## Made For:





#### Fully fitted, furnished and managed workspaces

## 

### INTRODUCTION ONE CANADA SQUARE FORTY BANK STREET **20 WATER STREET** THE COLUMBUS BUILDING > **CASE STUDY - CITI** WHAT'S INCLUDED CONTACT

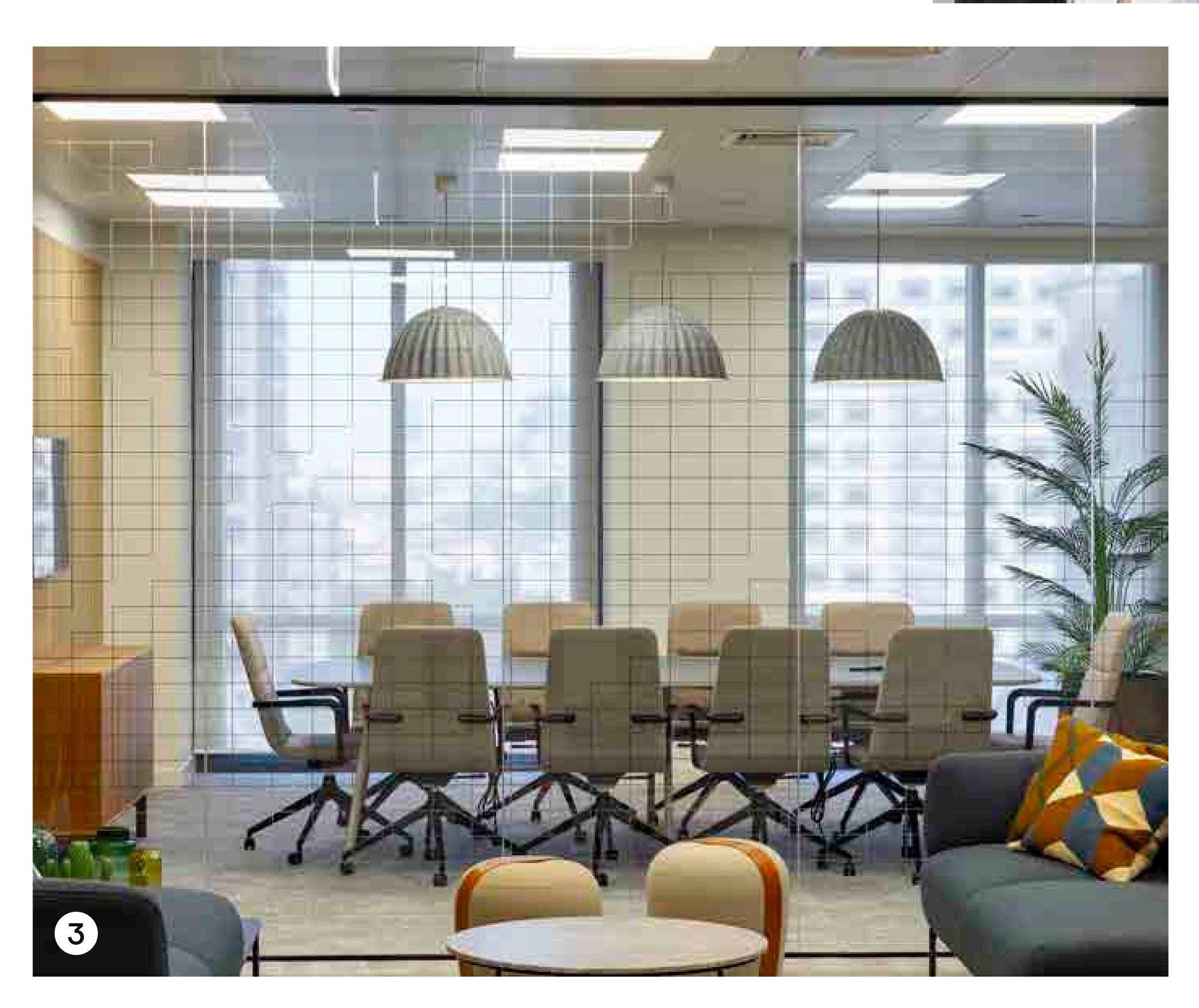


## INNOVATIVE FLEXIBLE SUSTAINABLITY TECHNOLOGY **STYLIGH** ADY TO MOVF

#### 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.



#### INTRODUCTION





- **Private Terrace** 20 Water Street
- 2 Large Breakout spaces 40 Bank Street
- **3 Warm and inviting welcome areas** One Canada Square





4 The finer details Fully fitted and furnished

5 Reception L33, One Canada Square



#### One Canada Square

## A STANDARD OF TRIUMPH, AND COLLABORATION -**ONE CANADA SQUARE IS ALANDMARK 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.

From 5,000 sq ft / 50 desks More info >



Level	Size (sq ft)	Desks	Meeting Rooms	Focus Rooms	Availability
33	28,582	248	23	8	Now
29 NE	5,932	80	4	3	Now
21 SW	8,431	80	4	2	'To order'
10 NE	5,719	56	4	1	Now



Recently refurbished reception with two new manned desks



Ground floor barista coffee bar and restaurant





Bookable meeting rooms, conference and event spaces

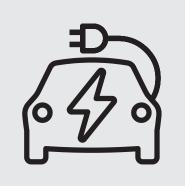


Showers and changing facilities



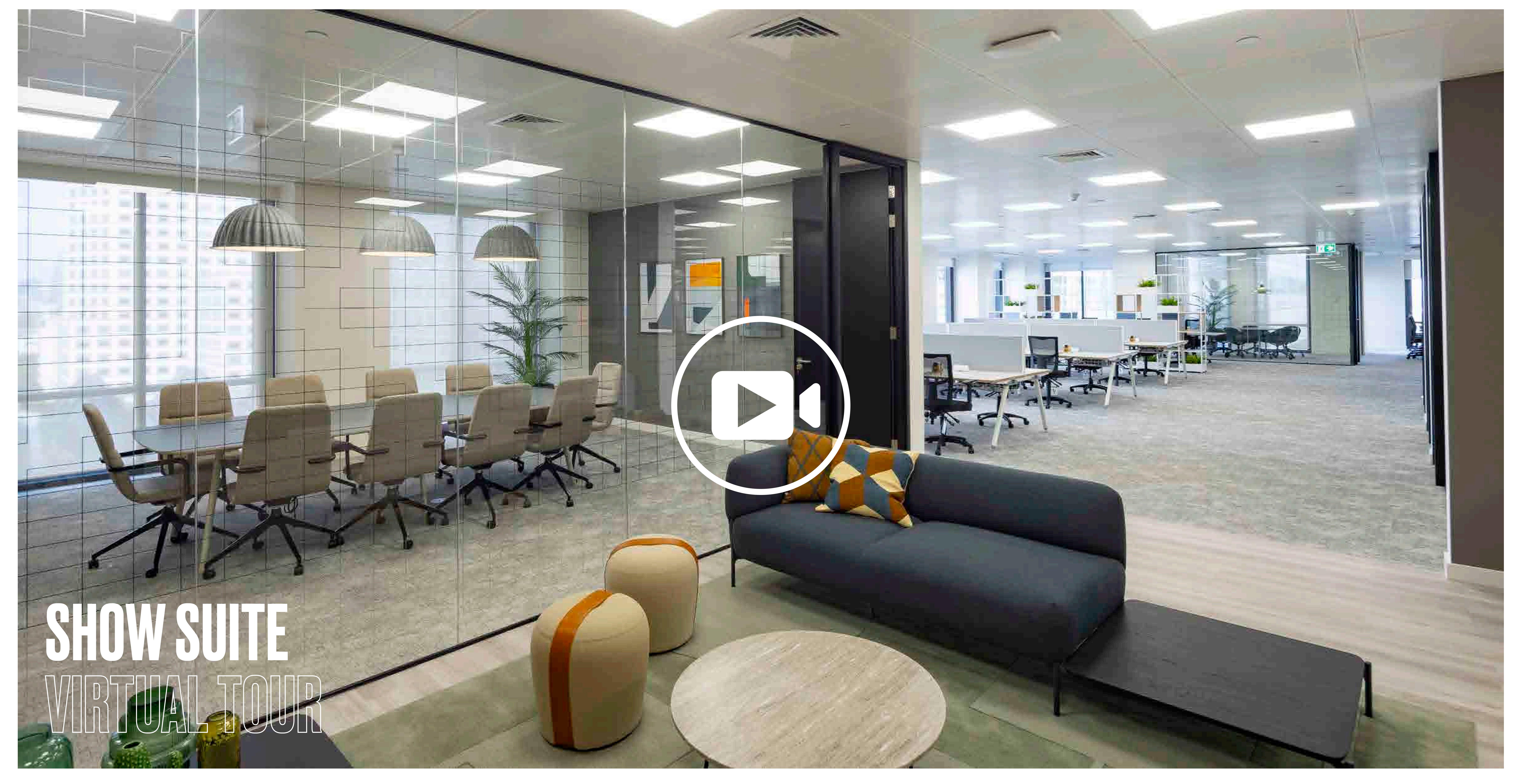


Secure bike storage



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





#### ONE CANADA SQUARE

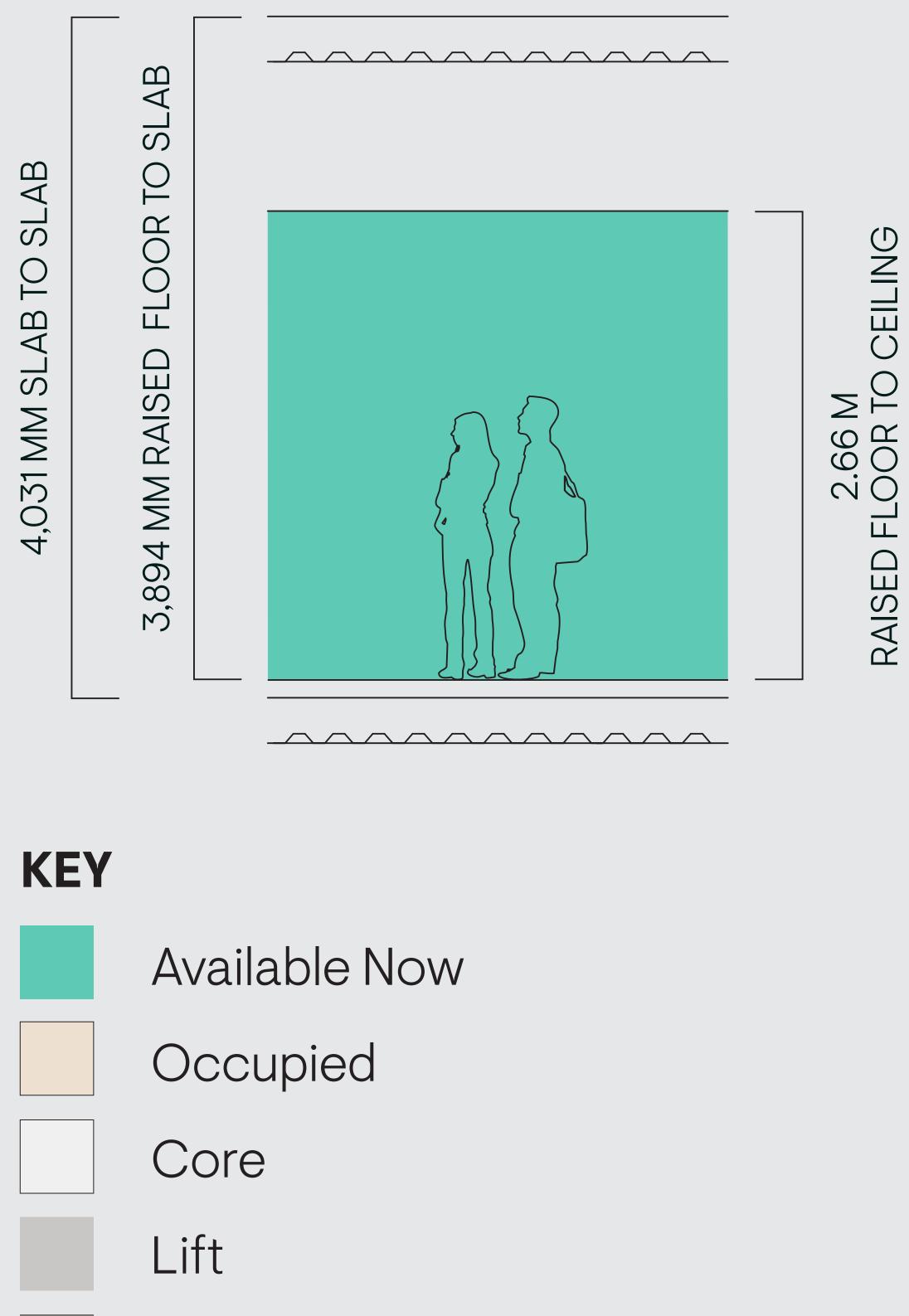




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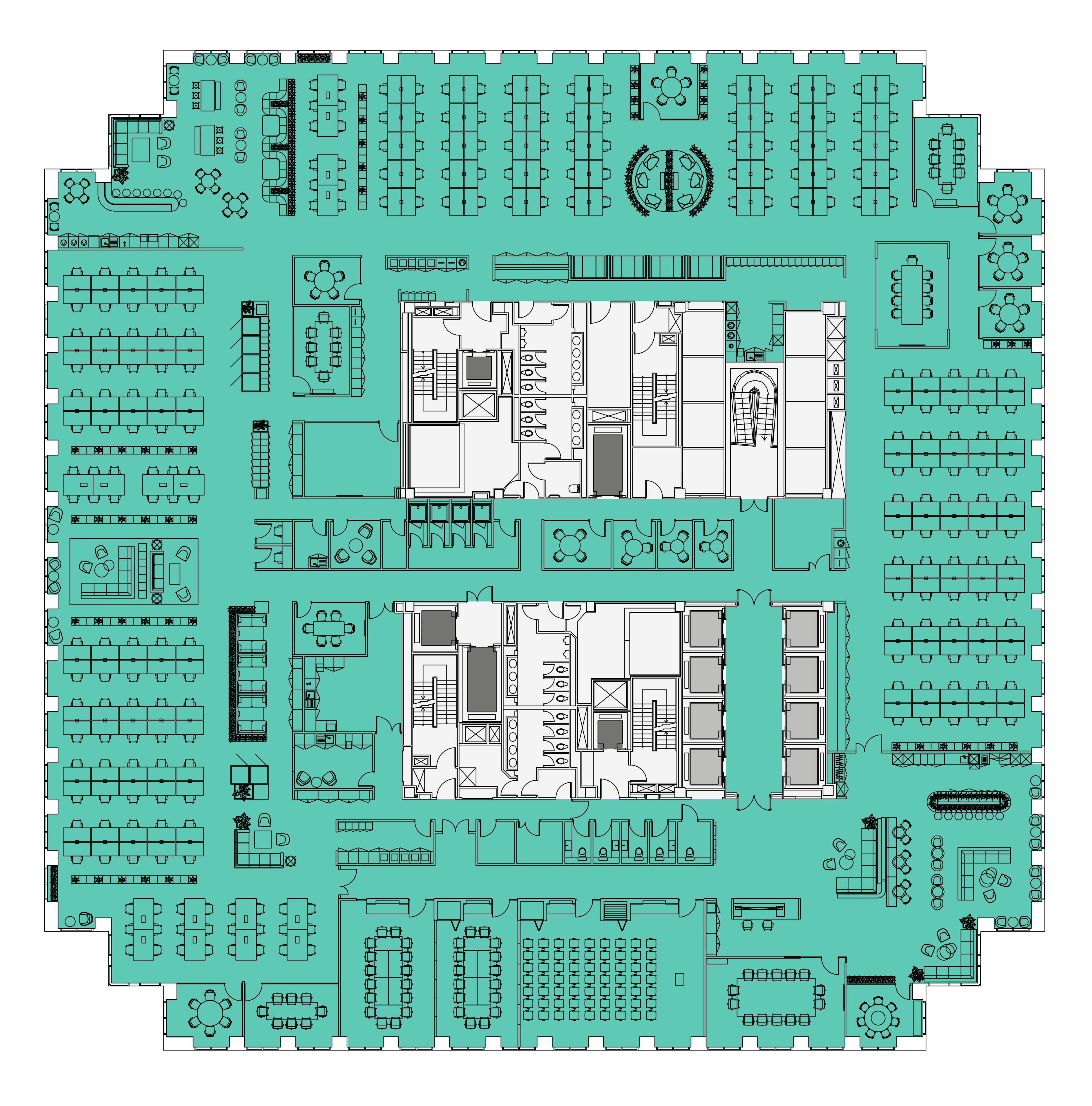
– 248 x Desks

