# THE COLUMBIUS BUILDING





# WORKFLEXIBLY CONNECTED GARDENS JANUARIO SUSTAINABILITY COURTYARD CYCLE STORAGE TECHNOLOGY UBER BOAT

# Take your place at The Columbus Building

Unleash creativity and productivity at The Columbus Building, where work and inspiration combine.

The Columbus Building offers
one of the most attractive and
dynamic working environments
in Central London with stunning

the g

Circu

views over the Thames towards the City.

The waterside vistas of the River Thames coupled with the greenery of Westferry Circus offer a calm and tranquil atmosphere for both work and play.







# 1 The Columbus Building

An impressive arrival

# 2 Westferry Circus

Meet & relax with colleagues at lunchtime

### **3 Westferry Circus**

A pocket of calm right on your doorstep

### 4 Cabot Square

Surround yourself with art and greenery

### 4 Alfresco Dining

Relax after work overlooking the river



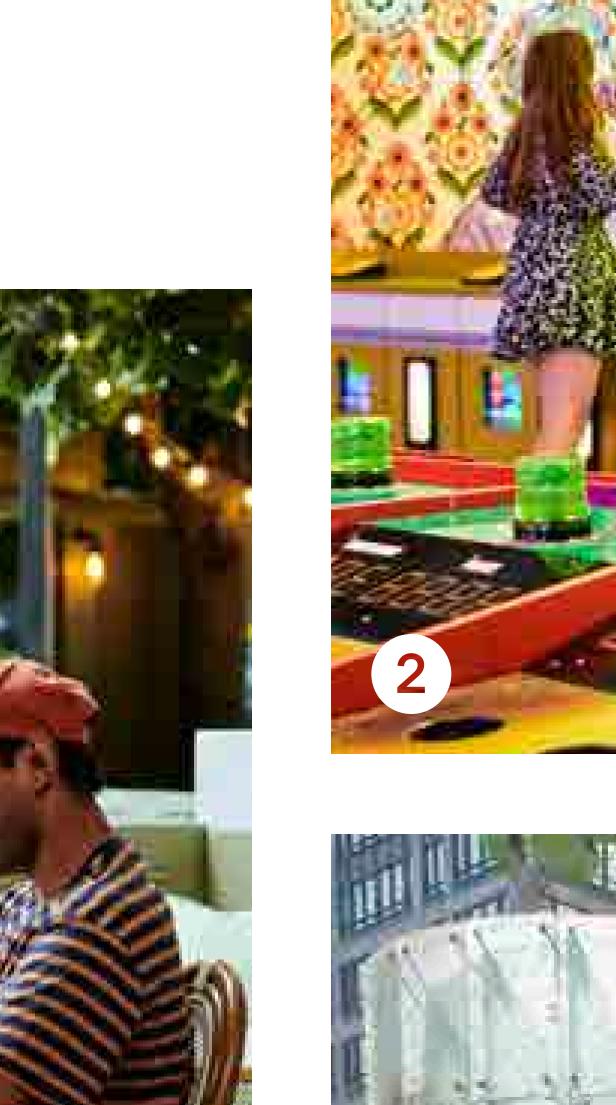




# Your local environment

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.















# IT'S ALL HERE.

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

# GRAB & GO

COCO

# KRICKET

RESTAURANTS



ENTERTAINMENT

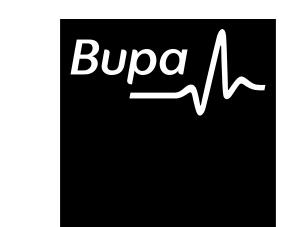


SHOPS & SERVICES

























### 1 Cabot Square

Meet with colleagues and friends at

# 2 Fairgame

Enjoy some competitive team bonding

## 3 Dockside

Take a breather and soak up the tranquility of the water

### 4 Ping Pong

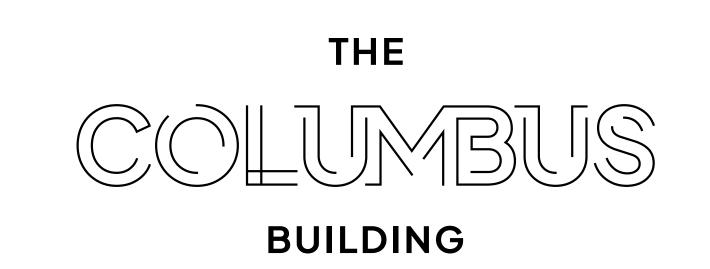
Enjoy a range of summer activities across the Estate

