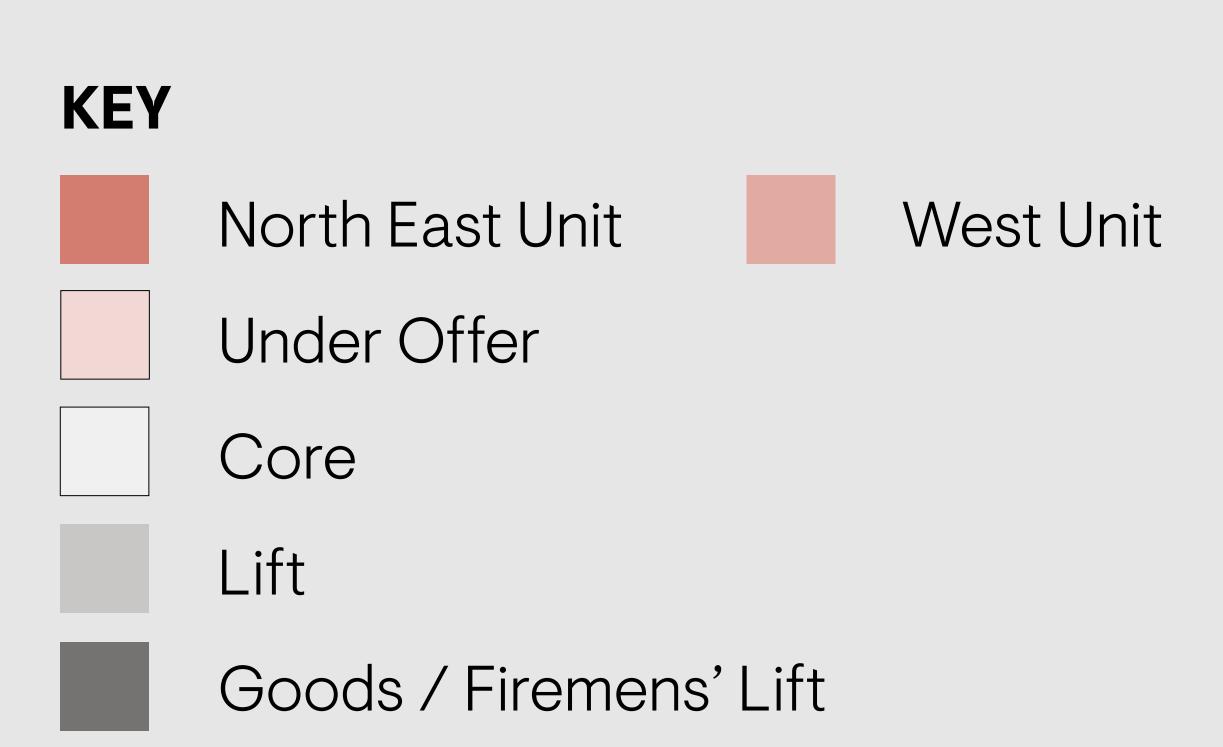


PART AVAILABLE North East Unit 5,932 SQ Ft / 551 SQ M West Unit 14,302 SQ Ft / 1,329 SQ M

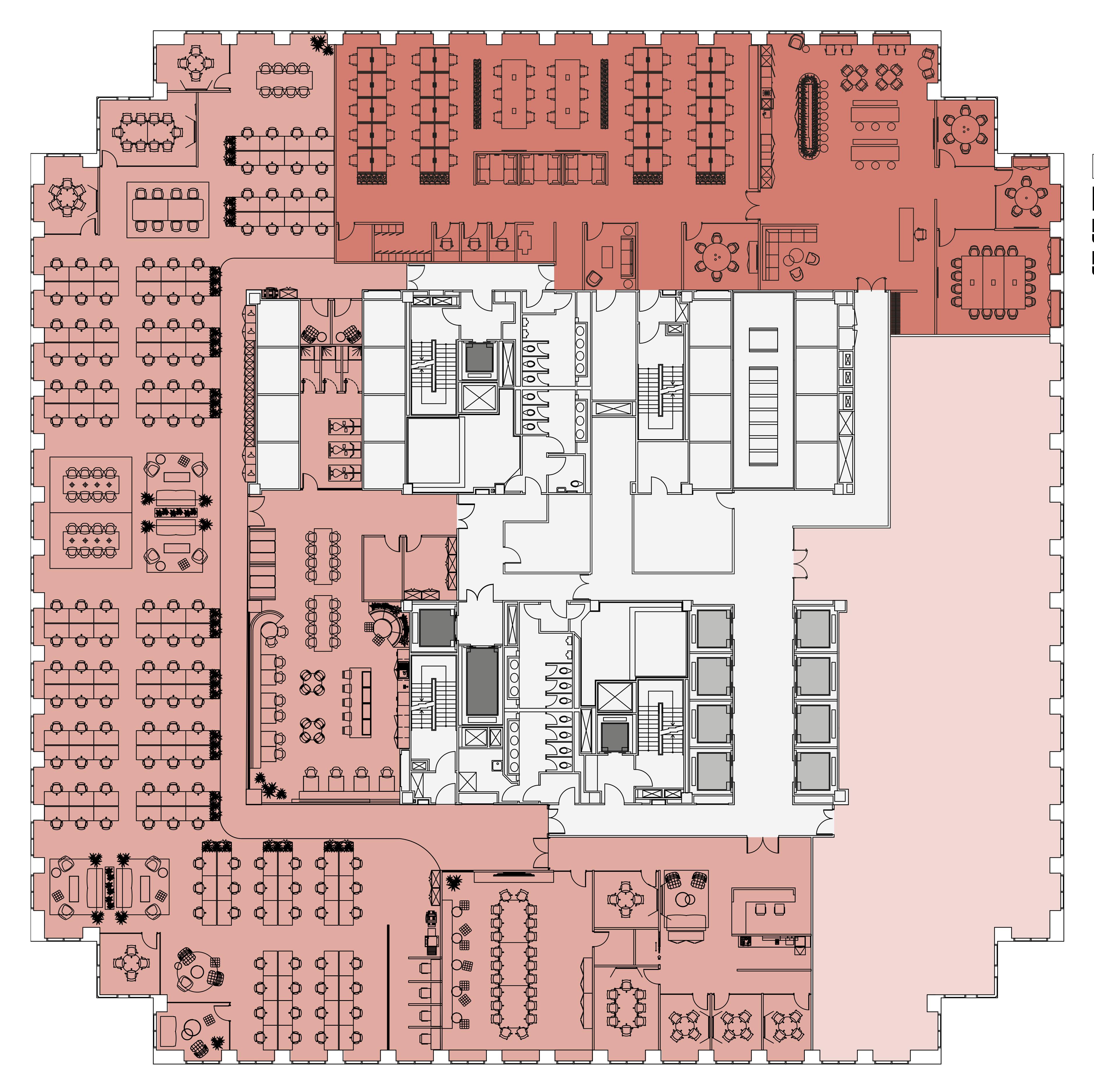
Level 29 is available as two separate, self-contained workspaces, both offered on a plug & play basis.

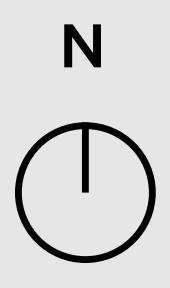
The North East corner comes with 52 desks, a range of meeting rooms, breakout spaces and teapoint. The reception has been designed to provide a relaxed and inviting arrival for guests, equipped with a separate kitchen/ teapoint, soft seating and informal work areas as well as two client-facing meeting 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.



PART AVAILABLE WEST UNIT 14,302 SQ FT 1,329 SQ M





FLOOR PLAN

PART AVAILABLE North East Unit 5,932 Sq Ft 5,51 Sq M

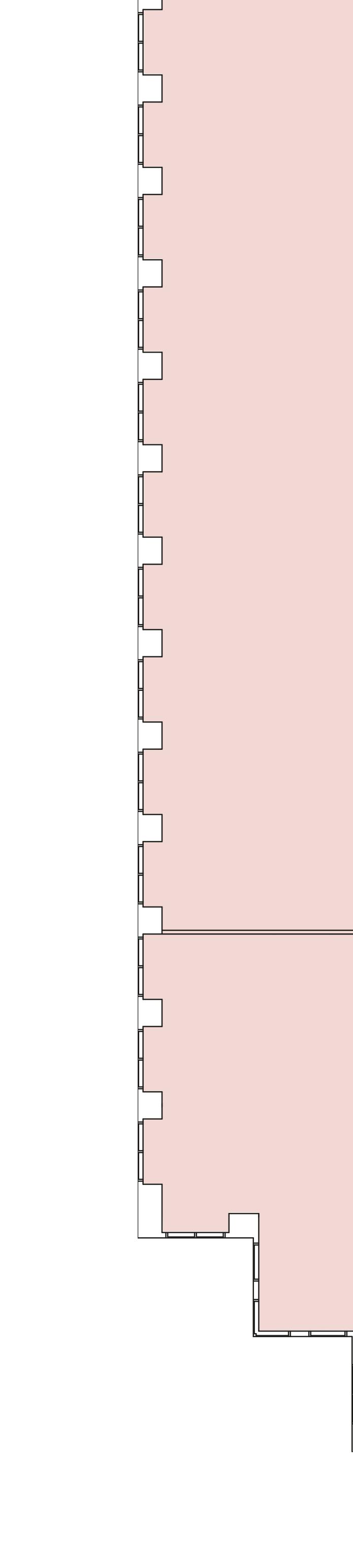
2,014 SQ FT 107 SQ M

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.