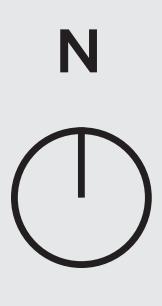
- 23 x Meeting rooms
- 8 x Focus rooms



Goods / Firemens' Lift









#### ONE CANADA SQUARE

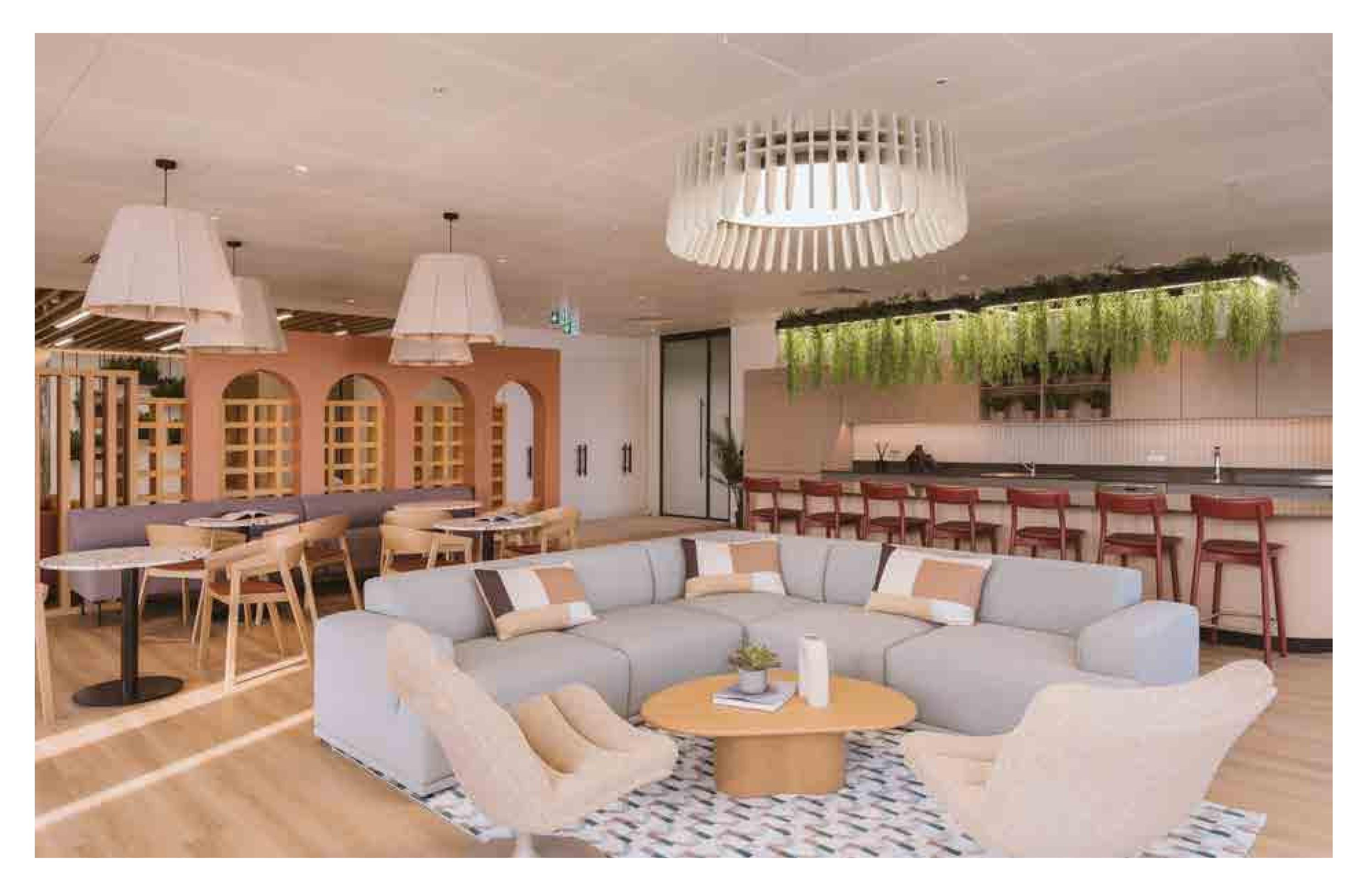


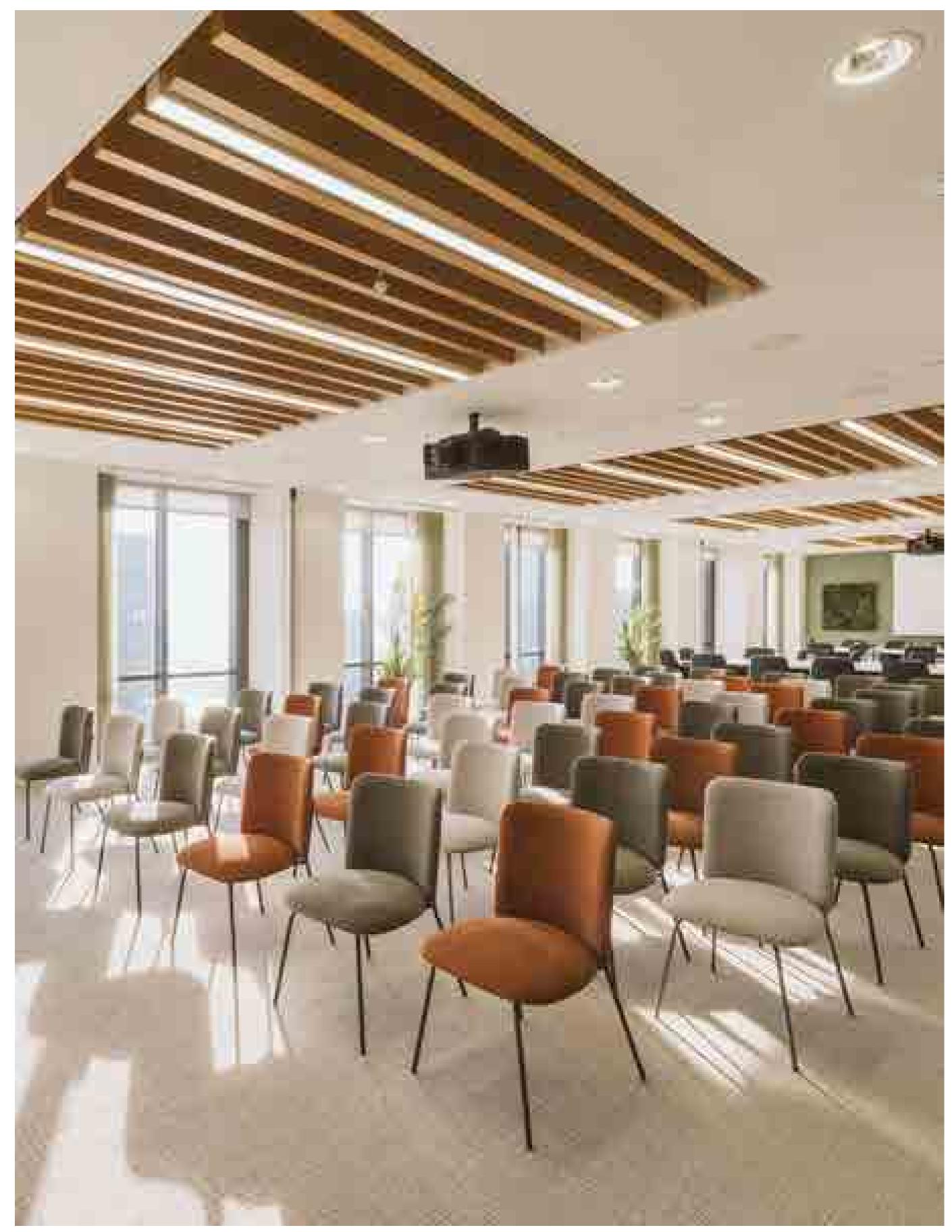


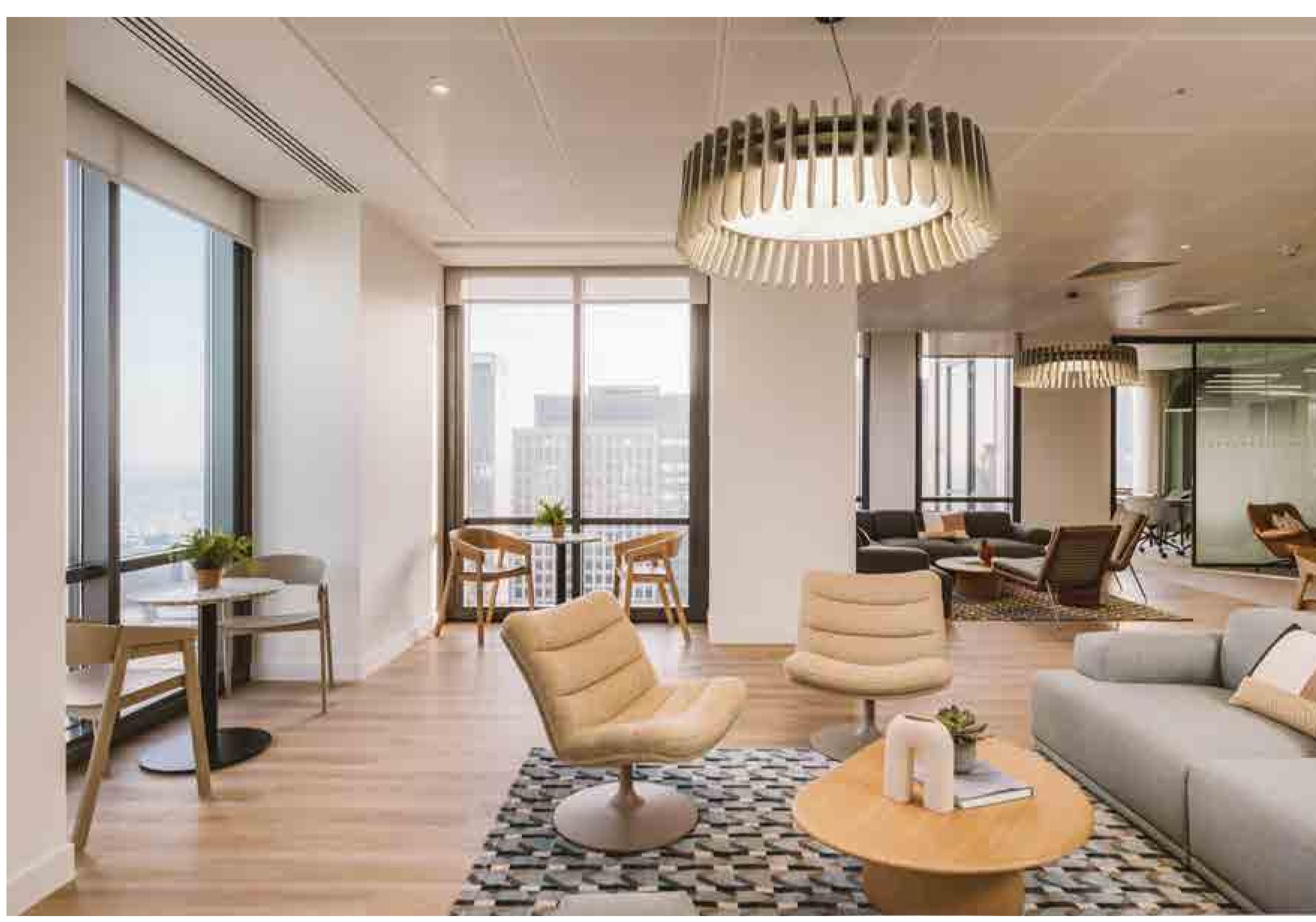
## LOOK & FEEL











#### ONE CANADA SQUARE





# 5,932 SQ FT / 551 SQ M

- 52 x Desks
- 4 x Meeting rooms
- 3 x Focus rooms
- 1 x Reception area with soft seating
- 1 x Large break out area
- 1 x Wellness room
- 1 x Comms / IT store