# 5 Alfresco Dining

Connect with the outdoors and choose from a variety of alfresco dining options

# 6 Cubitt Steps

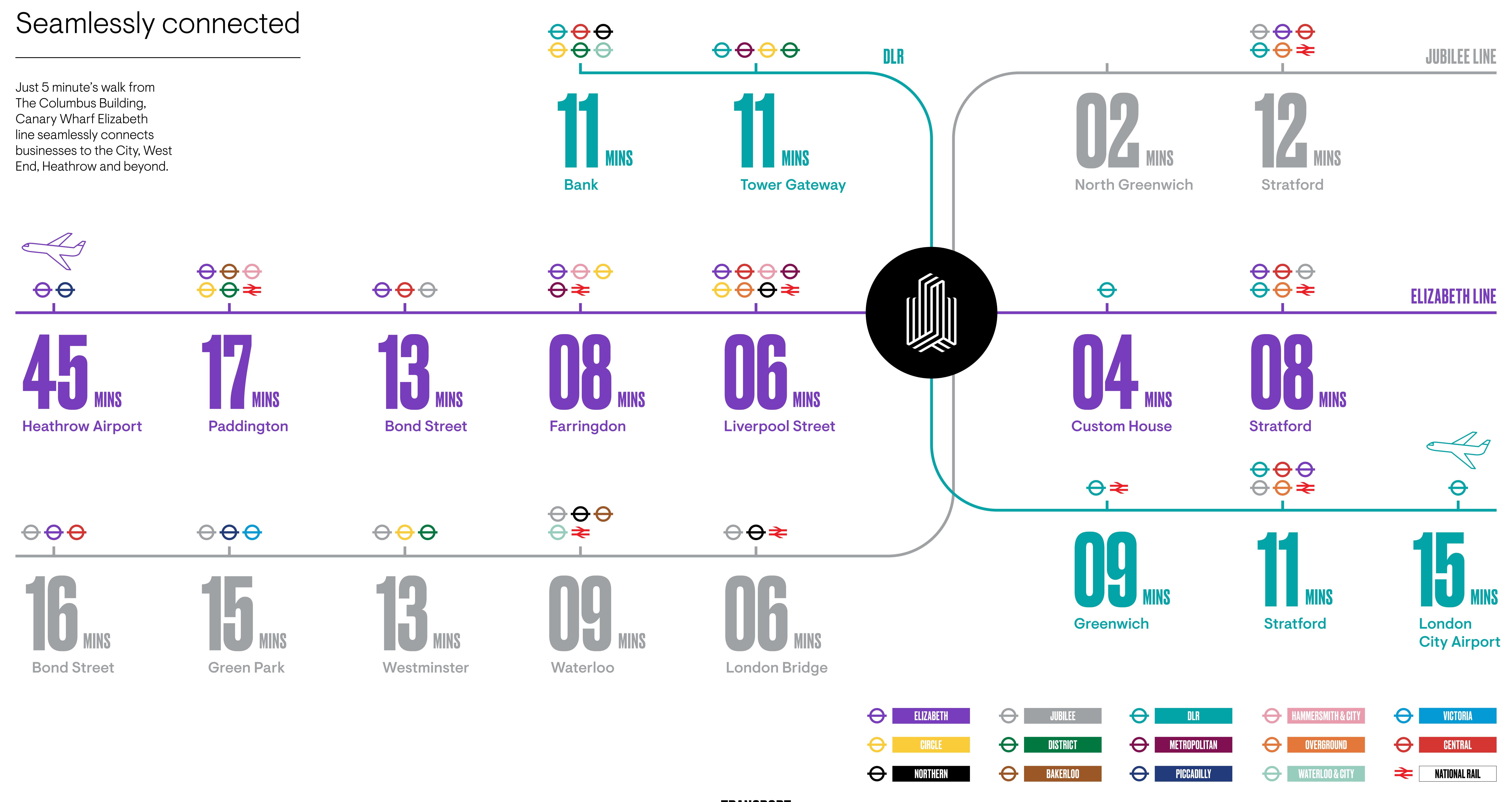
A place to meet and mingle in the sunshine