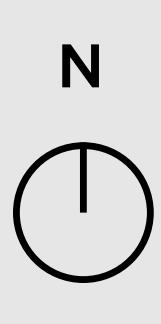
MadeFor:

KEY

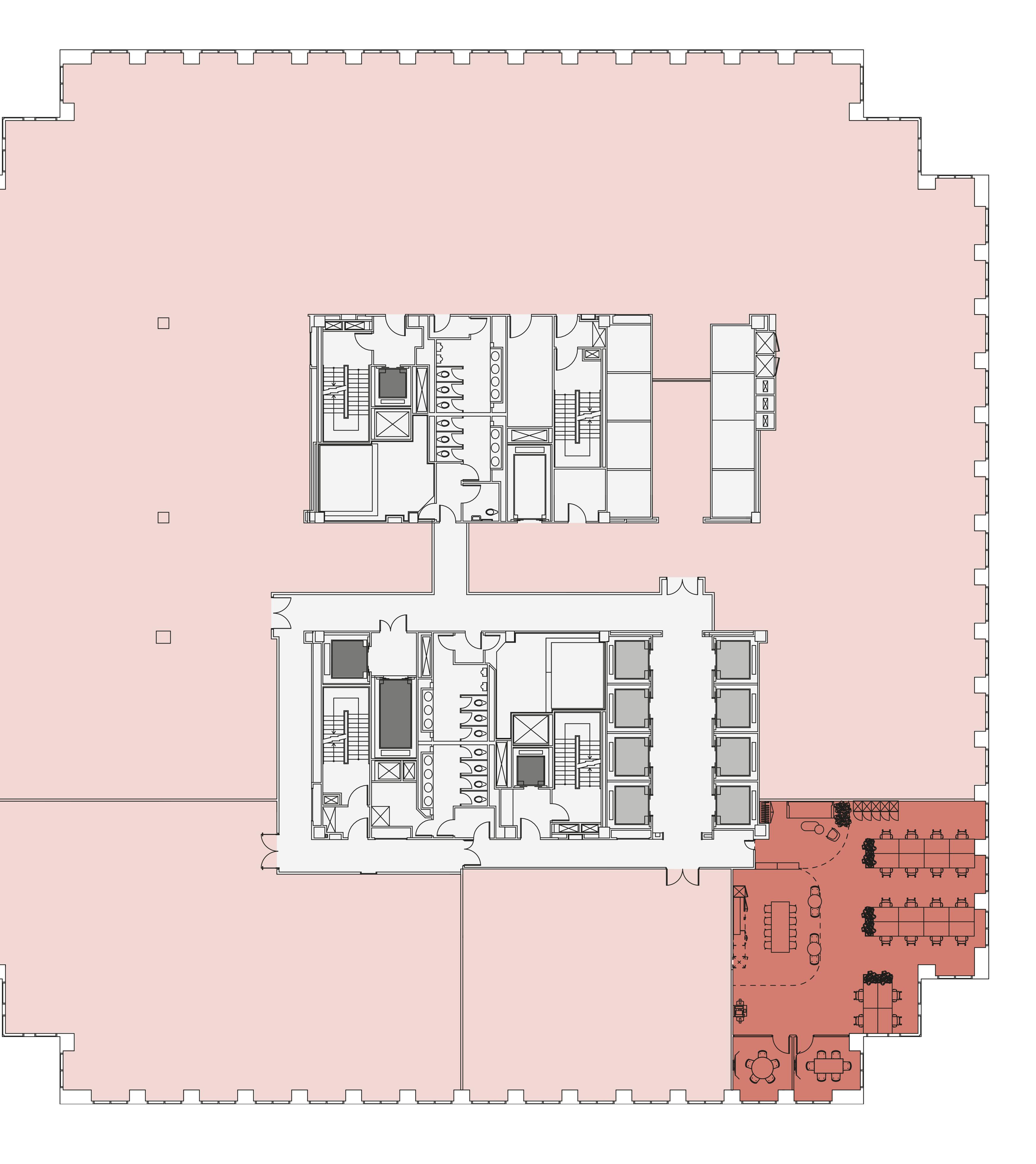
- Workplace available
- Occupied
- Core
- Lift
- Goods / Firemens' Lift



1 1







FLOOR PLAN

28,582 SQ FT 2,655 SQ M

FLOOR CONDITION

Category B (MadeFor: Show Suite).