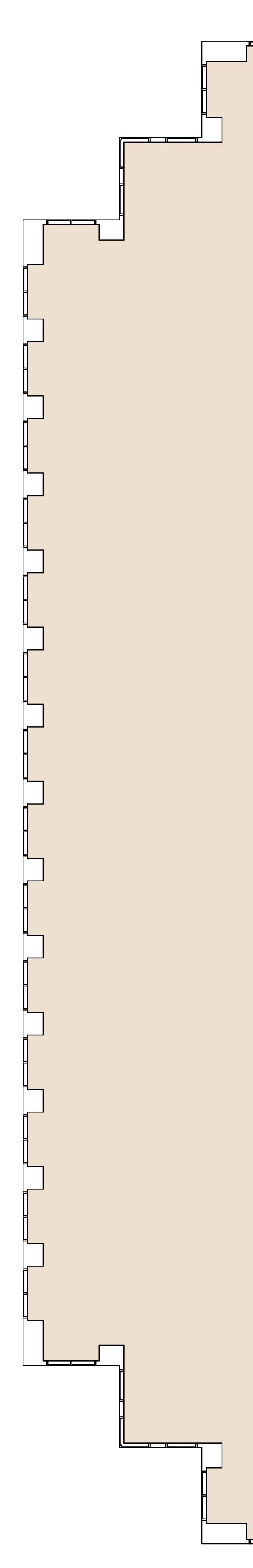
#### KEY

Lift

Available Q2 2025

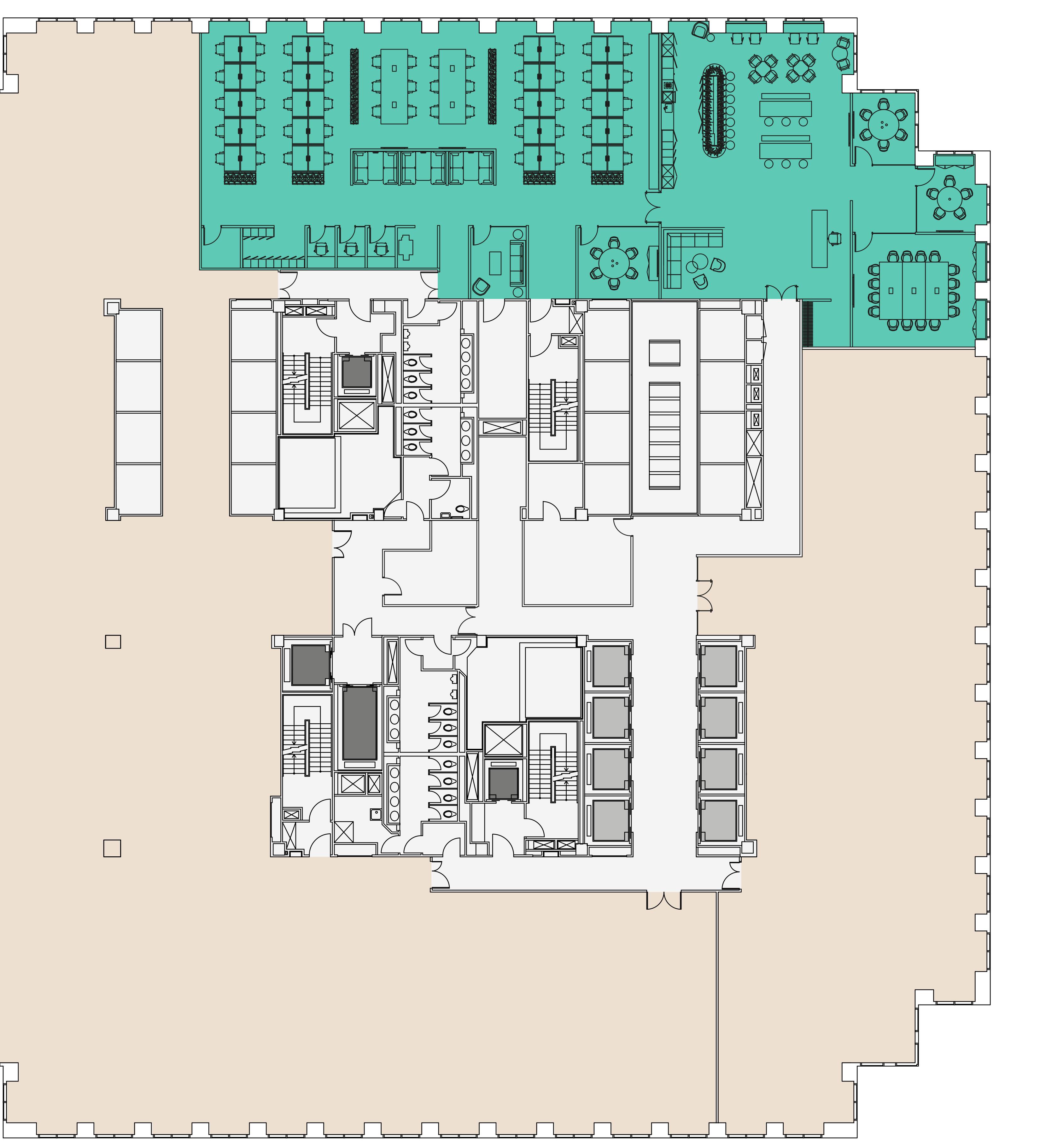
Core

Goods / Firemens' Lift





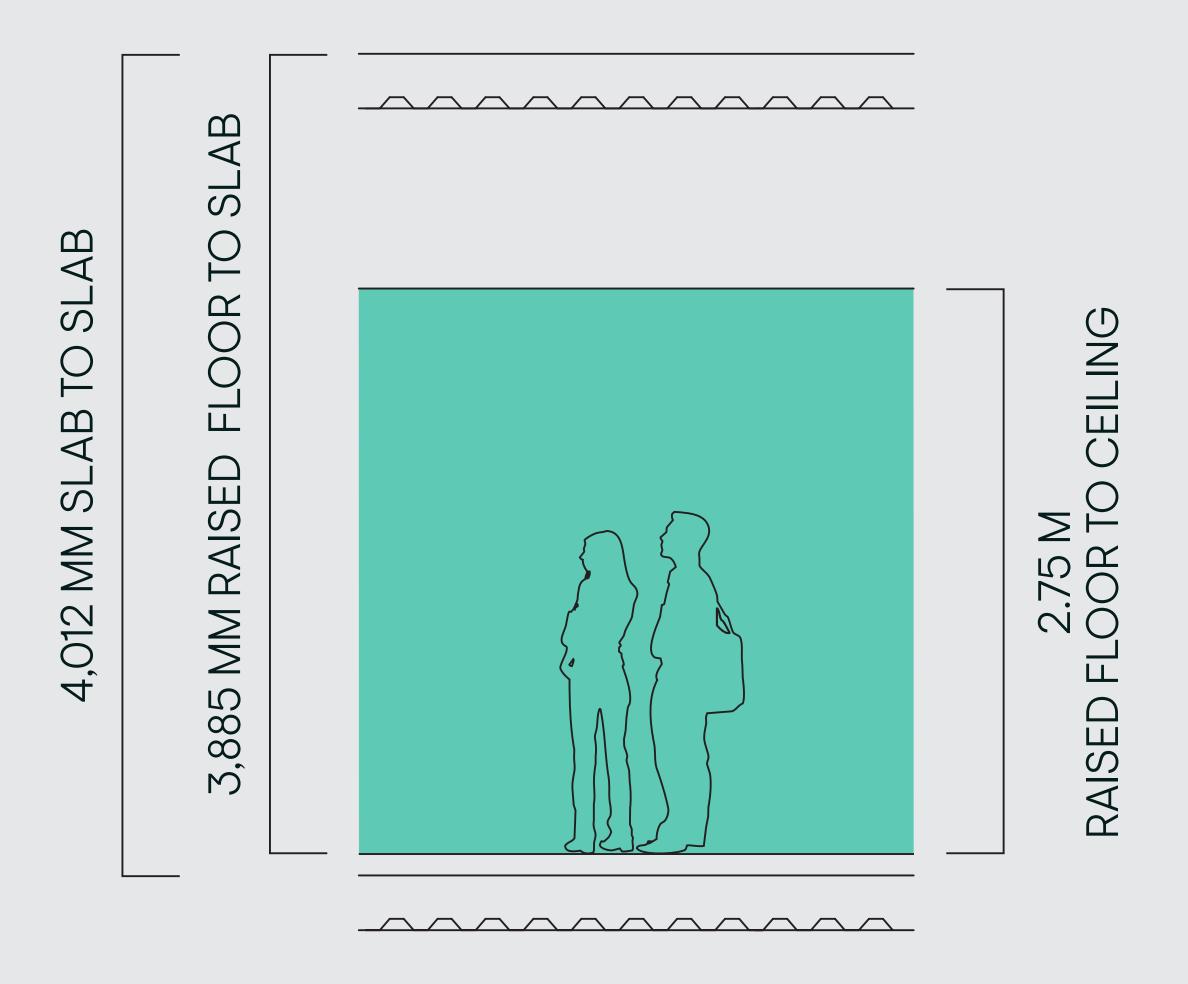






## **8,431 SQ FT / 783 SQ M**

- 80 x Desks
- 4 x Meeting rooms
- 2 x Focus rooms



#### KEY

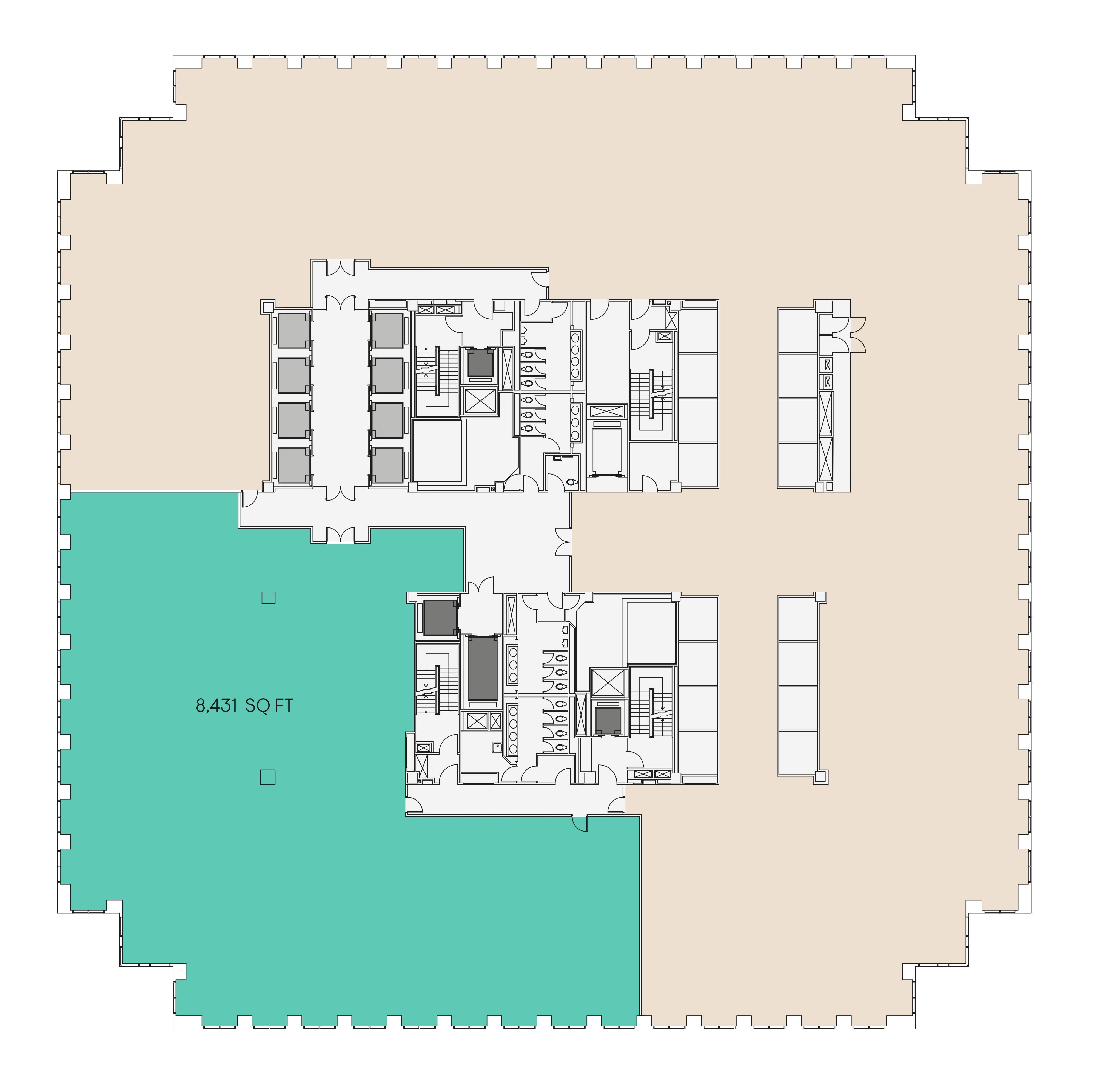
Lift

Goods / Firemens' Lift

Available 'To Order'

Occupied

Core







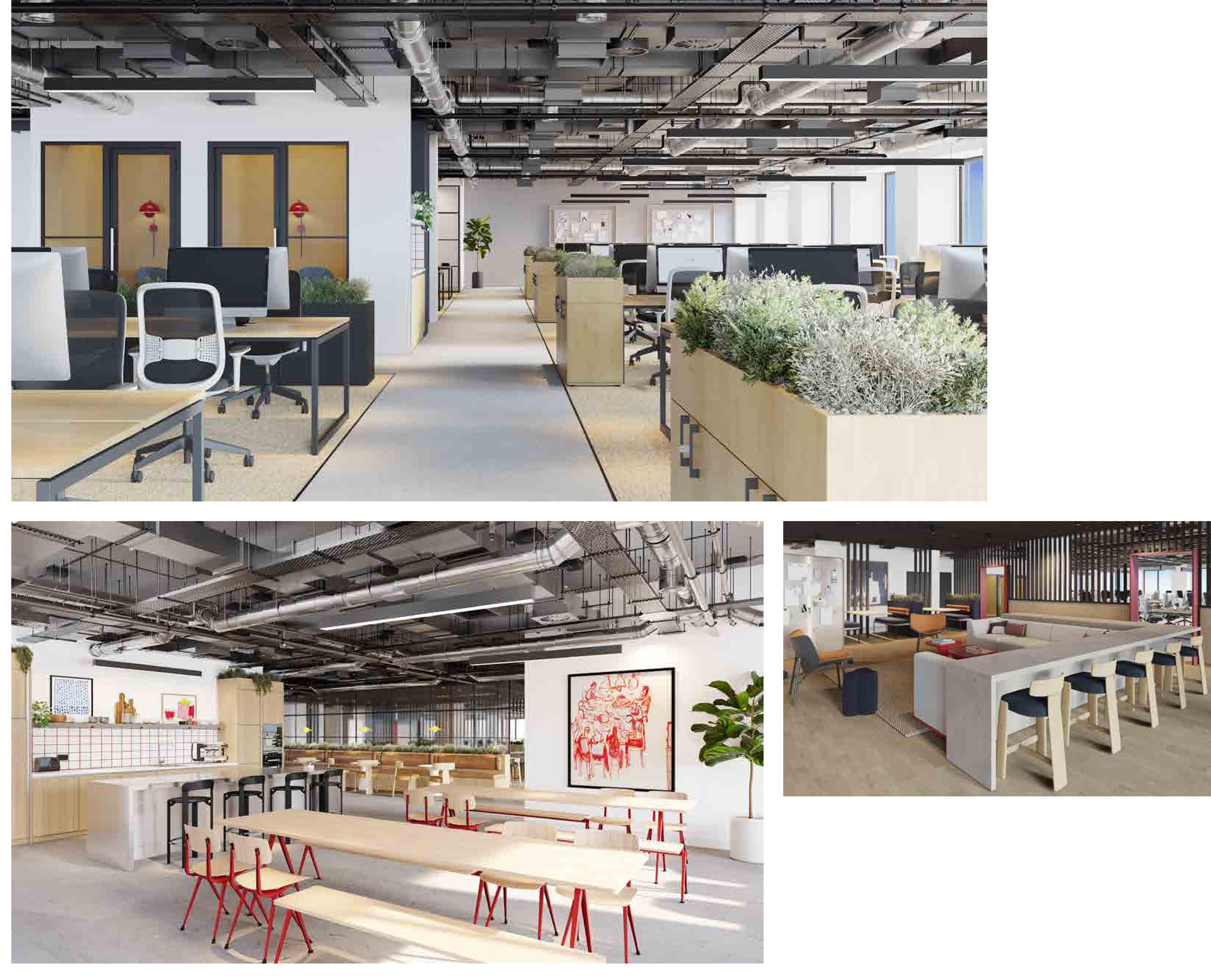


## UTH WEST UNIT **'AVALABLE TO ORDER'**

- 80 x Desks
- 1 x Reception area with soft seating
- 1 x Large boardroom facing West with views to the City
- 1 x 8 Person meeting room
- 1 x 6 Person meeting room
- 2 x 4 Person meeting rooms
- 2 x Focus rooms
- 2 x Phone booths
- 1 x Large breakout area
- 1 x Wellness room
- 1 x Comms / IT store
- Lockers