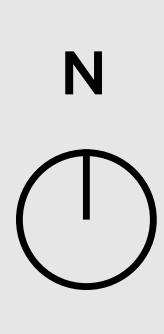


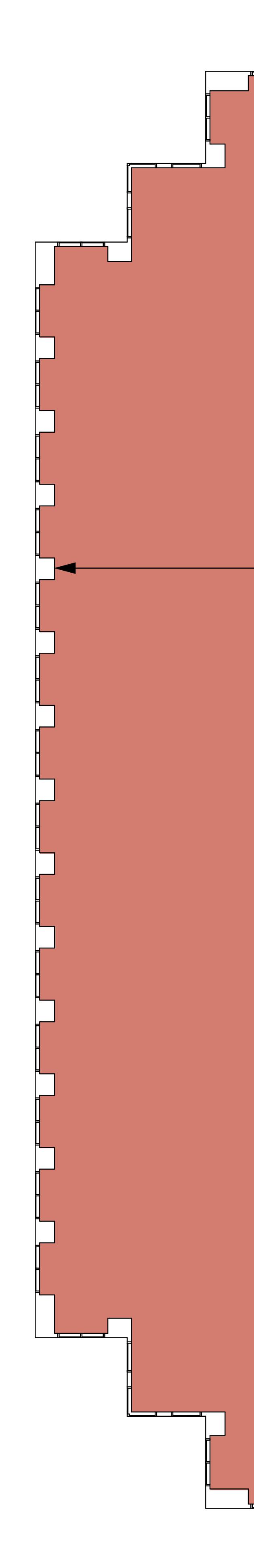
Workplace available

Core

Lift

Goods / Firemens' Lift





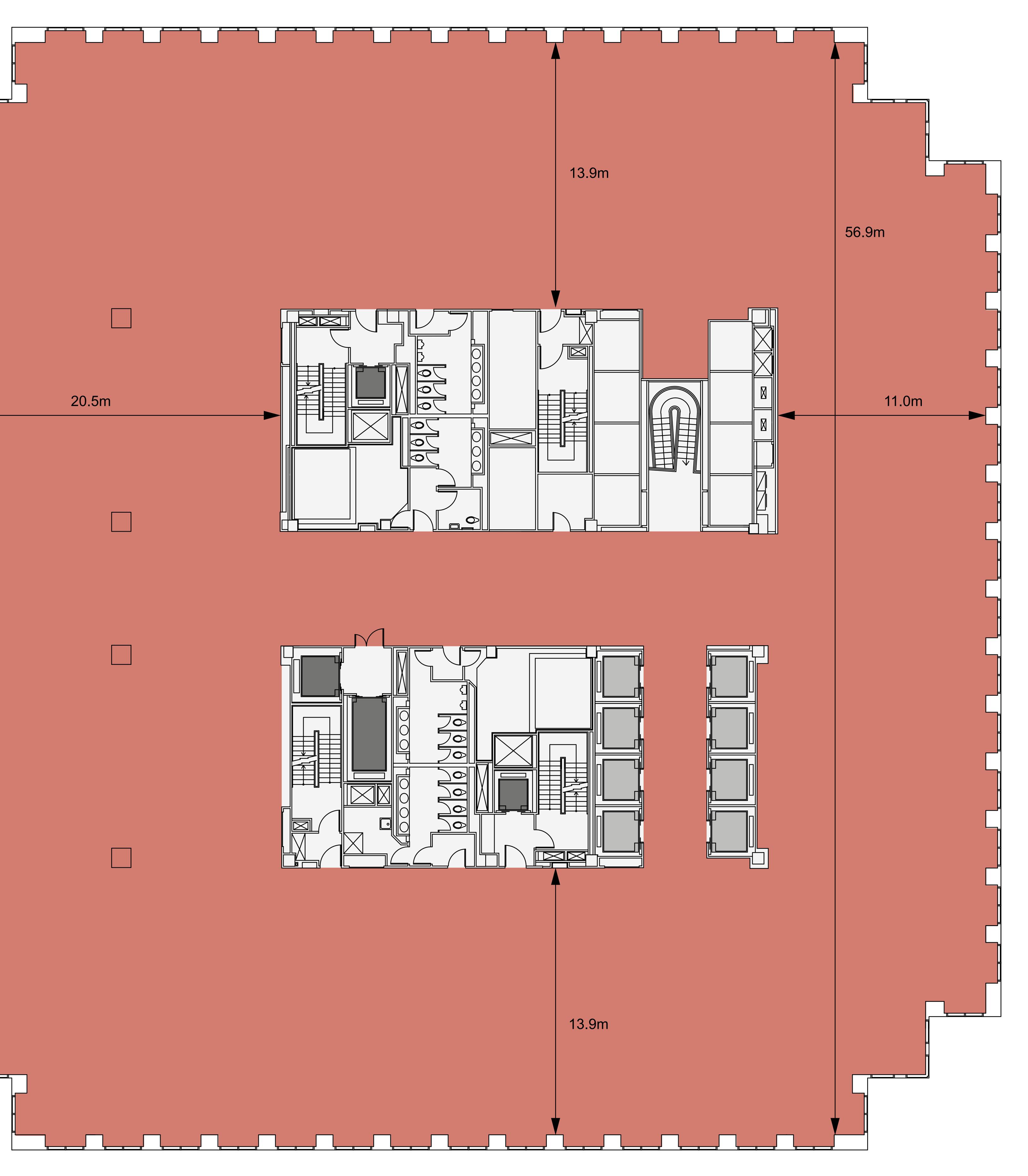
13.9m 20.5m _____

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13.9m

FLOOR PLAN



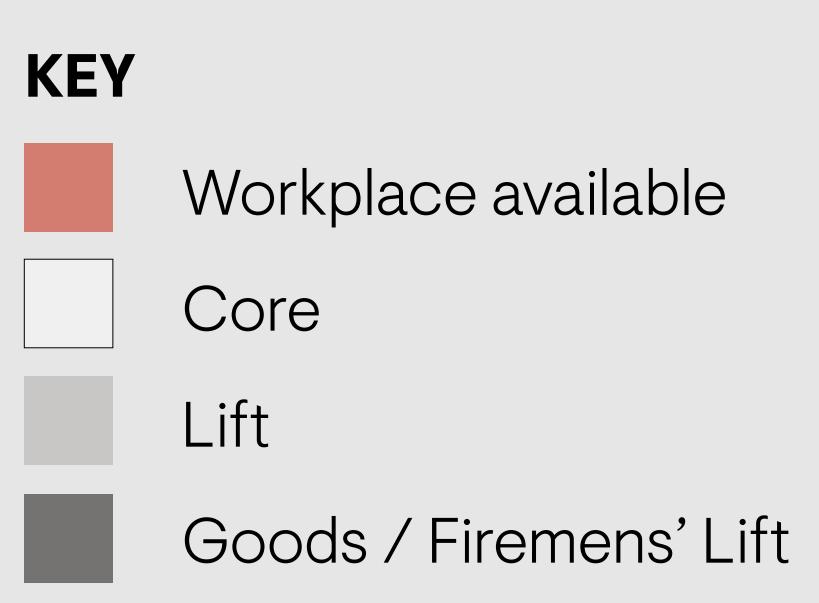


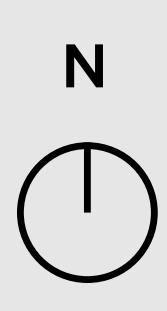
Fully Fitted

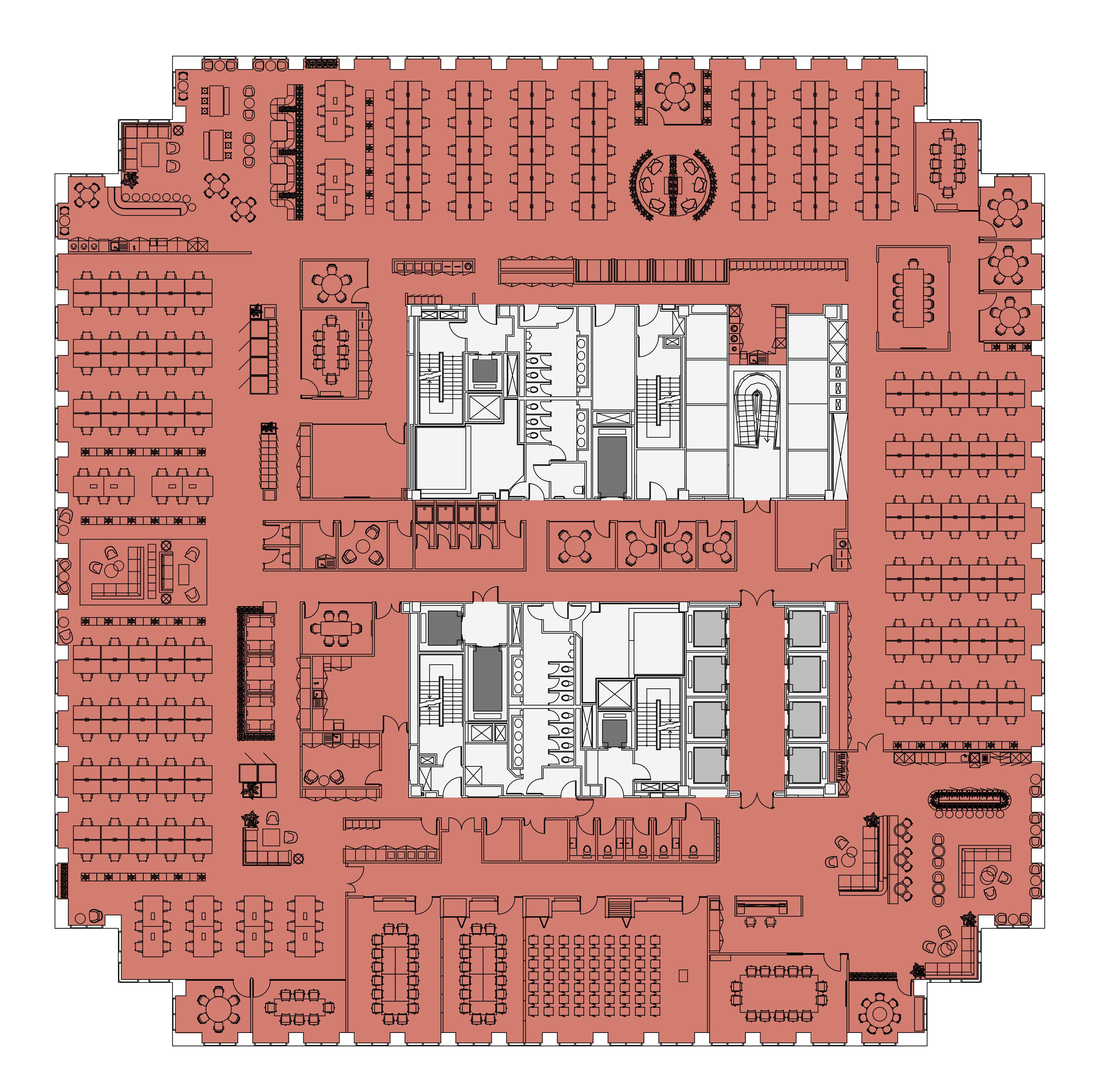
2,655 SQ M

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.







FLOOR PLAN



28,968 SQ FT 2,691 SQ M

FLOOR CONDITION

Shell & Core.

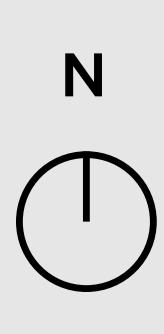


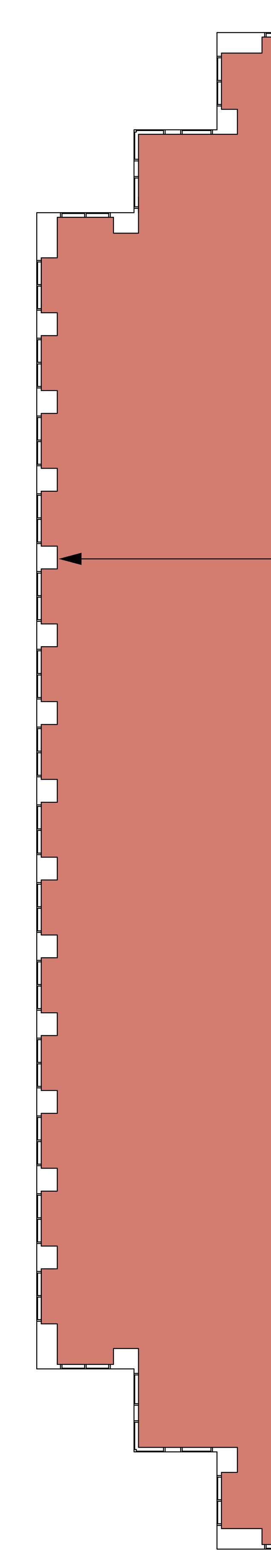
Workplace available

Core

Lift

Goods / Firemens' Lift





13.9m

20.6m

{]| |**]** 70 70

13.9m

FLOOR PLAN



28,336 SQ FT 2,633 SQ M

FLOOR CONDITION

Shell & Core.

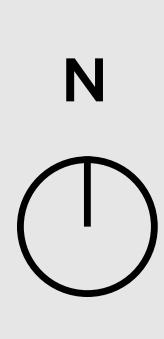


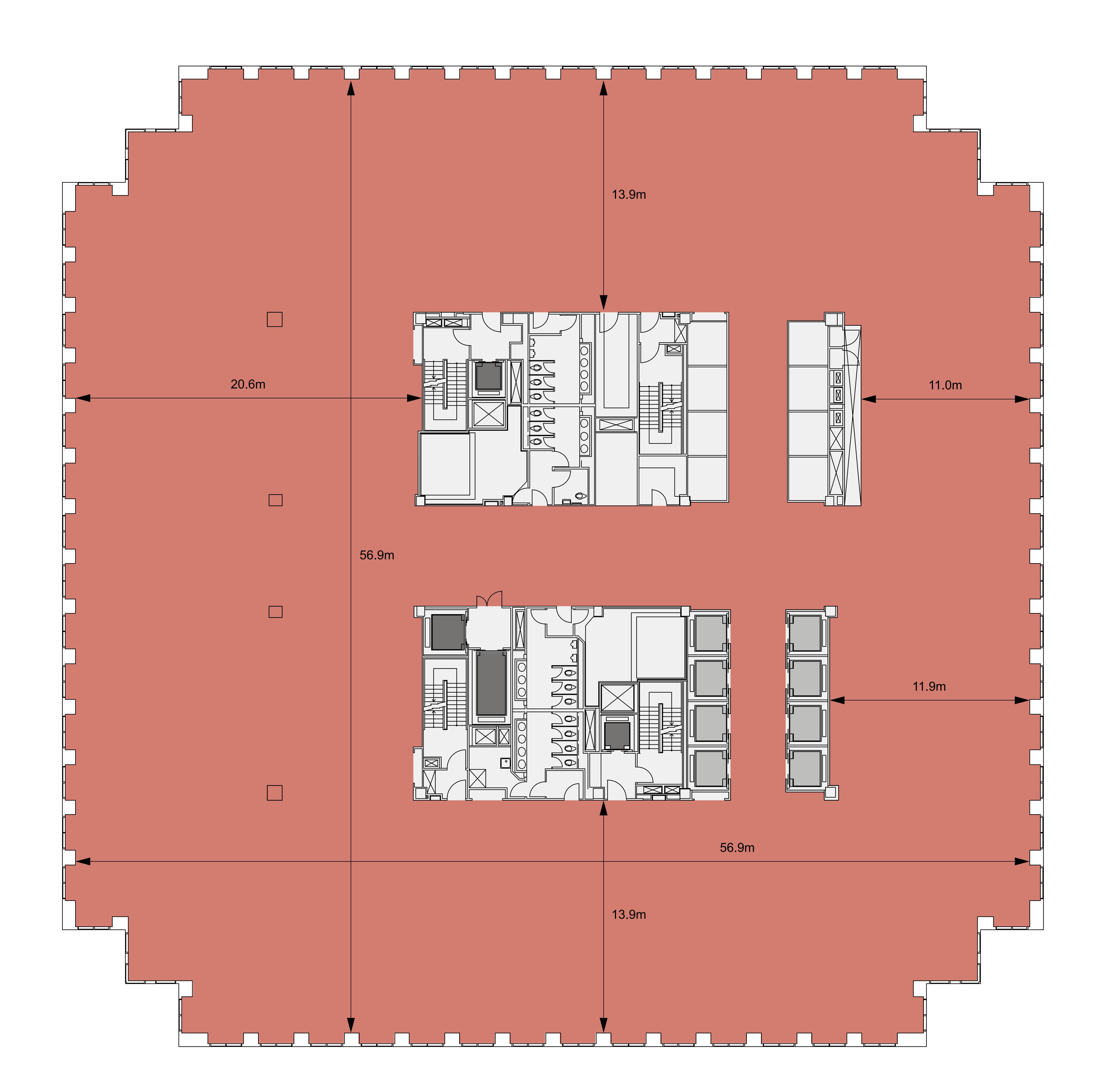
Workplace available

Core

Lift

Goods / Firemens' Lift





FLOOR PLAN

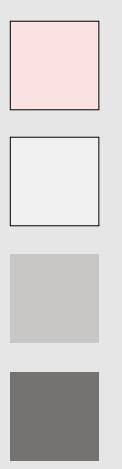
Where great minds don't think alike.

FLEXIBLE WORKSPACE, HOT DESKS AND EVENT SPACE FOR HIRE



BY CANARY WHARF GROUP

KEY

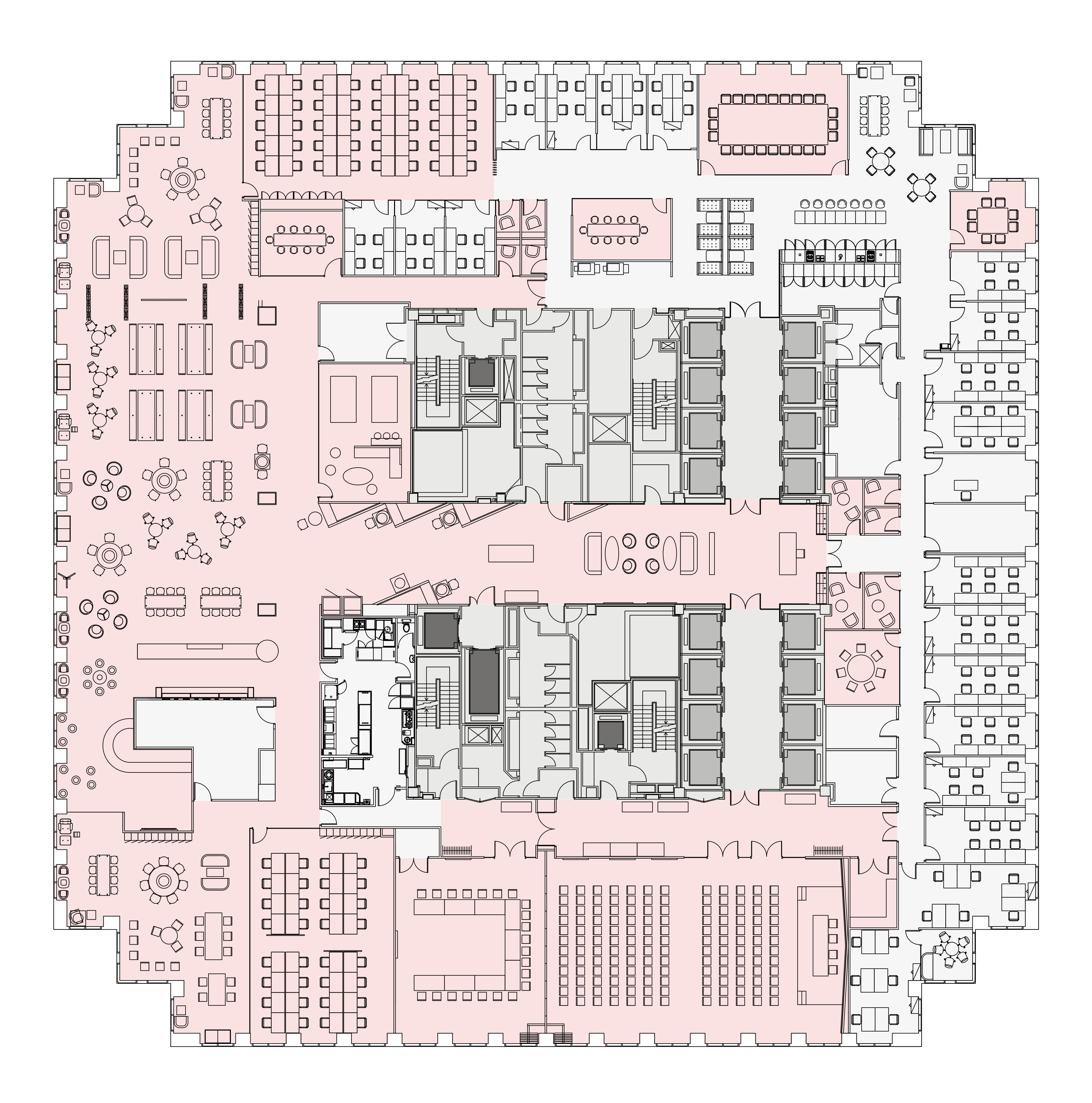


Breakout Areas & Bookable Meeting Rooms

Core

Lift

Goods / Firemens' Lift



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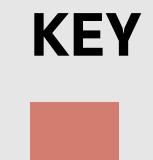
FLOOR PLAN



2000 A BLA 28,146 SQ FT 2,615 SQ M

FLOOR CONDITION

Shell & Core.



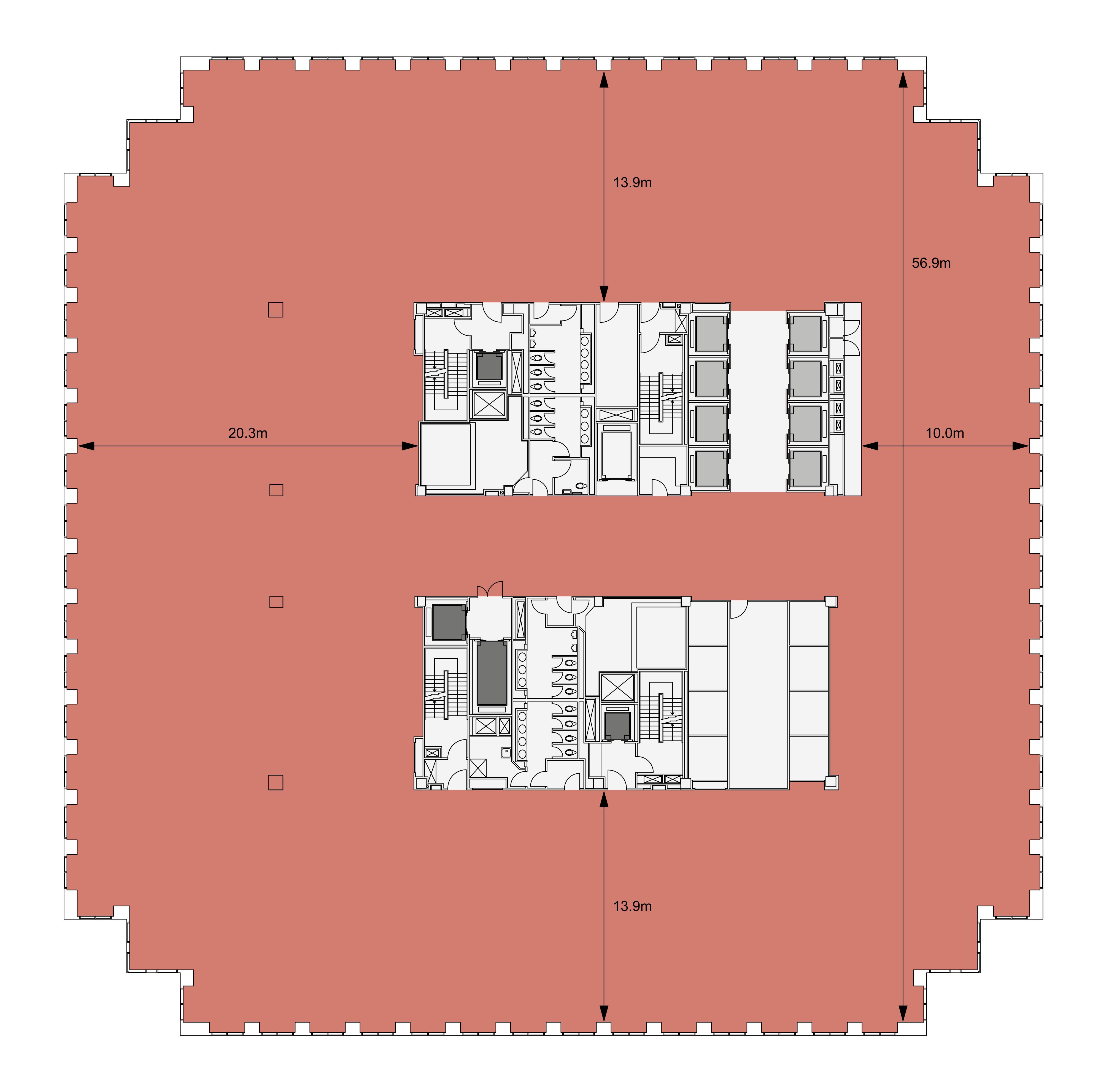
Workplace available

Core

Lift

Goods / Firemens' Lift



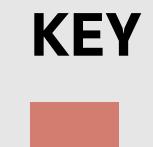


FLOOR PLAN

28,103 SQ FT 2,611 SQ M

FLOOR CONDITION

Shell & Core.



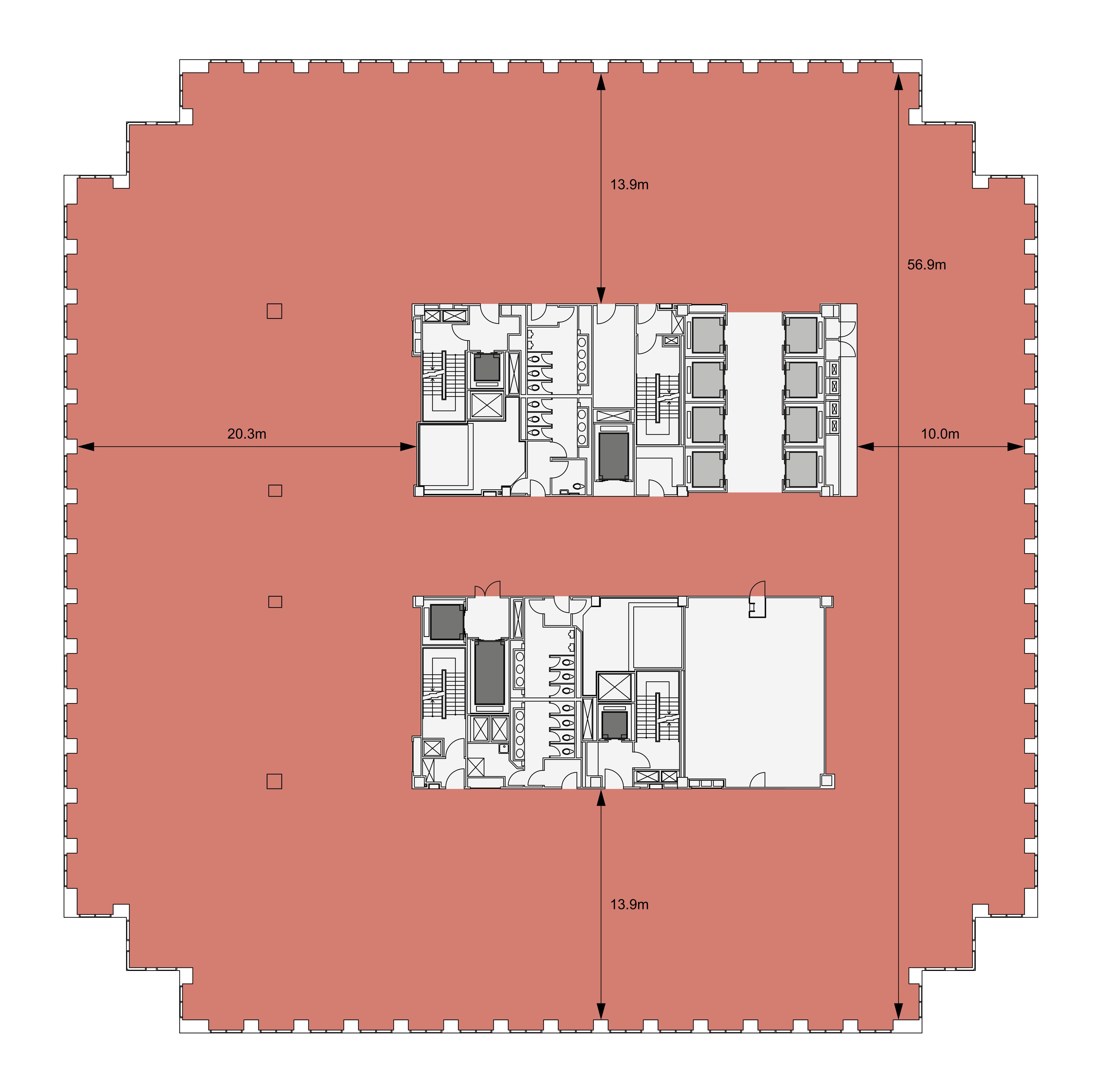
Workplace available

Core

Lift

Goods / Firemens' Lift



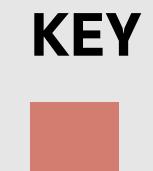


FLOOR PLAN

28,972 SQ FT 2,692 SQ M

FLOOR CONDITION

Shell & Core.