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

#### 



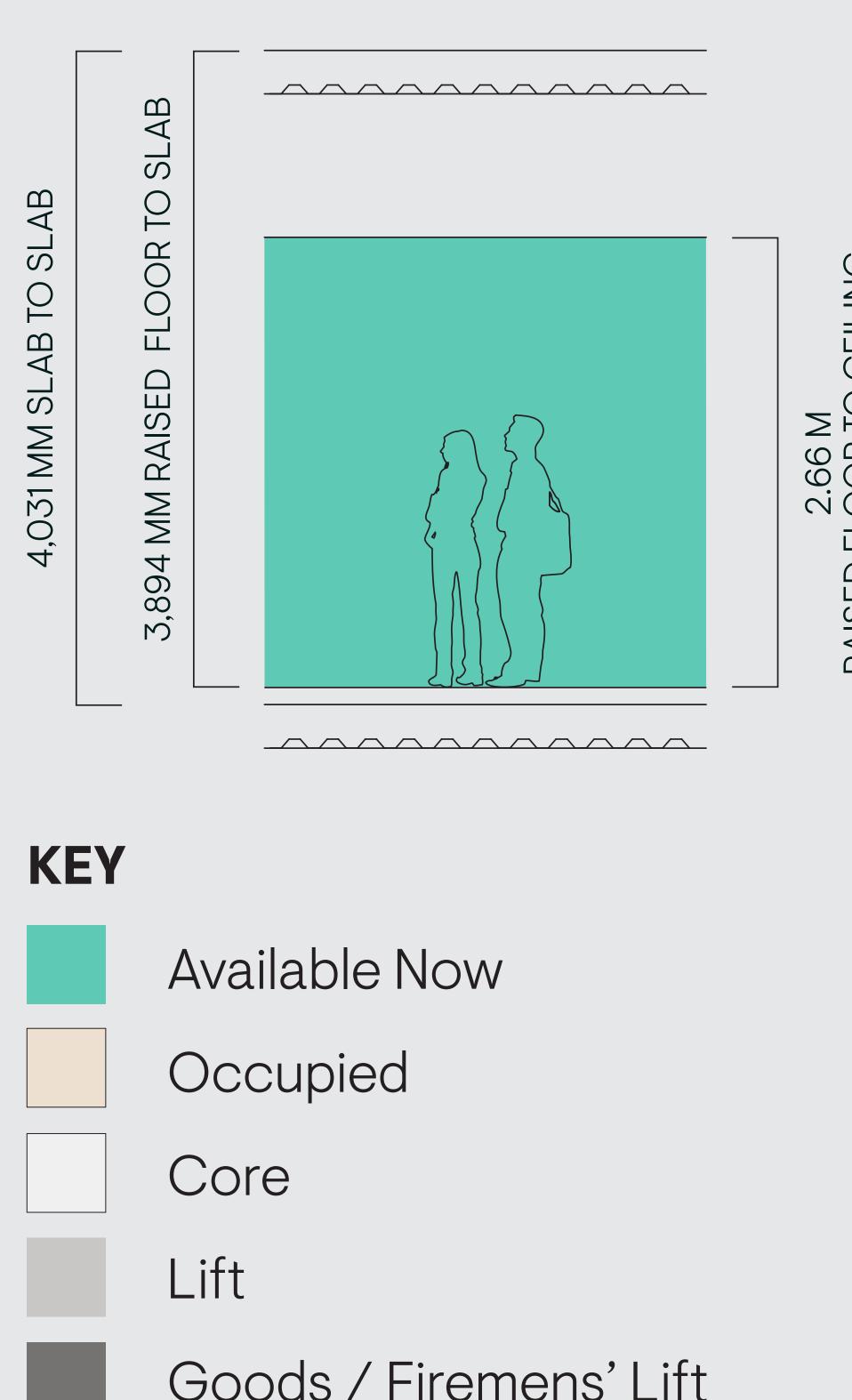




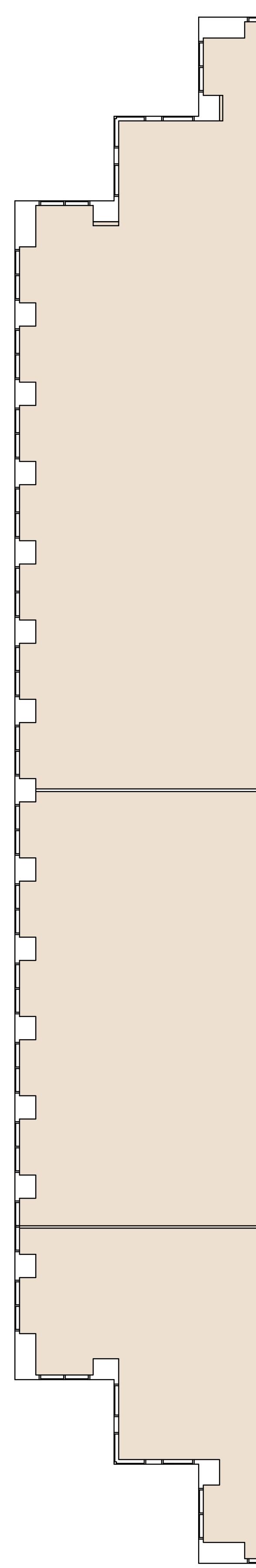


# 5,719 SQ FT / 531 SQ M

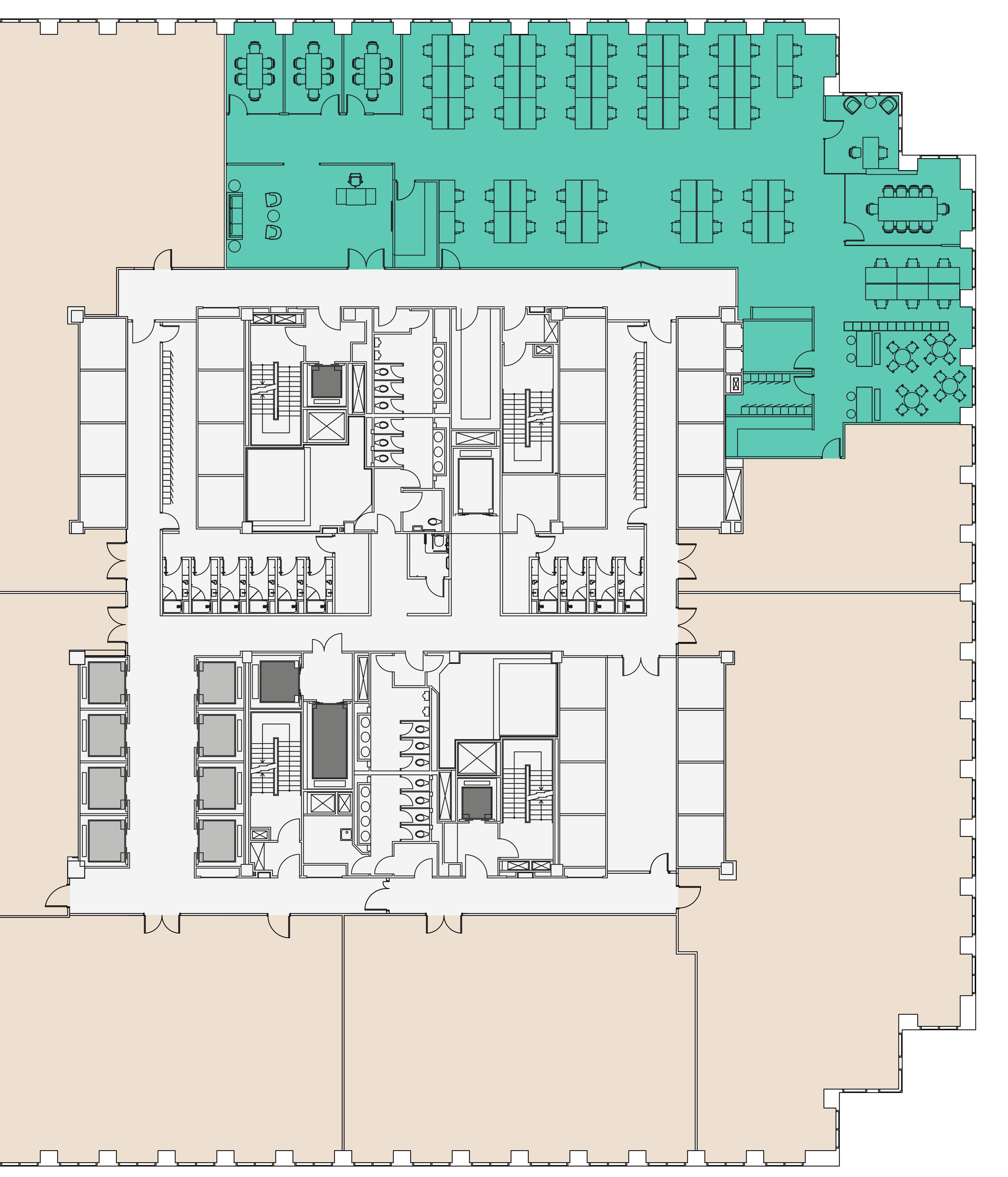
- 56 x Desks
- 1 x Reception area with soft seating
- 4 x Meeting rooms
- 1 x Focus room
- 1 x Private office
- 1 x Large breakout area
- 1 x Wellness room
- 1 x Comms / IT store