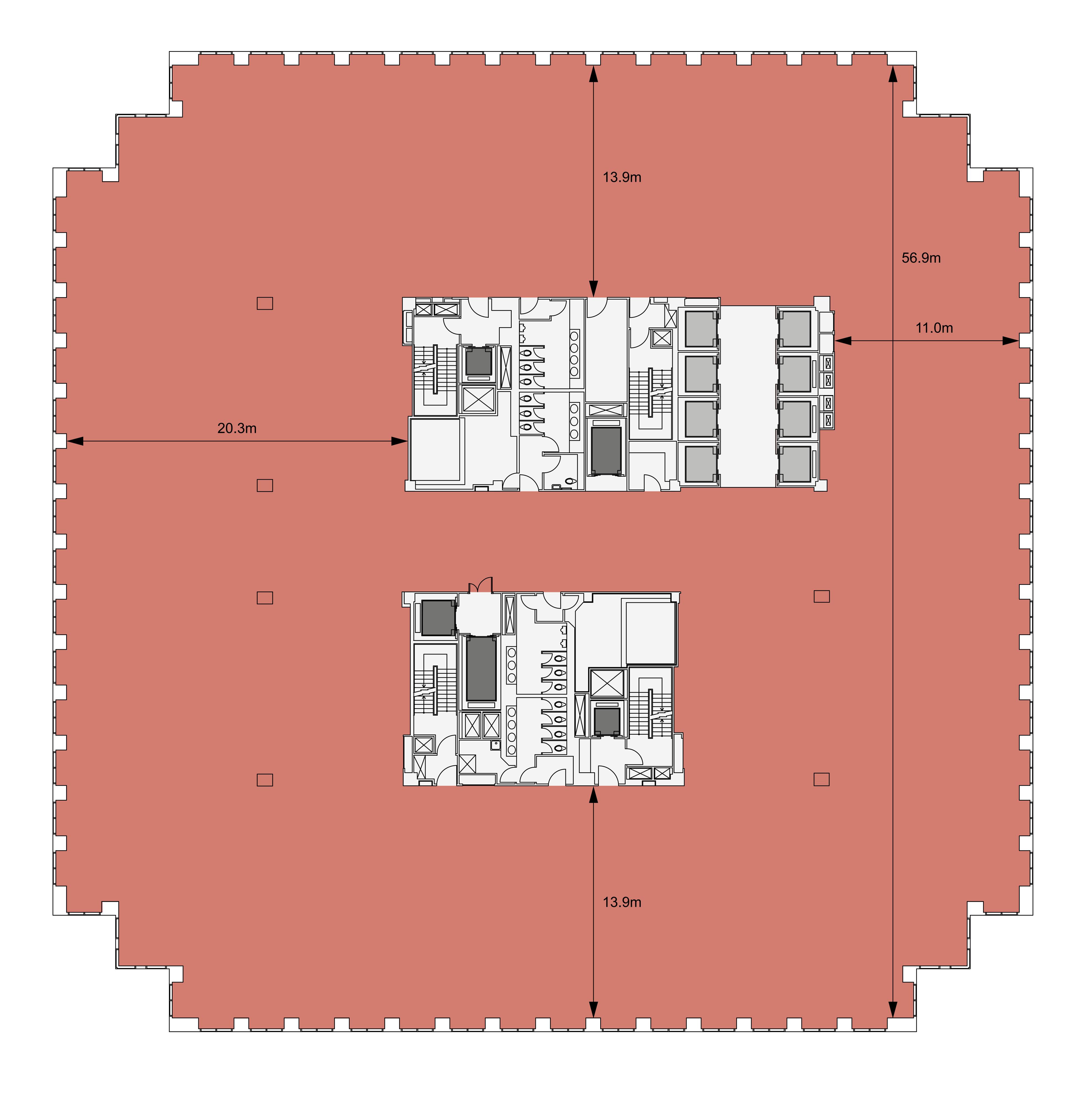
Workplace available

Core

Lift

Goods / Firemens' Lift



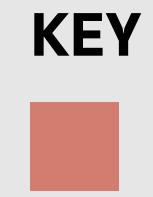


FLOOR PLAN

29,161 SQ FT 2,709 SQ M

FLOOR CONDITION

Shell & Core.

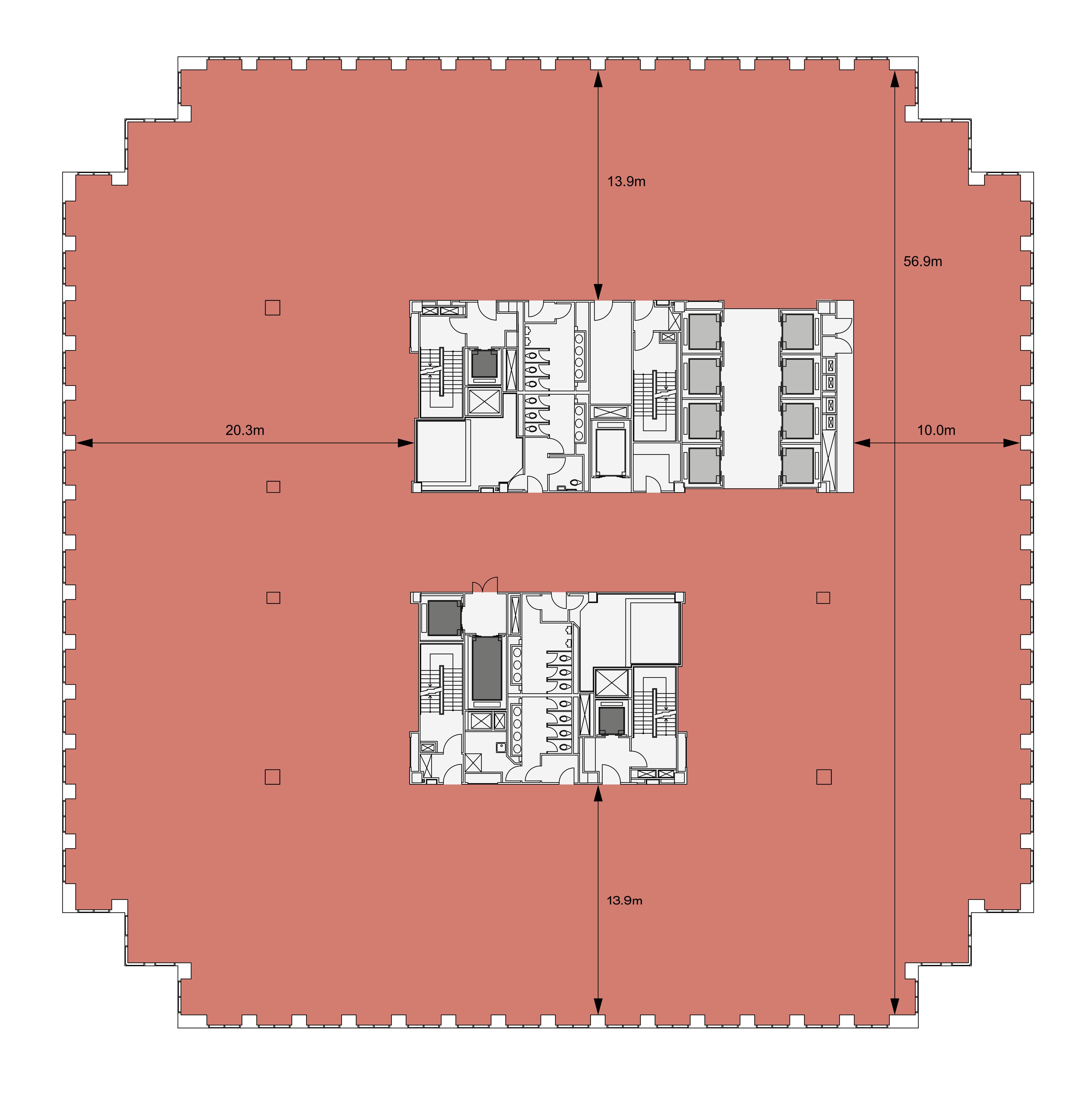


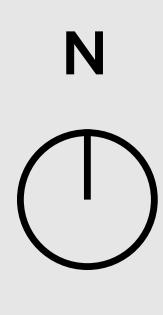
Workplace available

Core

Lift

Goods / Firemens' Lift







28,968 SQ FT 2,691 SQ M

FLOOR CONDITION

Category A (ceiling).

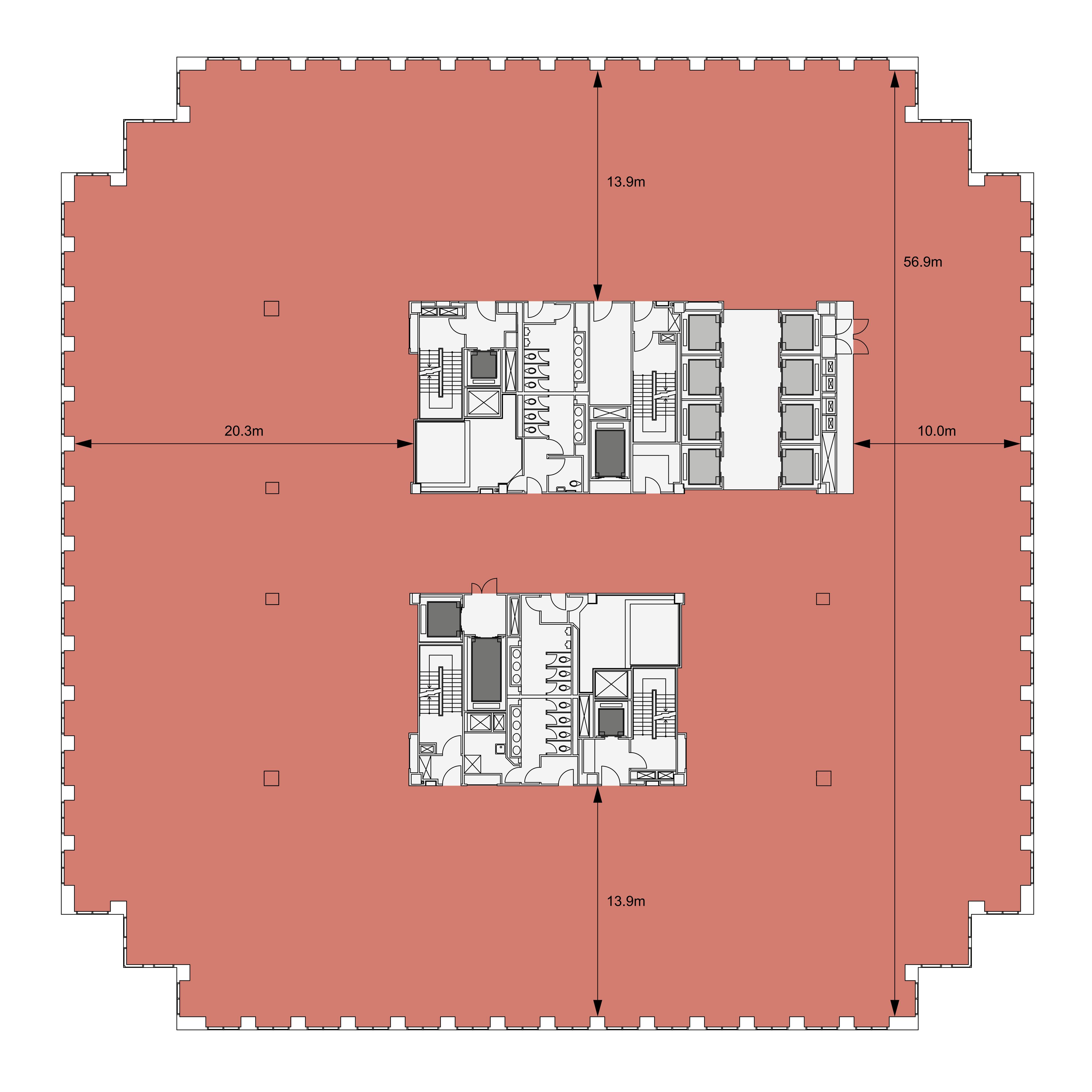


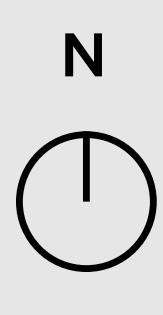
Workplace available

Core

Lift

Goods / Firemens' Lift







28,968 SQ FT 2,691 SQ M

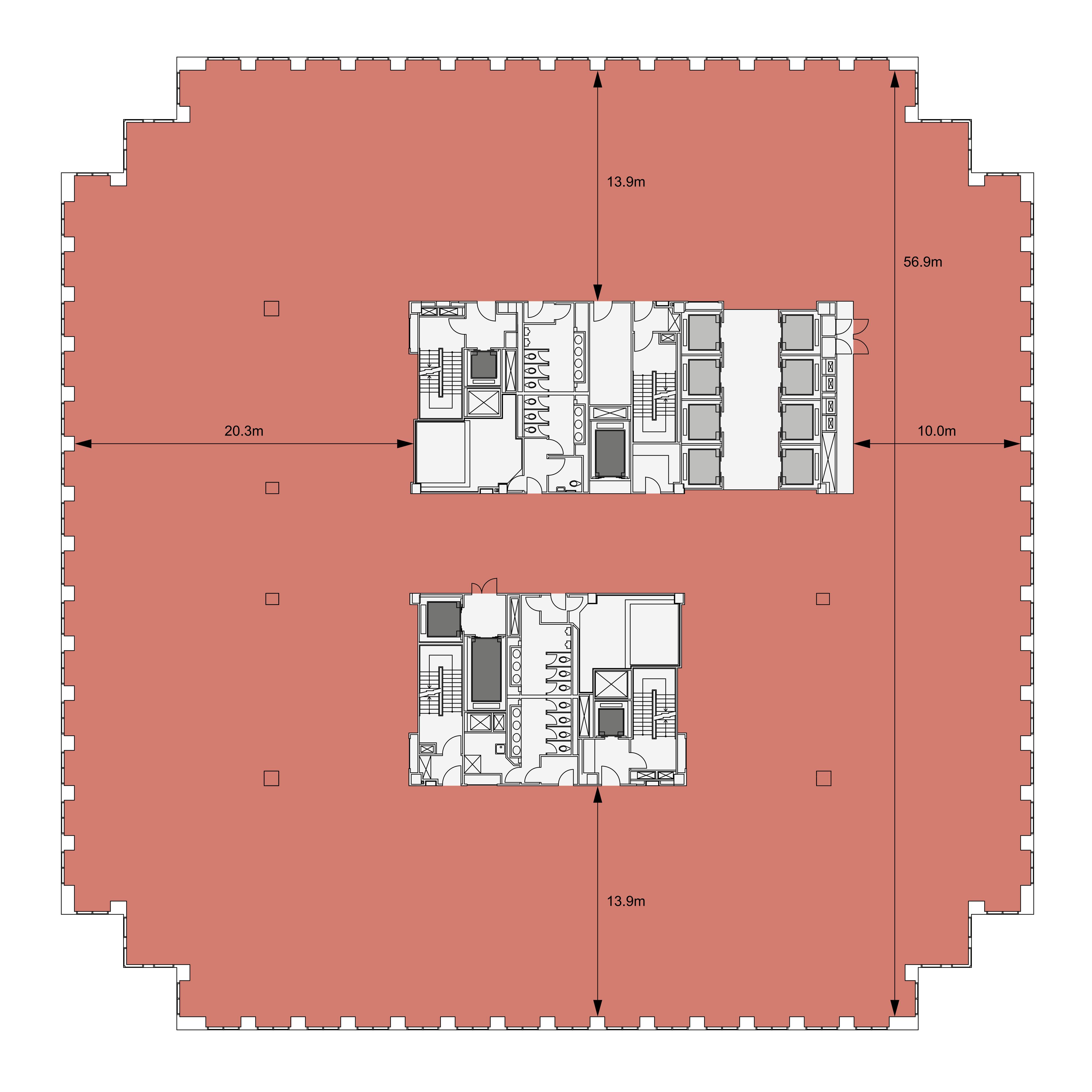
KEY

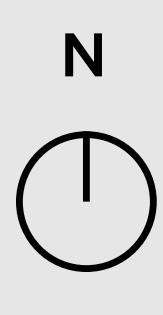
Workplace available

Core

Lift

Goods / Firemens' Lift









22,272 SQ FT 2,069 SQ M

PRIVATE TERRAGE 1,658 SQ FT 1,64 SQ M

FLOOR CONDITION

Shell & Floor.



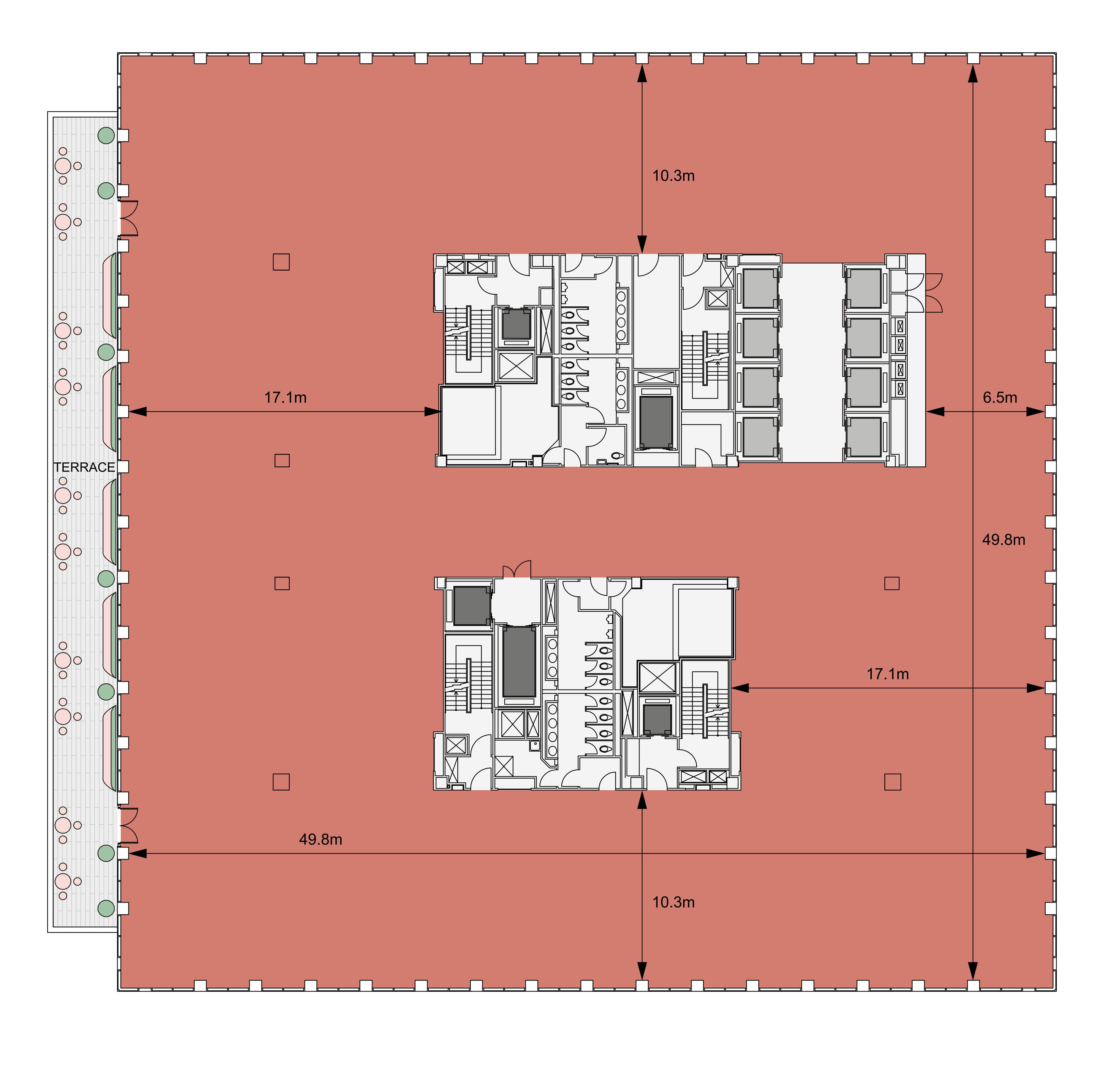
Workplace available

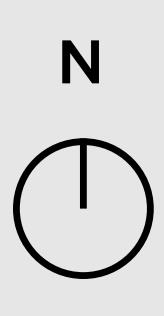
Core

Lift

Goods / Firemens' Lift







FLOOR PLAN

Level 47 – view from the terrace

THE ONE WITH THE VIEW.