Goods / Firemens' Lift



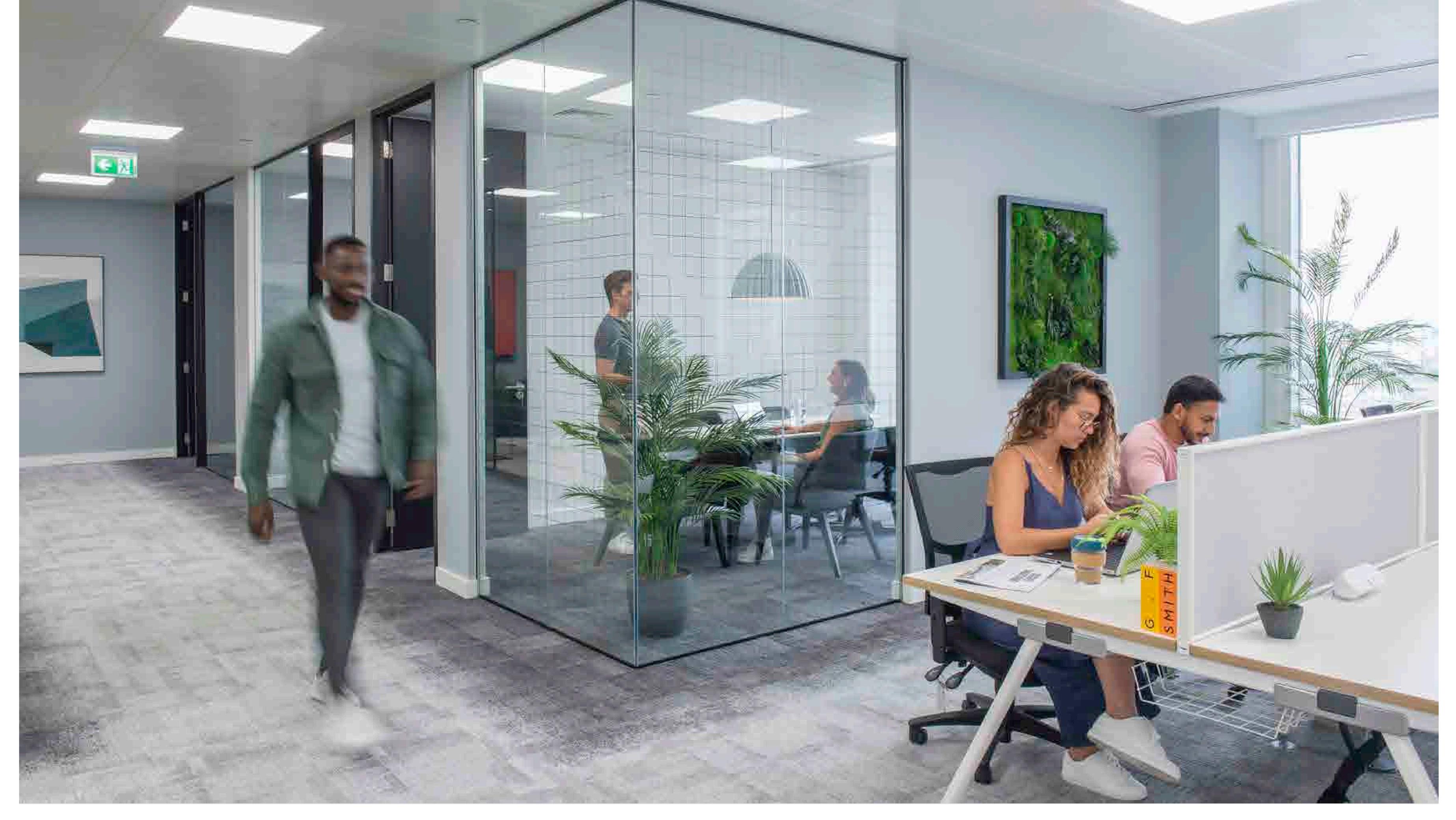


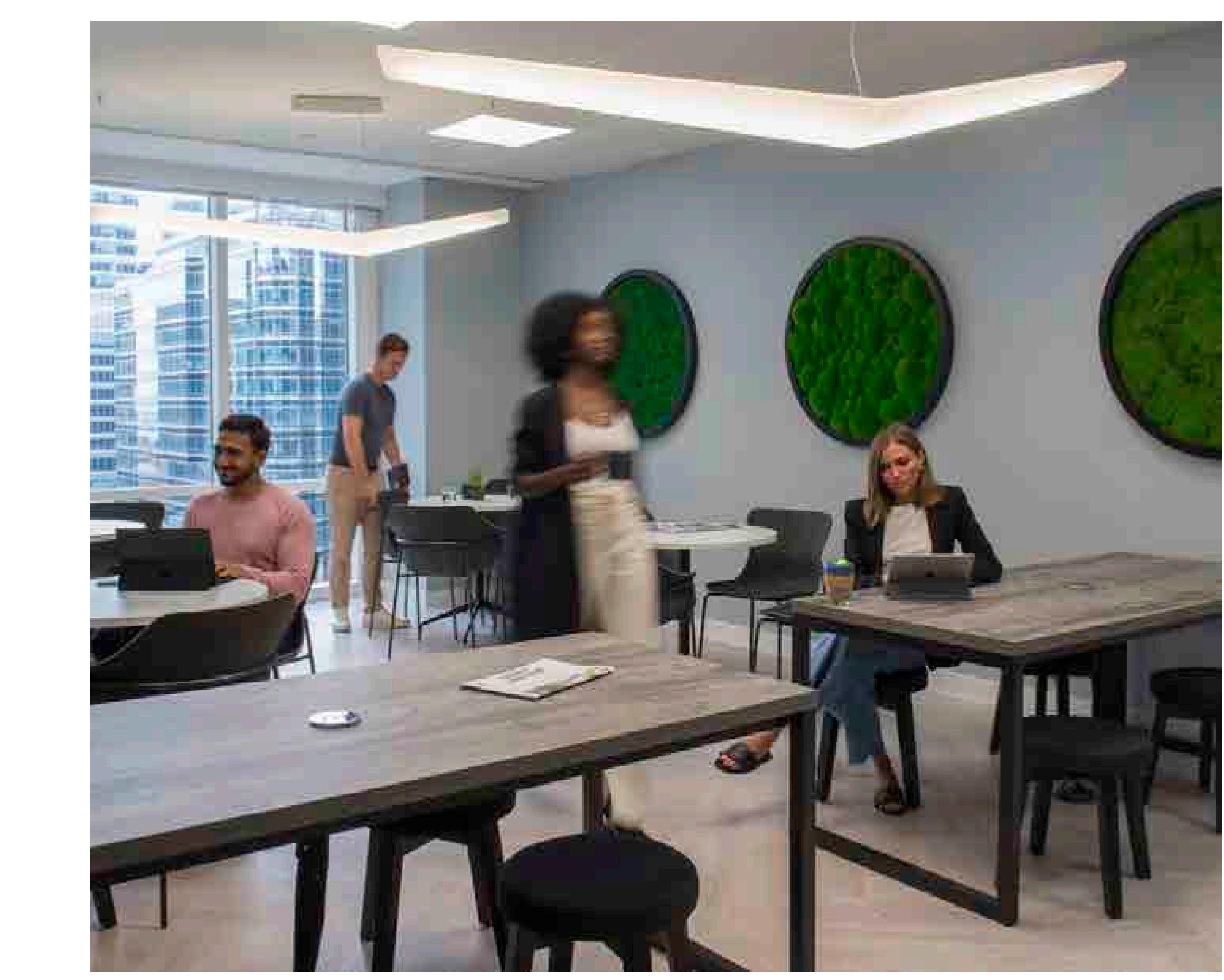


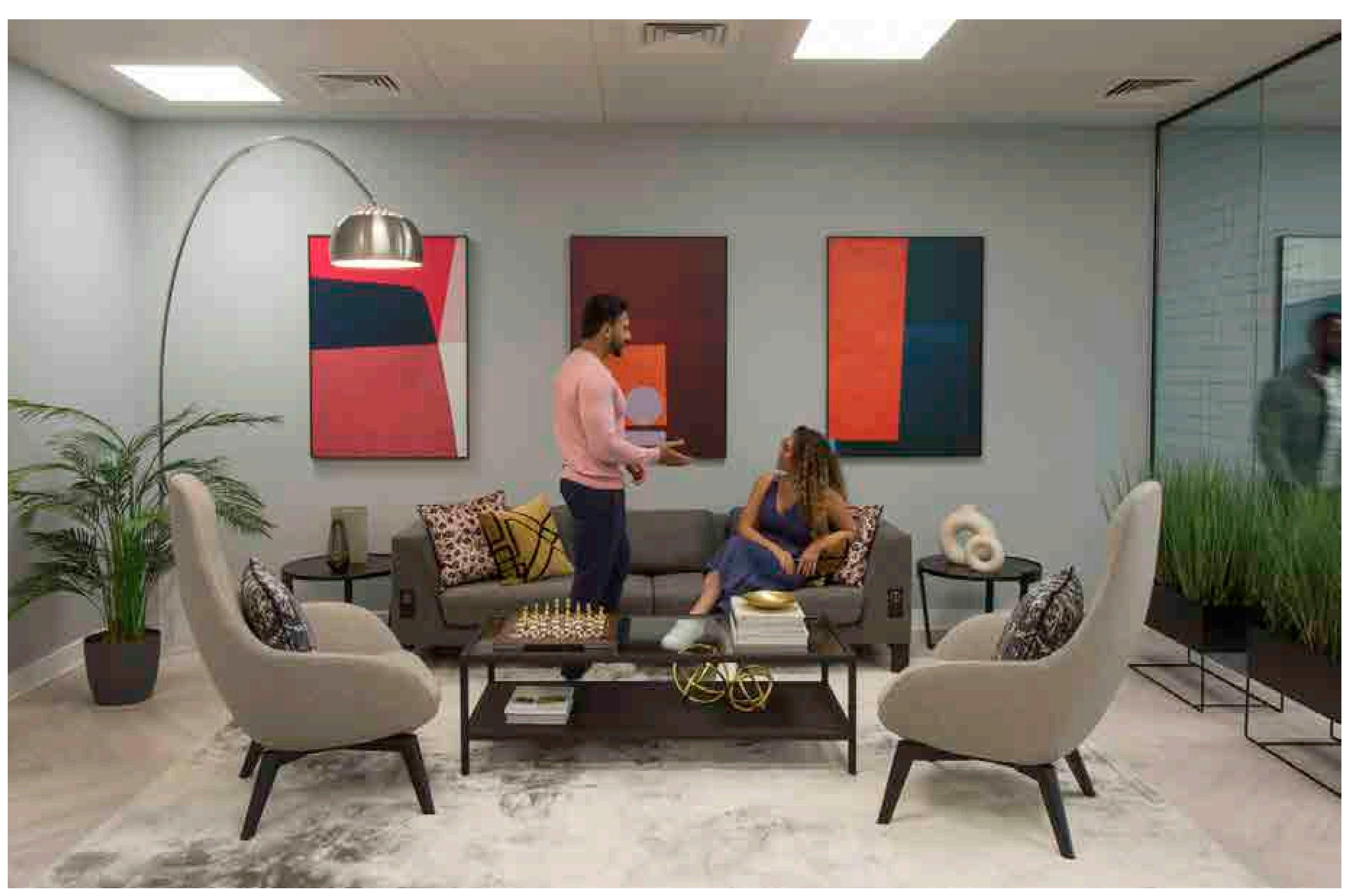
#### ONE CANADA SQUARE



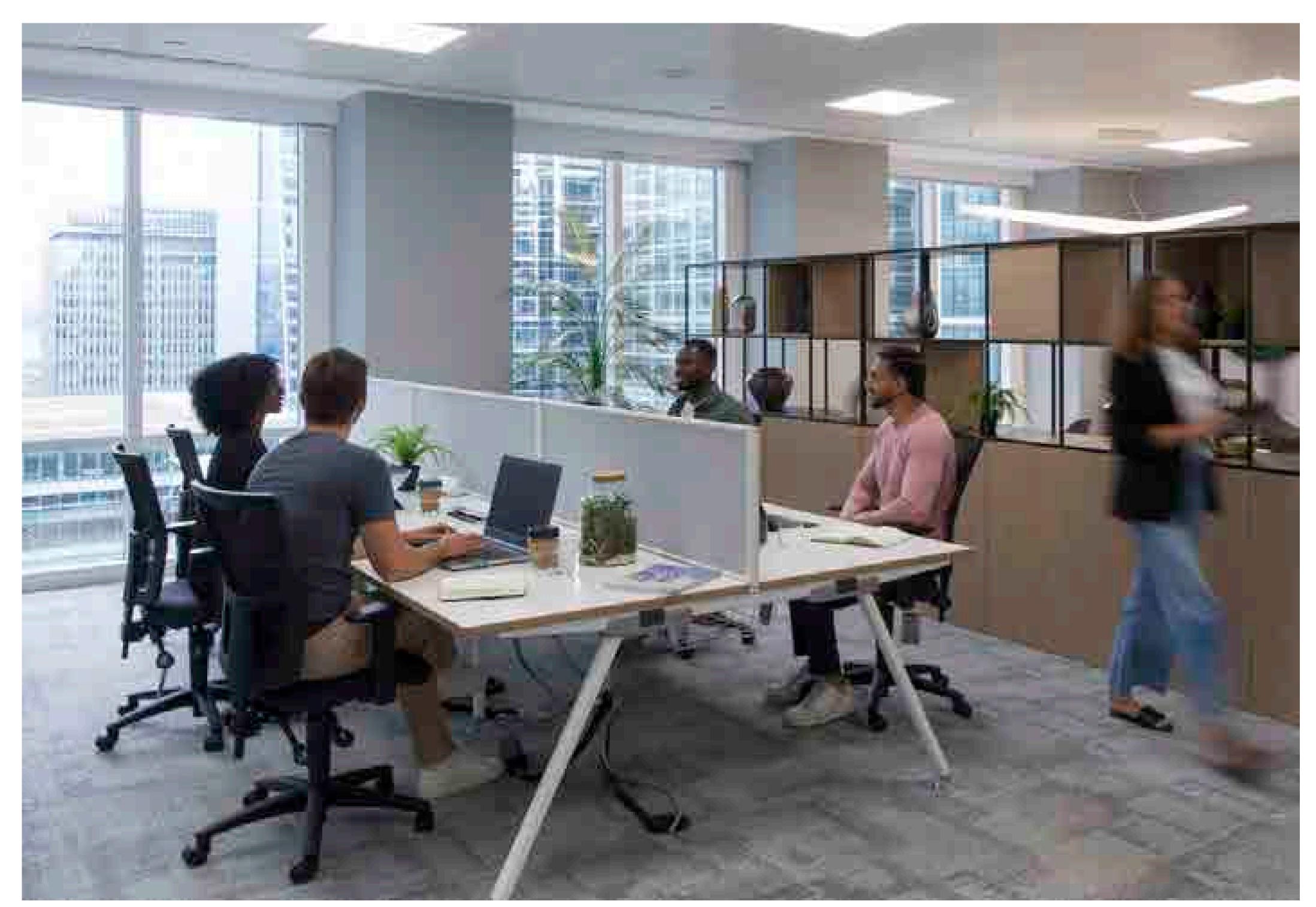








#### ONE CANADA SQUARE







#### Forty Bank Street

## FORTY BANK STREET HUB FOR GROWING **BUSINESSES WITH A** FORWARD-THINKING ATTITUDE AND GLOBAL OUTLOOK.

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 / 74 desks More info >



Level	Size (sq ft)	Desks	Meeting Rooms	Focus Rooms	Availability
31 N	8,092	74-92	6	3	Now
28	19,527	218	16	7	'To order'
27	19,521	218	16	7	'To order'
15	18,836	198	9	12	Now
14	18,847	220	13	11	Now



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

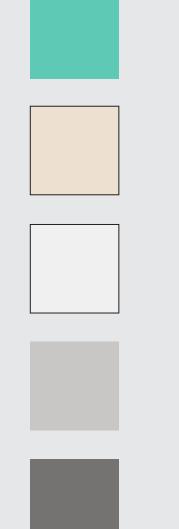


Access to the estate-wide car parking (includes charging stations for electric vehicles)