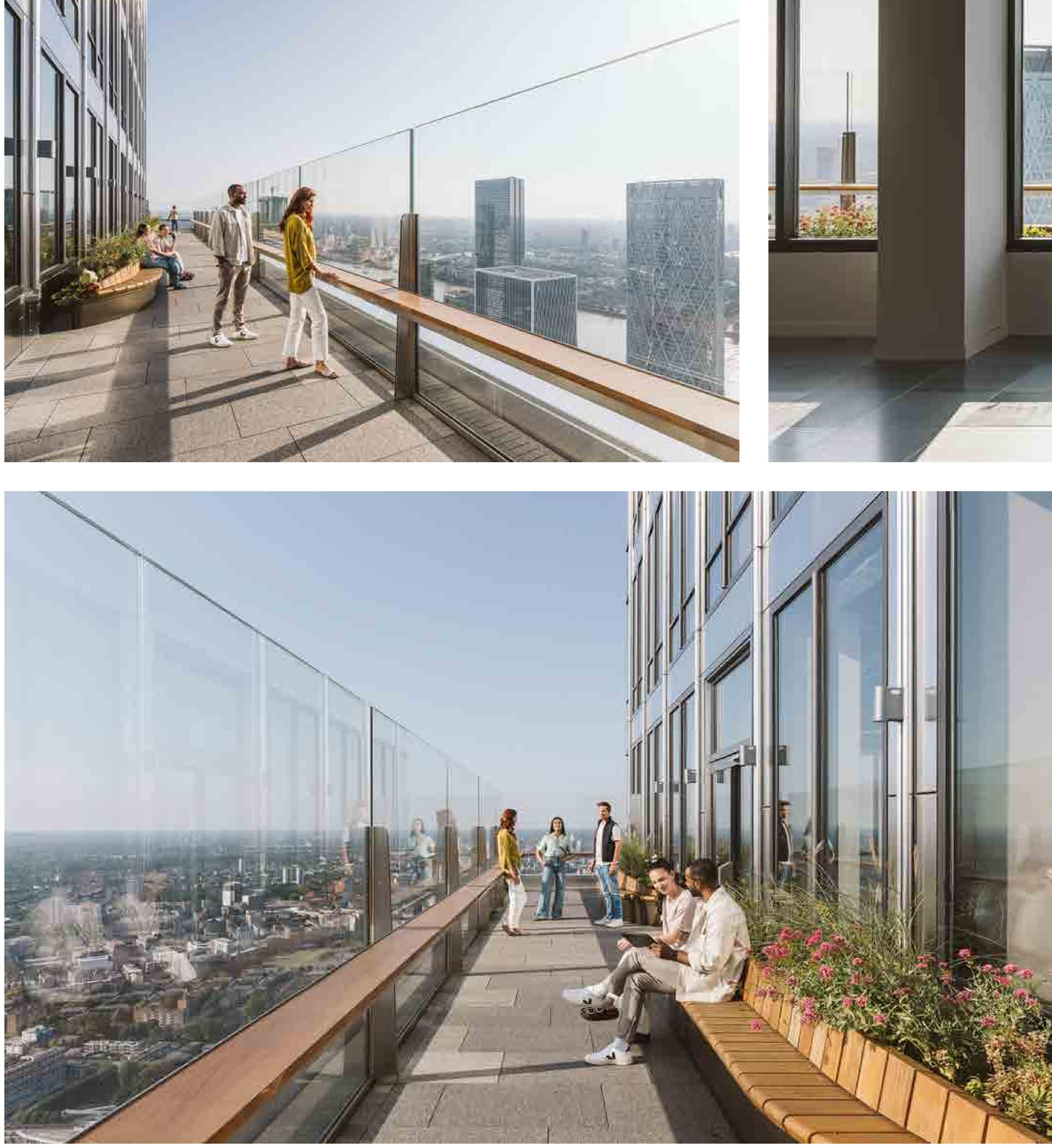






THE ONE TO CDNN/VNID BUSINESS

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





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.

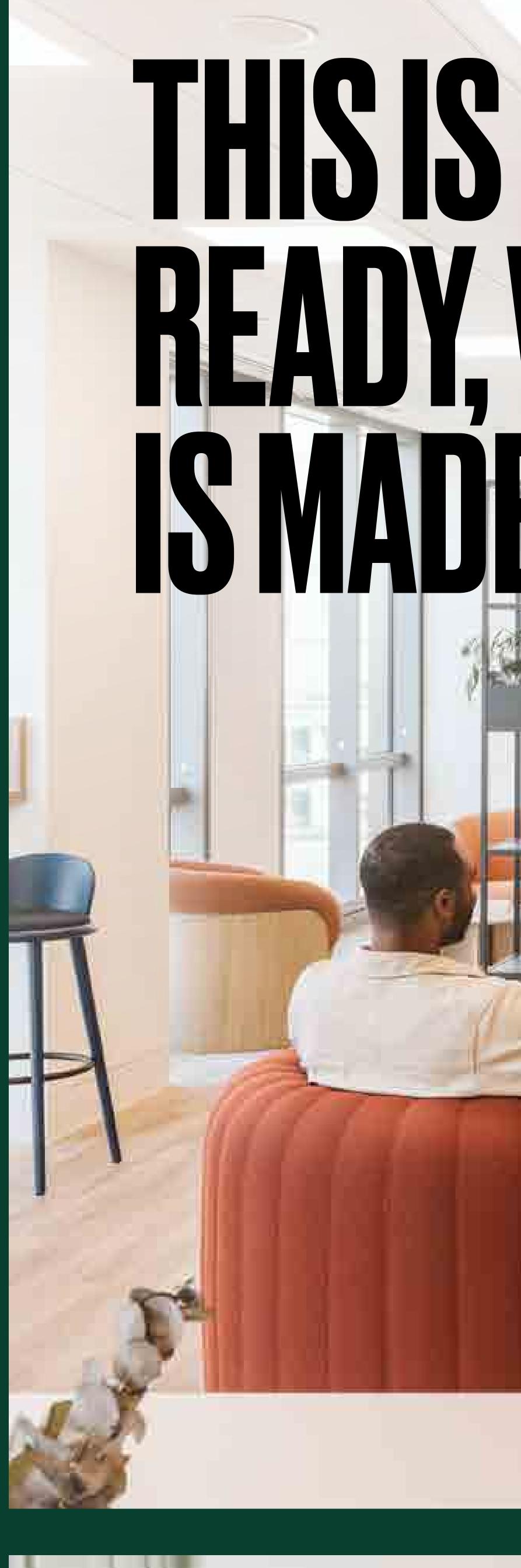
Move into a fully fitted and managed workspace on terms that suit your business, even as your needs change.

Innovative, sustainable, and always forward thinking.

offices.canarywharf.com/ madefor









MADEFOR:

THIS IS A WORKSPACE THAT'S READY, WAITING, AND REALLY IS MADEFORMOU.







Style 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 Architecturallighting Sne-off antiques Games area Modular Ready & waiting Connected Supported

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



Revolut





digital shadows_







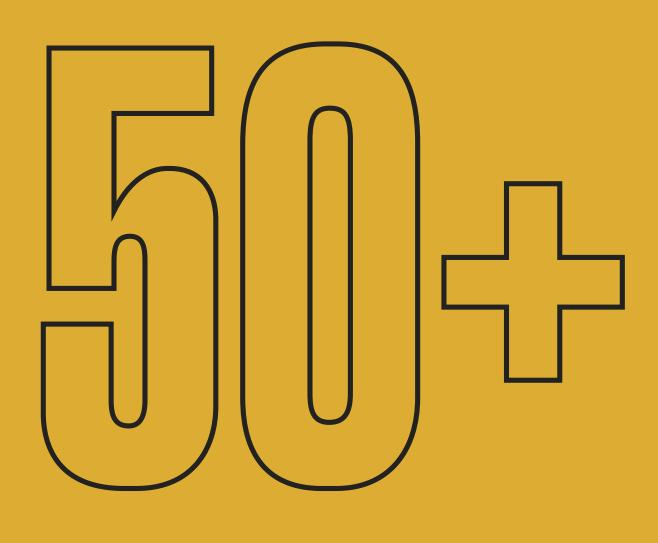
applied block chain



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



Investment into Level39 member companies to date



Nationalities



Startup and scaleup companies



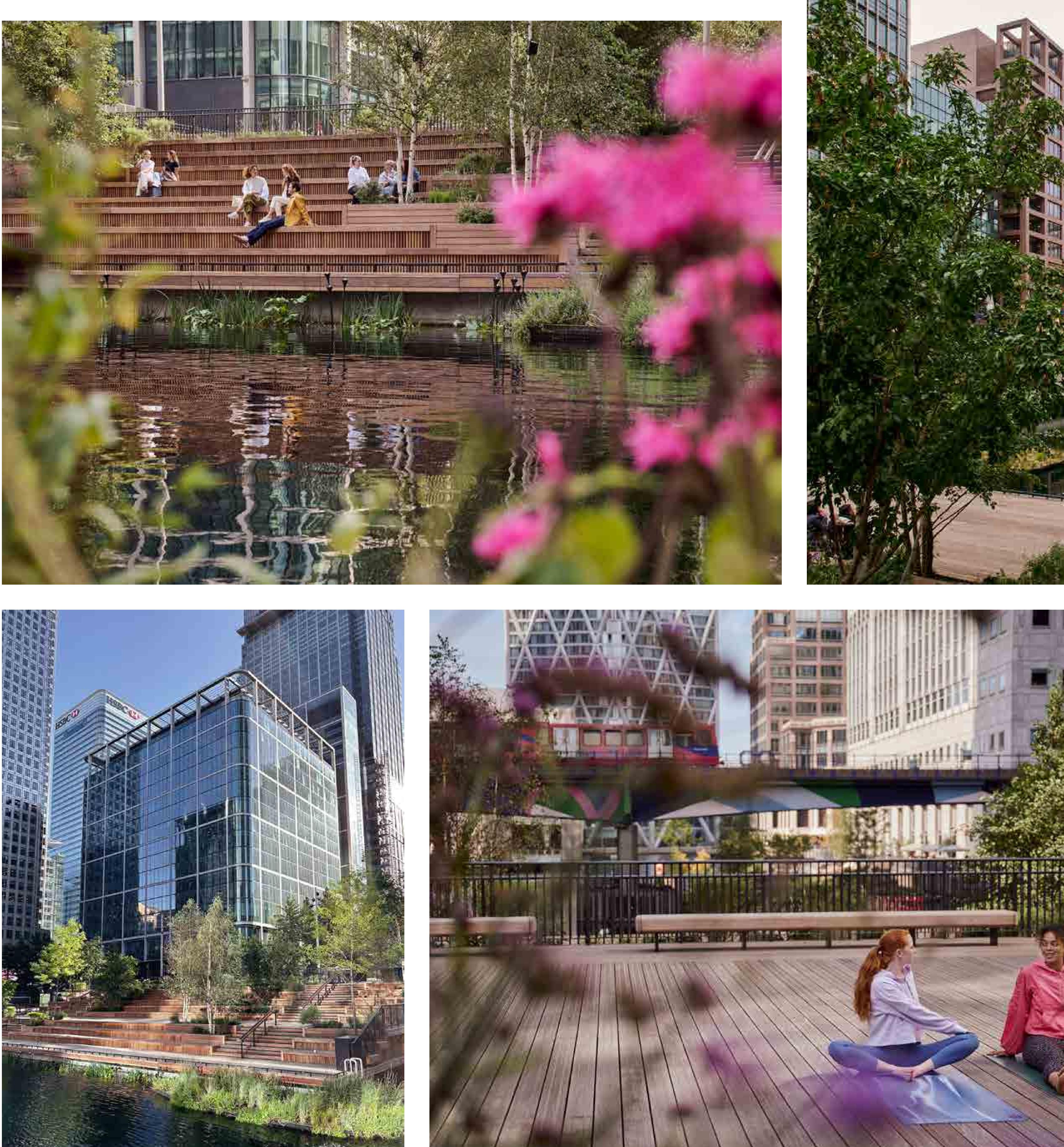


Eden Dock

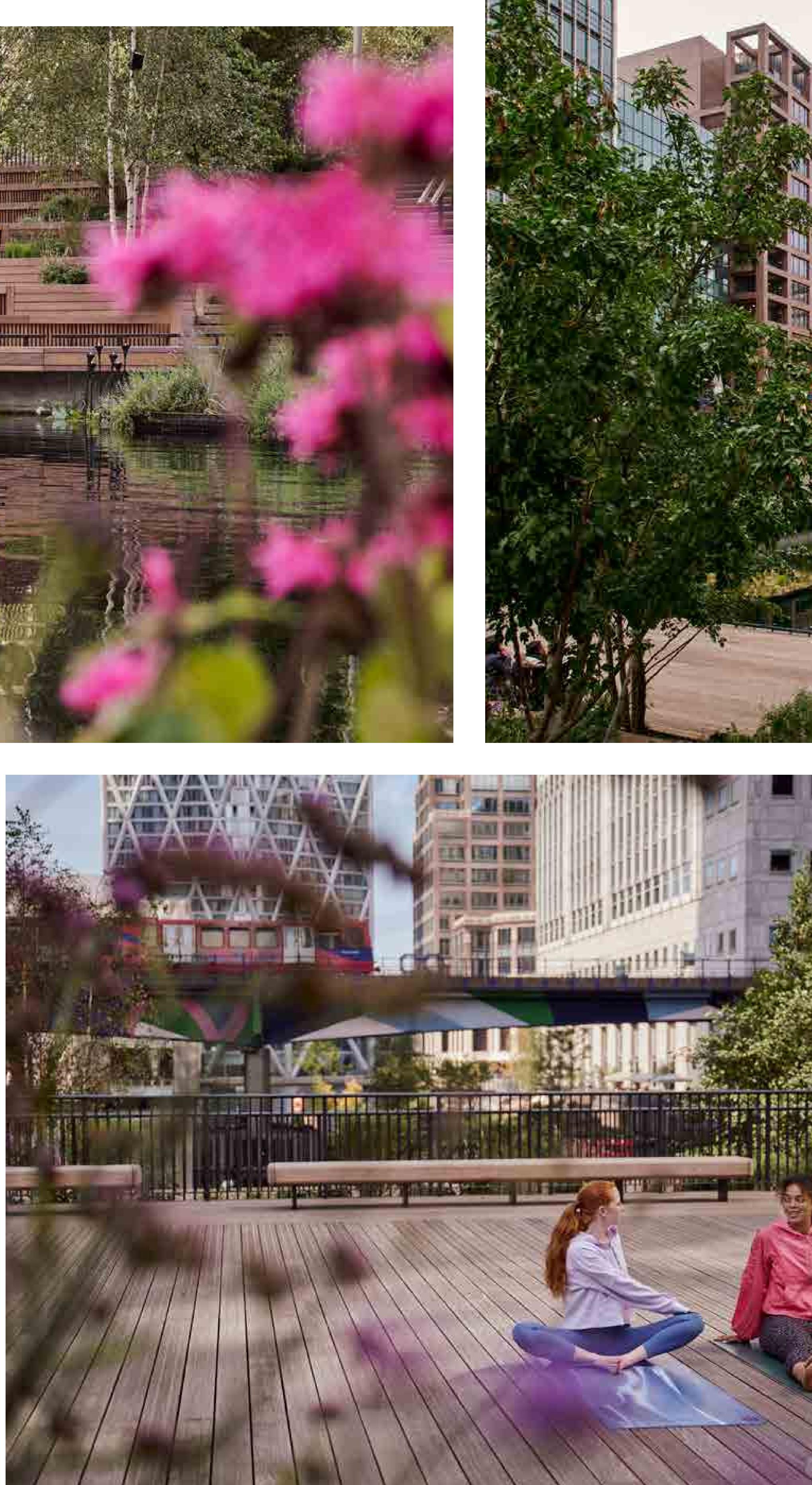
Together with the Eden Project, we are excited to unveil Eden Dock, a waterfront oasis in the heart of Canary Wharf. Aquatic islands, marine habitats, art installations and engaging water activities combine to create a place for nature and people. Dive into open-water swimming, rejuvenate with yoga or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



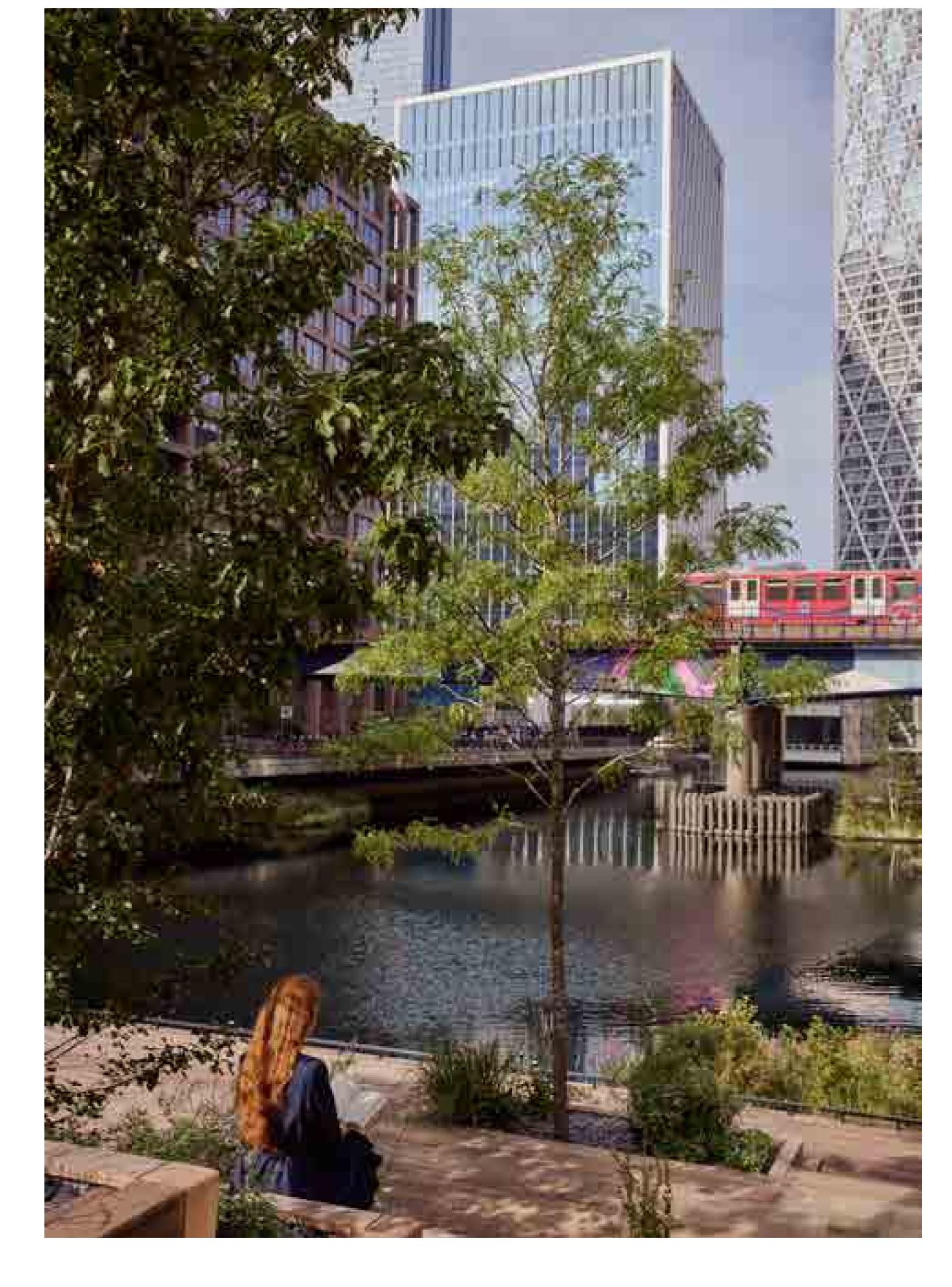












Specification summary

supply from 2 independent substations. A second duplicate primary electrical supply from a different EDF primary 132 kv substation

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

OFFICE AREAS

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

SPECIFICATION



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



fibre communications

140mm raised floor depth



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



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







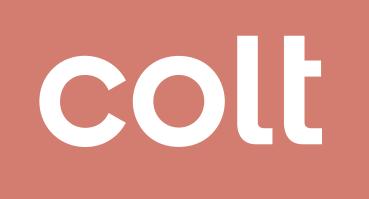
Office: 3.4 kn / sq m (70.99 lbs / sq ft) Partitions: 1.0 kn / sq m (20.88 lbs / sq ft)

between 1,600 - 3,500 KG



communications (3)

Verizonv





vodafone

hSo:





eunetworks

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.

coffee cups recycled

single-use plastic items eliminated or recycled

Transitioning to





fan coil air conditioning

 (\cap)

electricity sourced renewably since 2012

GRESB $\bigstar \bigstar \bigstar \bigstar 2024$

Full FCS[©] certification











to landfill since 2009

$\Box)$ by 2024

FELIX PROJECT

tackling food insecurity by distributing surplus food to the community







Luke Thurlow

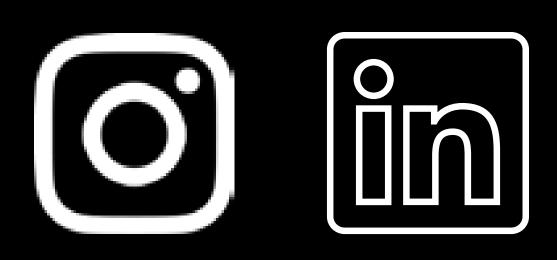
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