# **8,092 SQ FT / 752 SQ M**

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

#### KEY



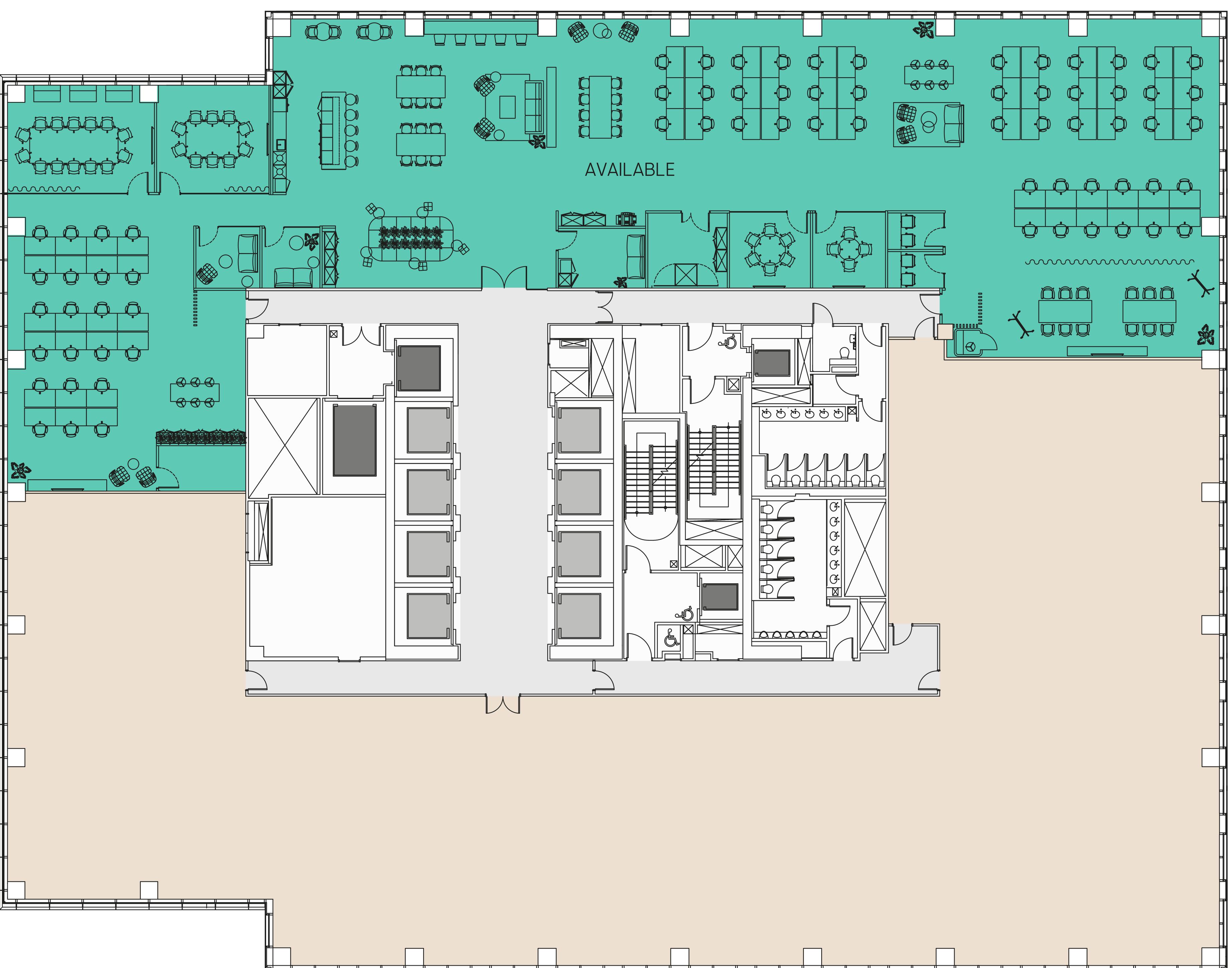
Available Now

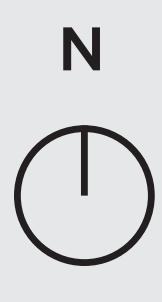
Occupied

Core

Lift

Goods / Firemens' Lift







## 

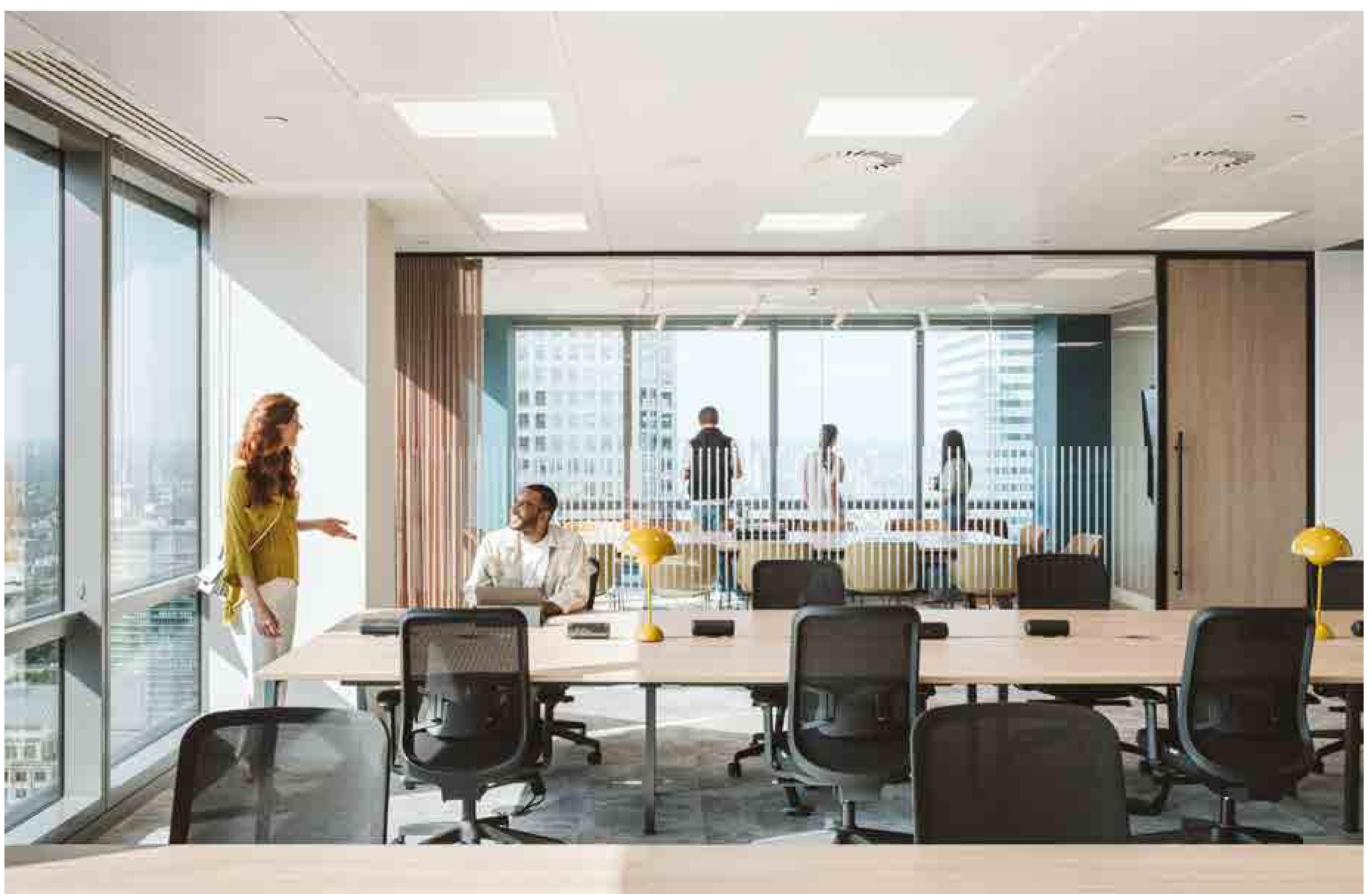


## NORTH UNIT AVAILABLE NOW

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

## WIRTUAL TOUR (F





#### FORTY BANK STREET







#### Levels 27 and 28

## AVAILABLE "TO ORDER" WHOLE FLOORS 19,521 - 39,048 SQ FT

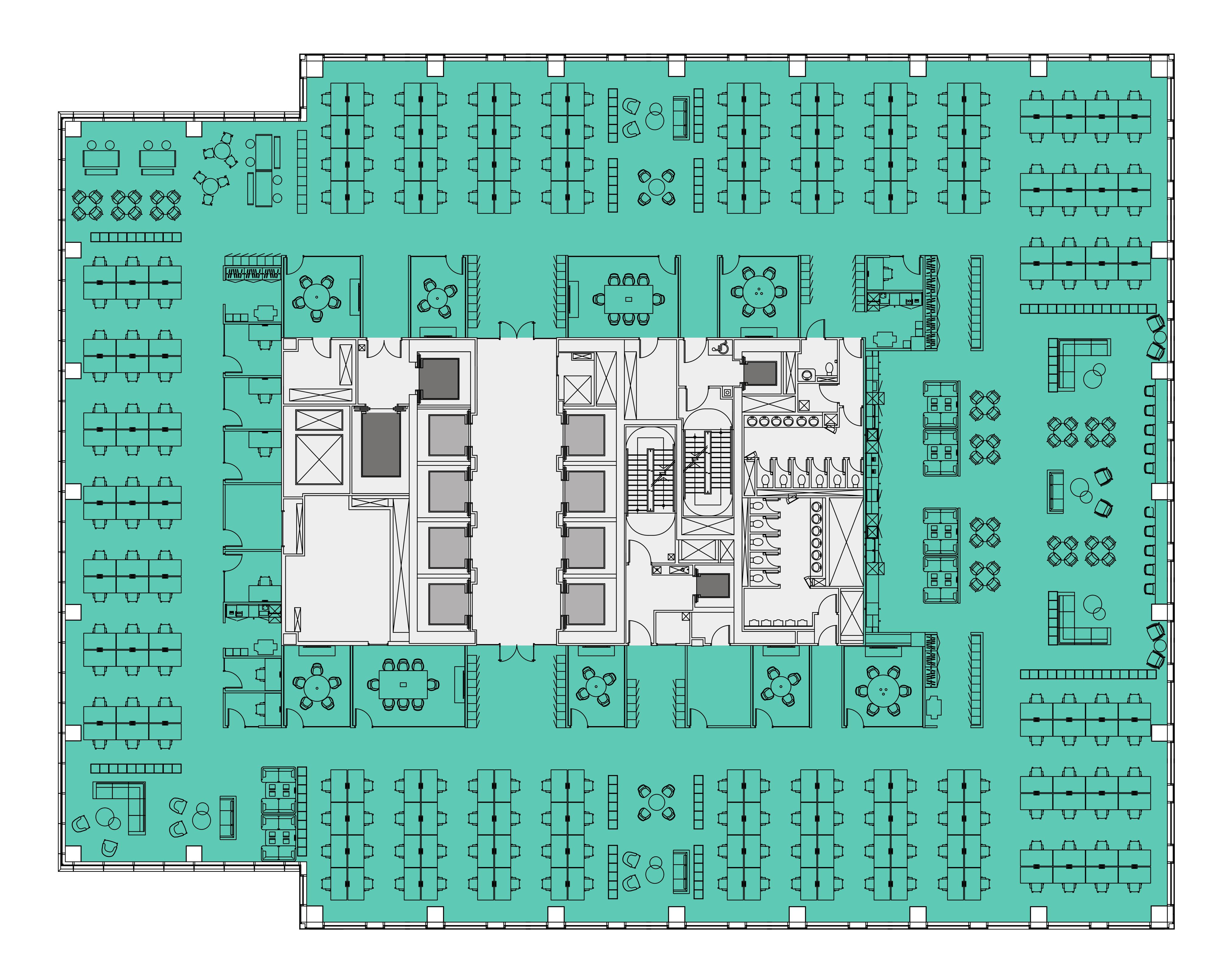
- New exposed Cat A
- Ability to add interconnection staircase
- Option to deliver fully managed workspace to include:
  - 218 x Desks
  - 16 x Meeting rooms
  - 7 x Focus rooms
  - 1 x Large Kitchen Breakout
  - Storage & lockers

#### KEY

Available 'To Order' Core

Lift

Goods / Firemens' Lift



FORTY BANK STREET



#### **18,836 SQ FT / 1,750 SQ M**

- 198 x Desks
- 9 x Meeting rooms
- 1 x Large breakout area
- 12 x Focus rooms
- 2 x Kitchen / Teapoint
- 1 x Comms / IT store
- Hot desking / Collaborating zones

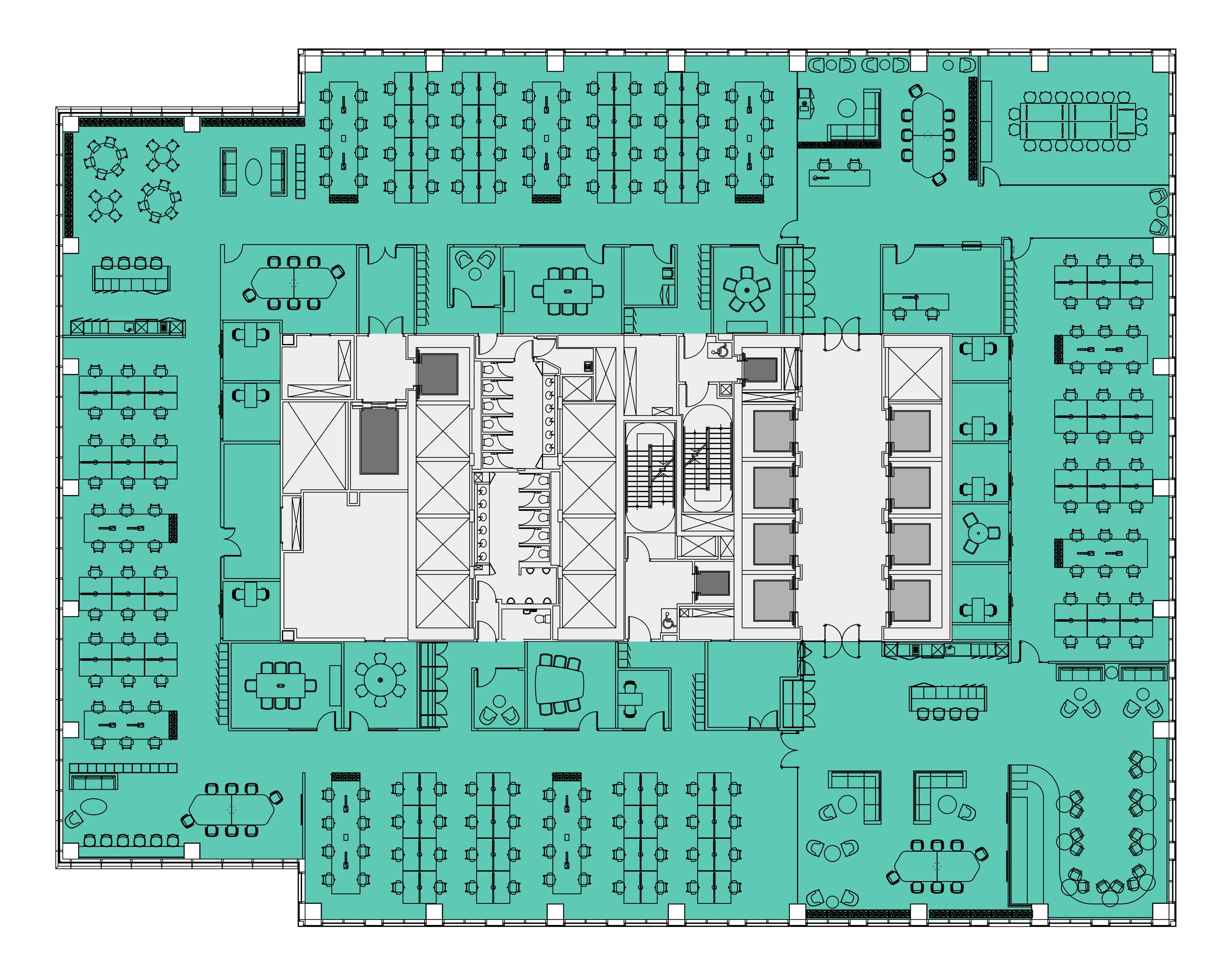
#### KEY

Available Now

Core

Lift

Goods / Firemens' Lift









## **18,847 SQ FT / 1,751 SQ M**

#### – 220 x Desks

- 13 x Meeting rooms
- 2 x Large breakout area
- 11 x Focus rooms
- 2 x Kitchen / Teapoint
- 1 x Wellness room
- 1 x Comms / IT store

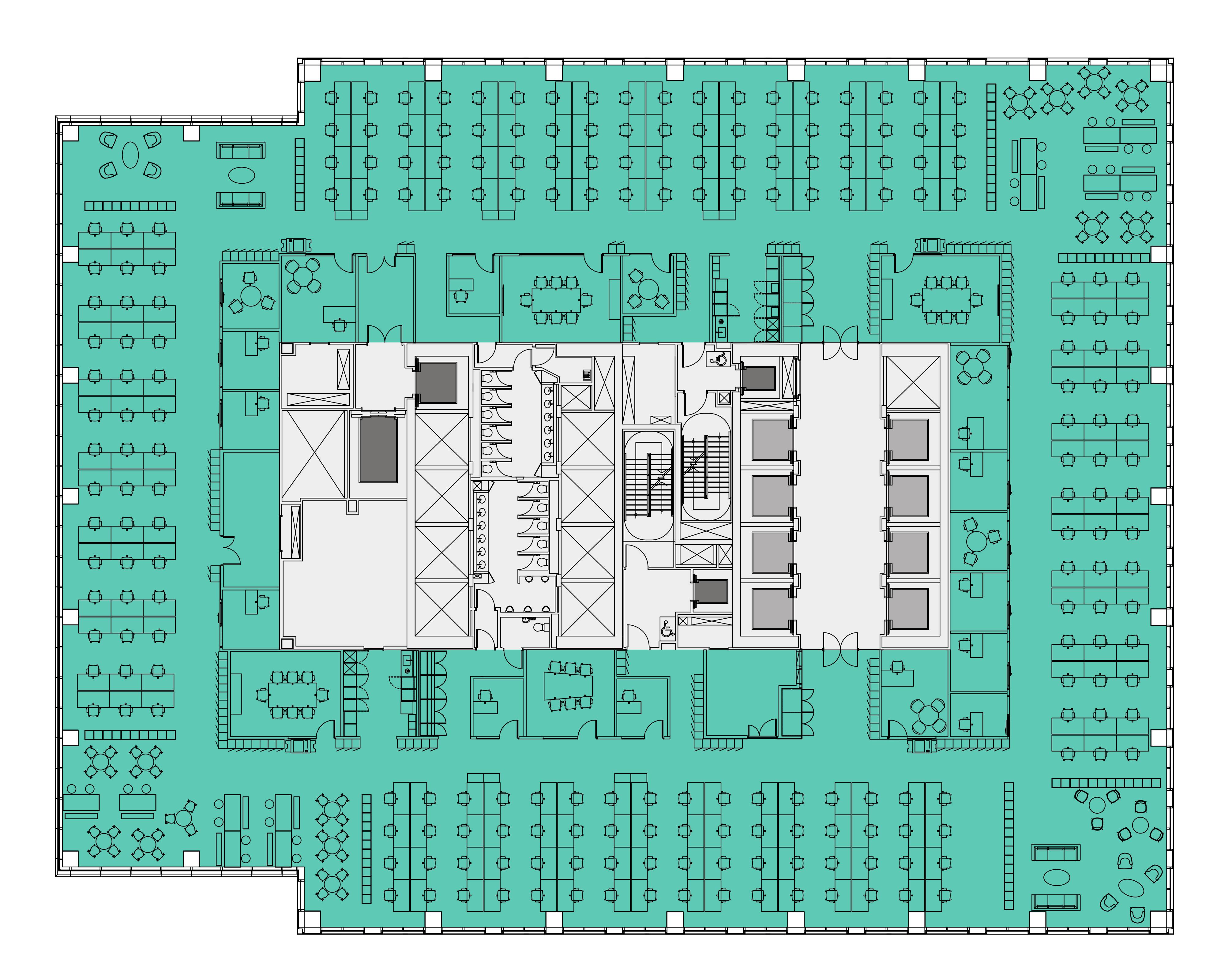
#### KEY

Available Now

Core

Lift

Goods / Firemens' Lift





#### FORTY BANK STREET



#### 20 Water Street

## **BELONG TO SOMETHING** A PLACE TO BELONG, **INSPIRING PEOPLE TO** THINK DIFFERENTLY.

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 / 116 desks More info >



Level	Size (sq ft)	Desks	<b>Meeting Rooms</b>	Focus Rooms	Availability
13	12,476	Up to 220 desks	Up to 20 meeting	Up to 8 focus	' To order'
9	19,138	(on a typical floor	oor rooms (on a	rooms (on a typical floor of 19,000 sq ft)	
8	19,143	of 19,000 sq ft)			
7	19,173				
6	6,008	62	3	2	



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





Showers and changing facilities



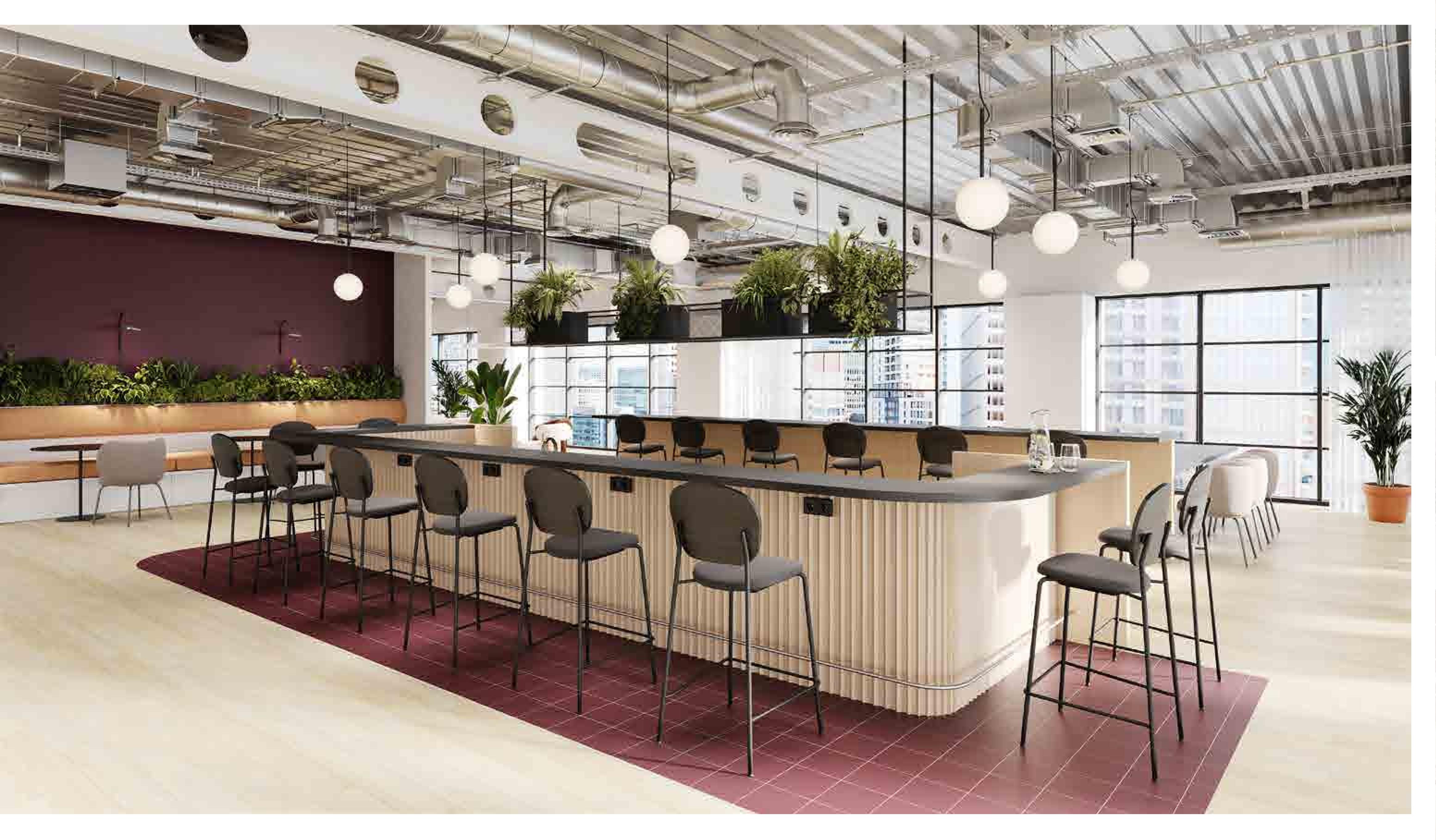
Secure bike storage



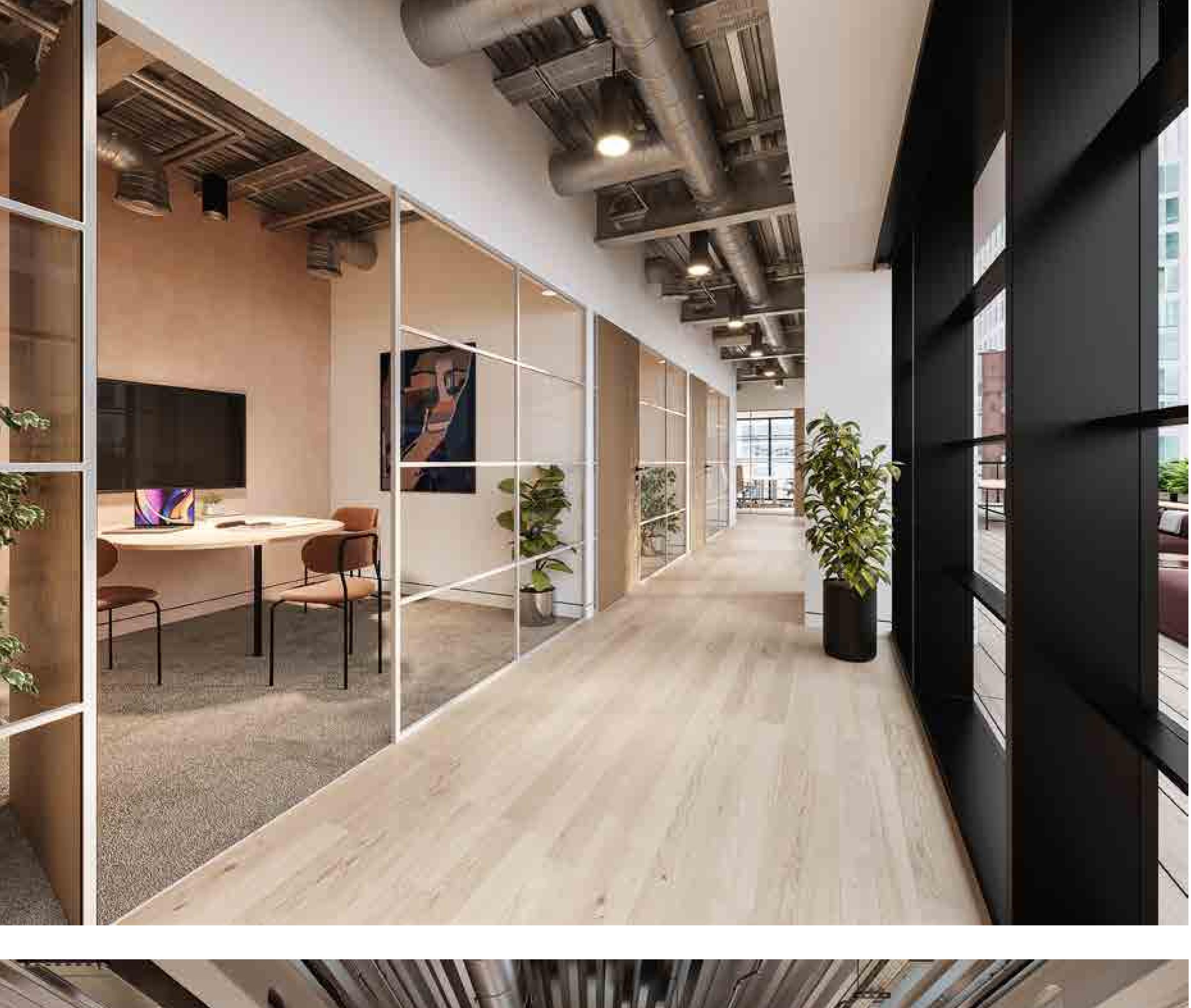
Access to the estate-wide car parking (includes charging stations for electric vehicles)



#### Indicative CGI



#### **20 WATER STREET**









#### Typical Floor

## 17CFCMM

**Client Facing Suite** 

Collaboration Areas

Open Plan Desks

Meeting Rooms

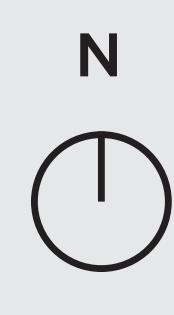
#### Focused Work

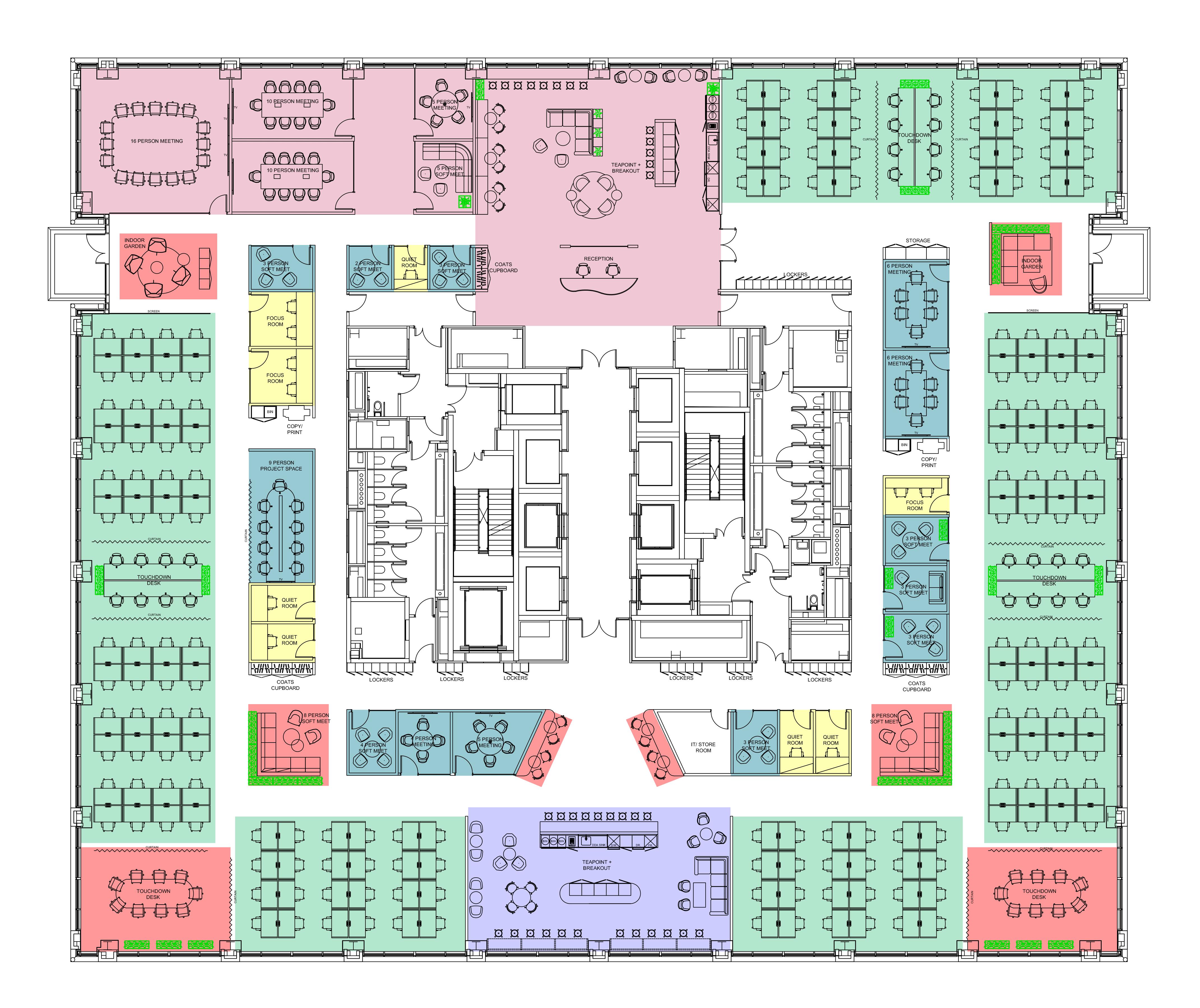
176 x Open Plan Workstations

- 42 x Touchdown
- 2 x Receptions
- 220 Total Occupancy
- 20 x Meeting Rooms
- 1 x Reception & Waiting Area
- 2 x Teapoints & Breakout
- 8 x Coats Cupboards
- 220 x Lockers
- 5 x Quiet Rooms
- 3 x Focus Rooms
- 1 x IT/Store Room
- 3 x Storage Units
- 2 x Indoor Gardens
- 2 x Copy/Print areas



Breakout





#### **20 WATER STREET**



#### The Columbus Building

## FASH CREATIVITY AT THE COLUMBUS BUILDING, WHERE WORK AND INSPIRATION

Levels 2 to 4 benefit from a high-quality CAT B fit out in situ, delivered by Thirdway. Each floor consists of a mix of open plan workspaces, breakout areas, meeting rooms and smaller focus rooms, providing a dynamic and flexible workspace.

Both the greenery of Westferry Circus coupled with the waterside vistas of the River Thames offer a calm and tranquil atmosphere at The Columbus Building.

From 15,487 sq ft / 266 desks More info >



#### Level

7			
4			
3			
2			



Manned reception



Riverside views



Size (sq ft)	Desks	Meeting Rooms	Availability
15,487			Available 'To Order'
23,700	294	9	Available Q4 2025
24,016	300	30	Available Q4 2025
24,255	266	26	Available Now

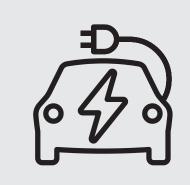




Showers and changing facilities



Secure bike storage



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



## AVAILABLE Q42025 23,700 SQ FT / 2,202 SQ M

#### Open Plan Layout

- 294 x Open plan workstations
- 1 x Ten-person meeting room
- 2 x Eight-person meeting rooms
- 3 x Six-person meeting rooms
- 1x Three-person meeting room
- 2 x Two-person meeting rooms
- 1 x Kitchen
- 1 x Storage
- 1 x Breakout space with hot desking option available

#### KEY

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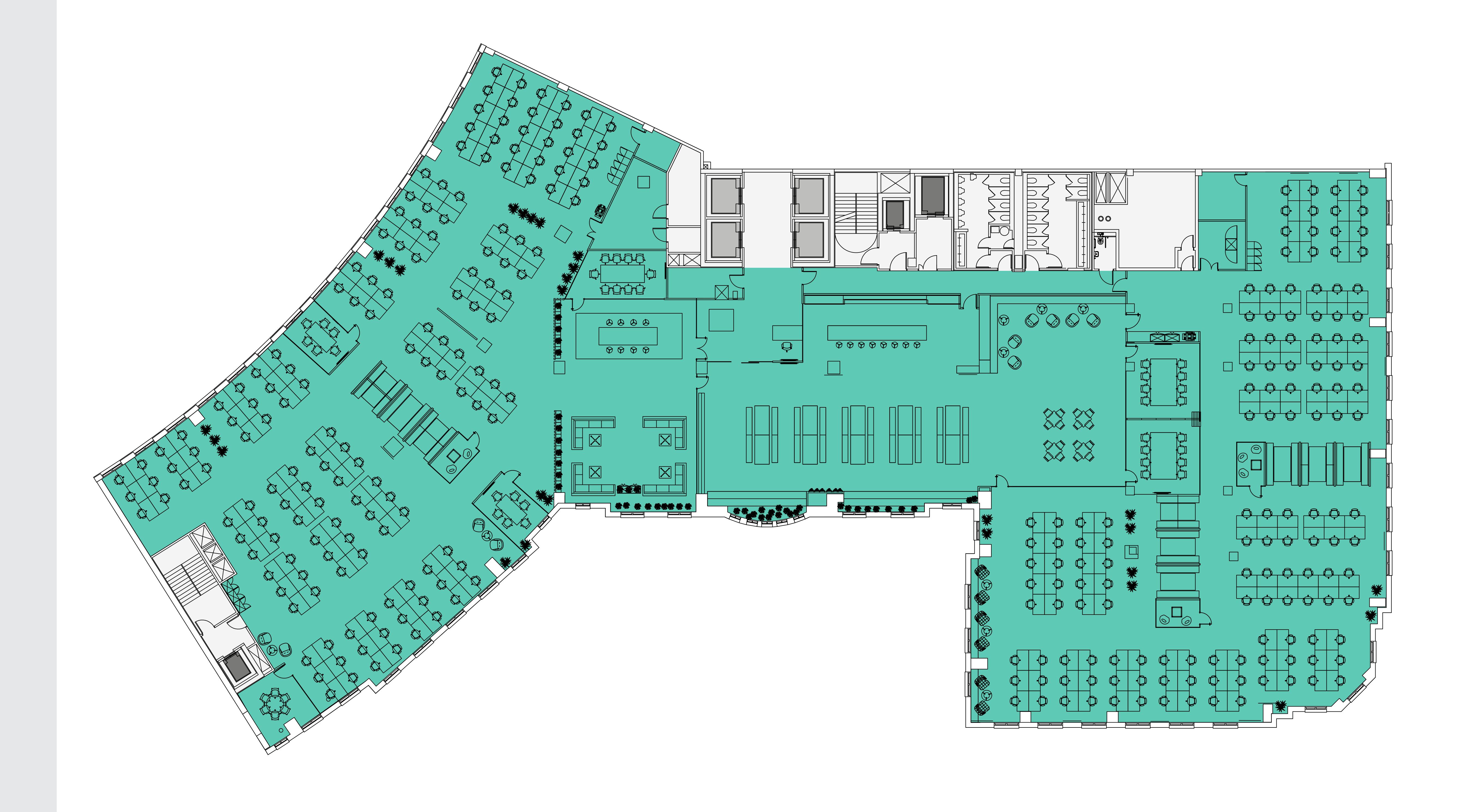
Available Q4 2025

Core

Lift

Goods / Firemens' Lift







#### THE COLUMBUS BUILDING

## AVAILABLE Q42025 24,016 SQ FT / 2,231 SQ M

#### Open Plan Layout

- 300 x Open plan workstations
- 1 x Twelve-person meeting room
- 1 x Eight-person meeting room
- 9 x Six-person meeting rooms
- 11 x Four-person meeting rooms
- 3 x Three-person meeting rooms
- 5 x Two-person meeting rooms
- 1 x Kitchen
- 1 x Storage
- 1 x Breakout space with hot desking option available

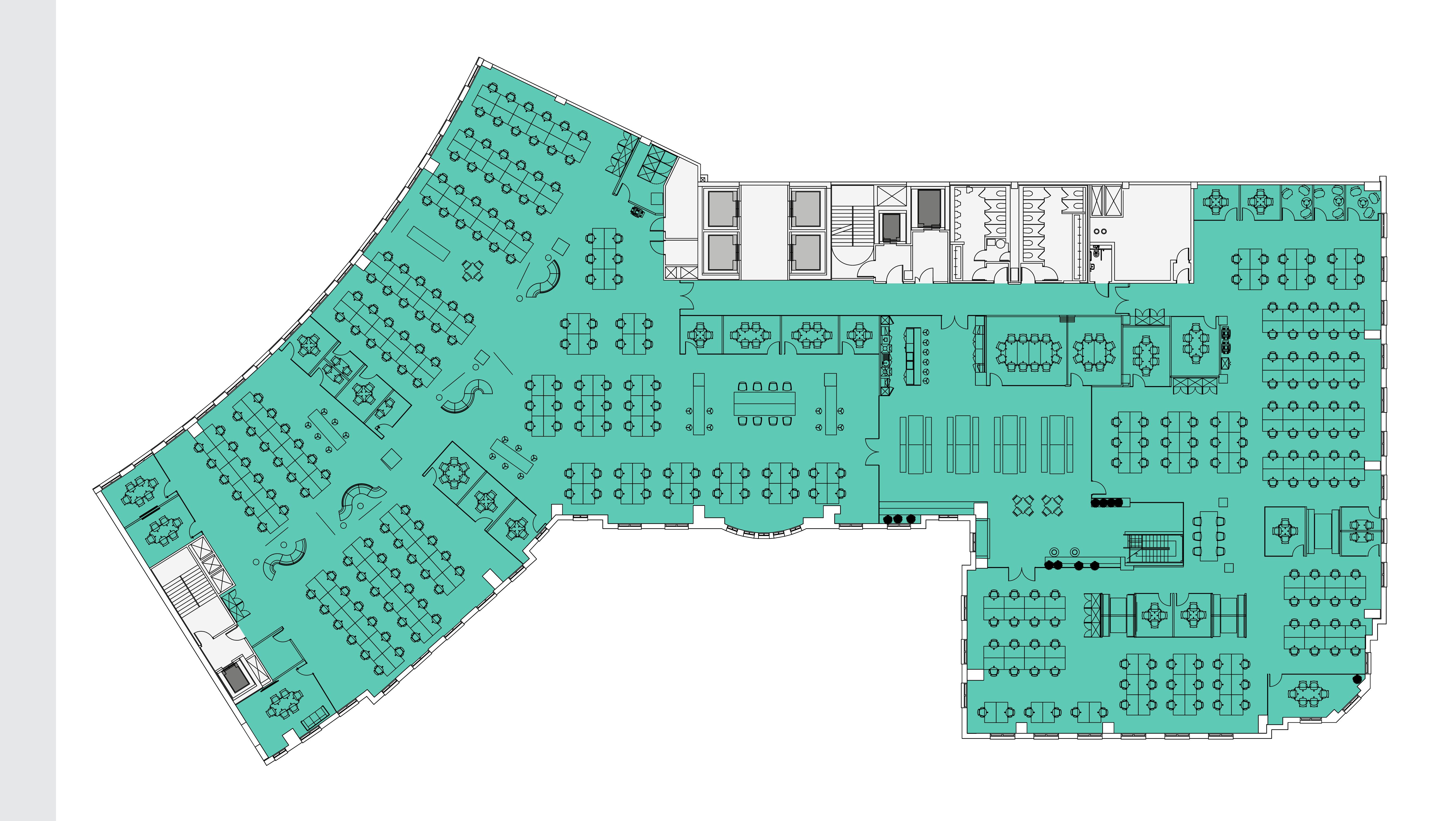
#### KEY

Available Q4 2025

Core

Lift

Goods / Firemens' Lift





#### THE COLUMBUS BUILDING





## 24,255 SQ FT / 2,253 SQ M

#### Open Plan Layout

- 222 x Desks
- 32 x Hot-desking stations
- 17 x Meeting rooms
- 1 x Large breakout area and kitchen
- 1 x Collaboration Zones
- Private pods and opportunity for private offices
- 1 x Wellness room
- 1 x Comms / IT Store

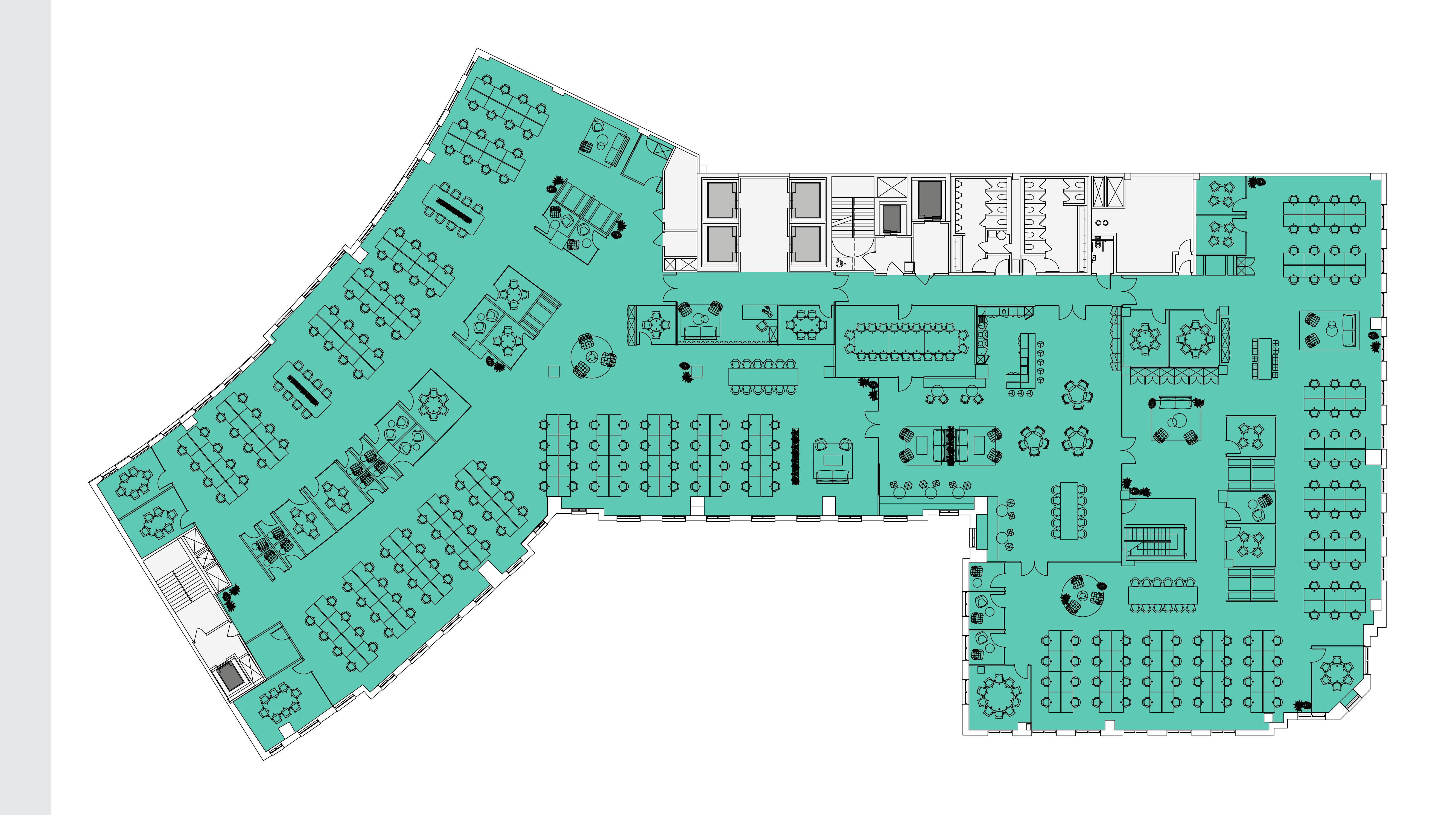
#### KEY

Available Now

Core

Lift

Goods / Firemens' Lift





#### THE COLUMBUS BUILDING



#### Indicative Fitout



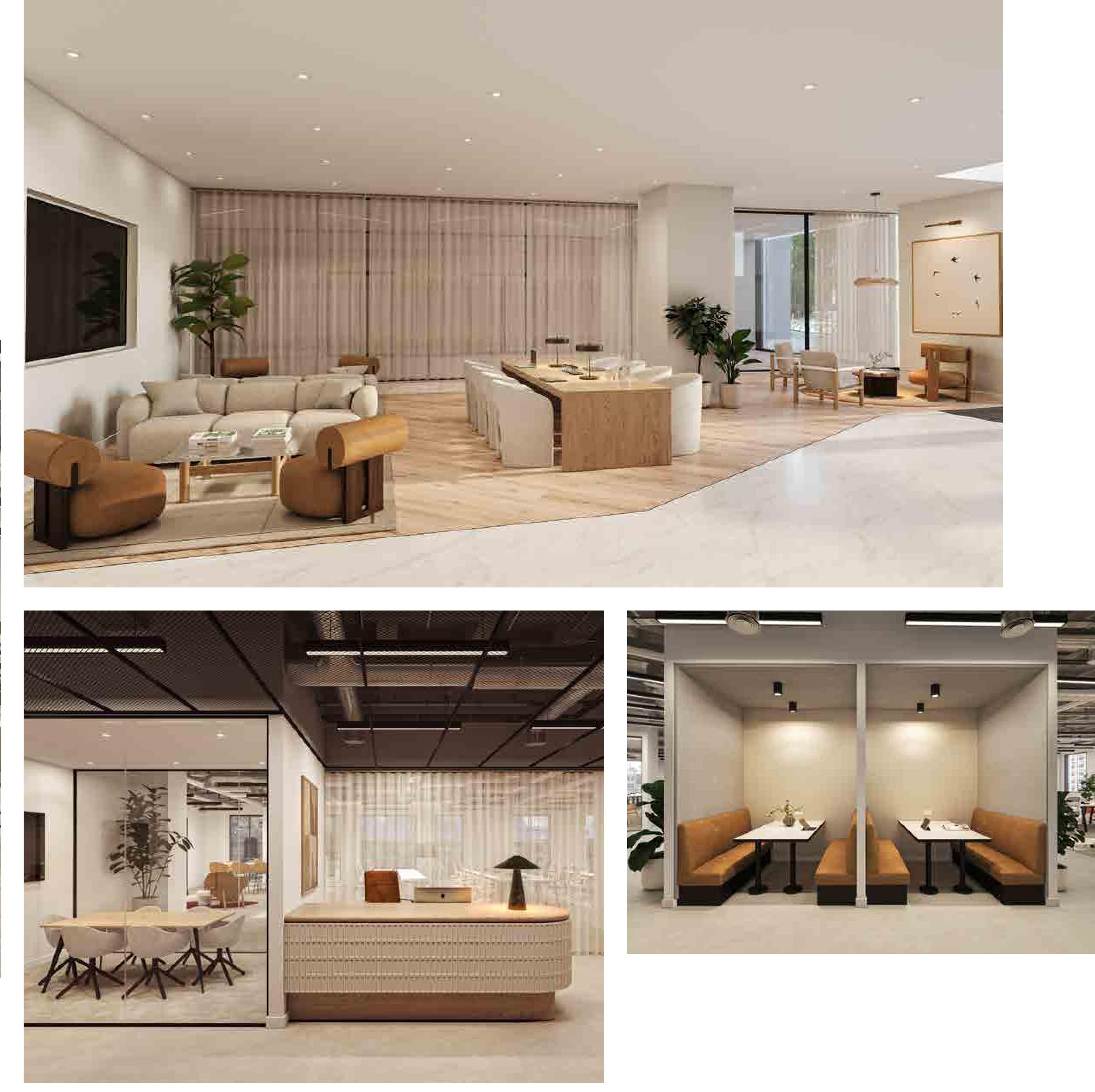
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#### Indicative Fitout

## WORKSPACE TO INSPIRE



#### THE COLUMBUS BUILDING



#### Forty Bank Street

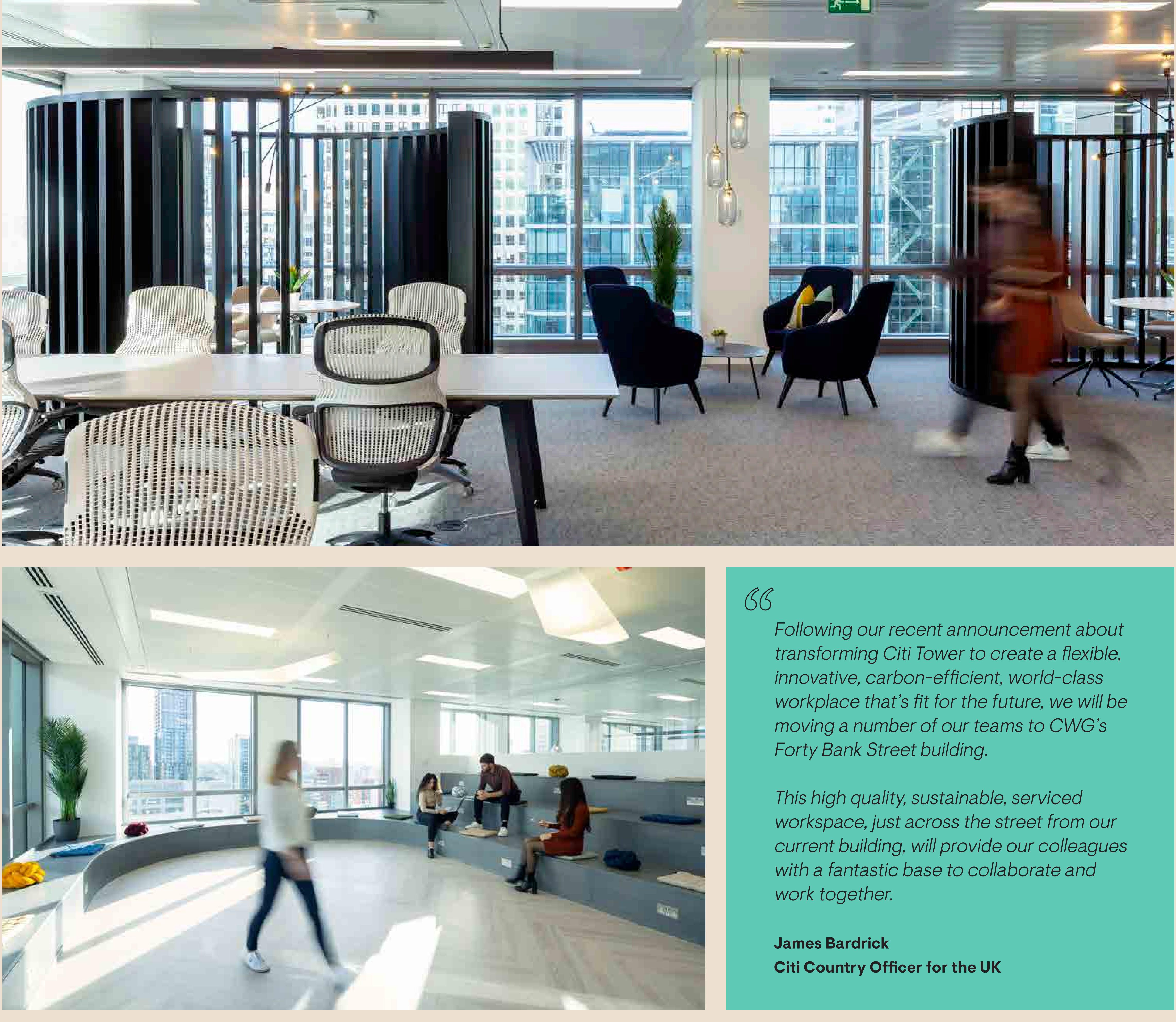


Citi was MadeFor:'s first customer; the bank approached Canary Wharf Group with a requirement for short-term, flexible office space whilst its UK and EMEA headquarters, at 25 Canada Square, is being refurbished.

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



**CASE STUDY** 



## WHAT'S INCLUDED

#### 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

#### The cutting edge

- High speed Wi-Fi in every building
- All-in-one Canary Wharf app for every need
- Sustainability embedded into everything we do
- Onsite technical support when you need it
- Forward thinking technology that advances with you



#### Where work & life balance

• 16.5 acres of vibrant open spaces, waterside promenades, and green flag awarded parks

 Stylish restaurants, quirky cafés, and cuttingedge 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

#### Optional managed services

Cleaning & waste

• WiFi & IT Services

• Full maintenance & 'handyman' services

• Planting

Kitchen consumables / refreshments



#### WHAT'S INCLUDED

## **GETINICUGE**

Luke Thurlow luke.thurlow@canarywharf.com +44 (0)7890 995 139

Tarun Mathur tarun.mathur@canarywharf.com +44 (0)7779 888 149

Hannah Grint hannah.grint@canarywharf.com +44 (0)7545 868 543

Find out more on the MadeFor website

Download the Canary Wharf app