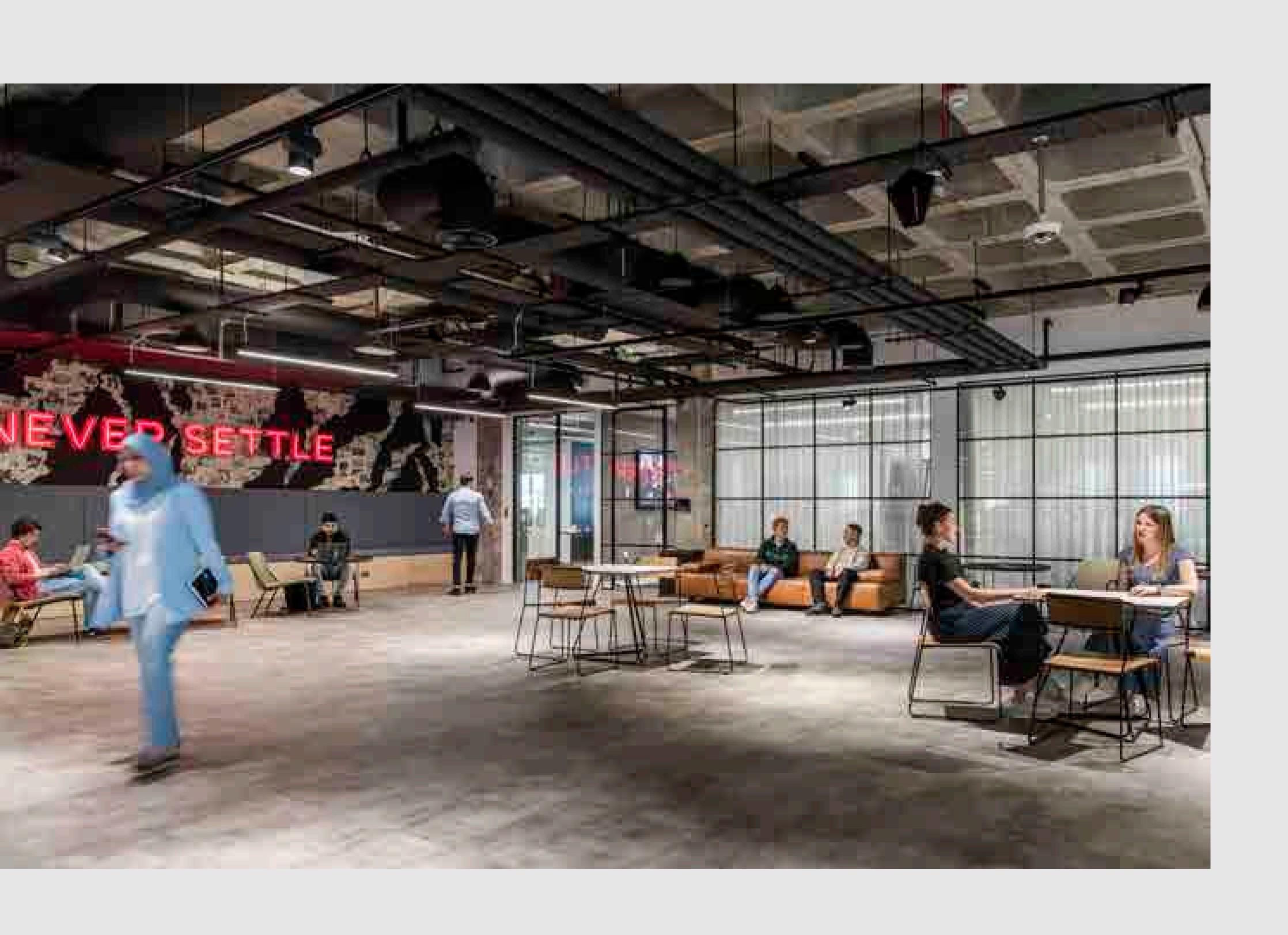


AIR QUALITY IN CANARY

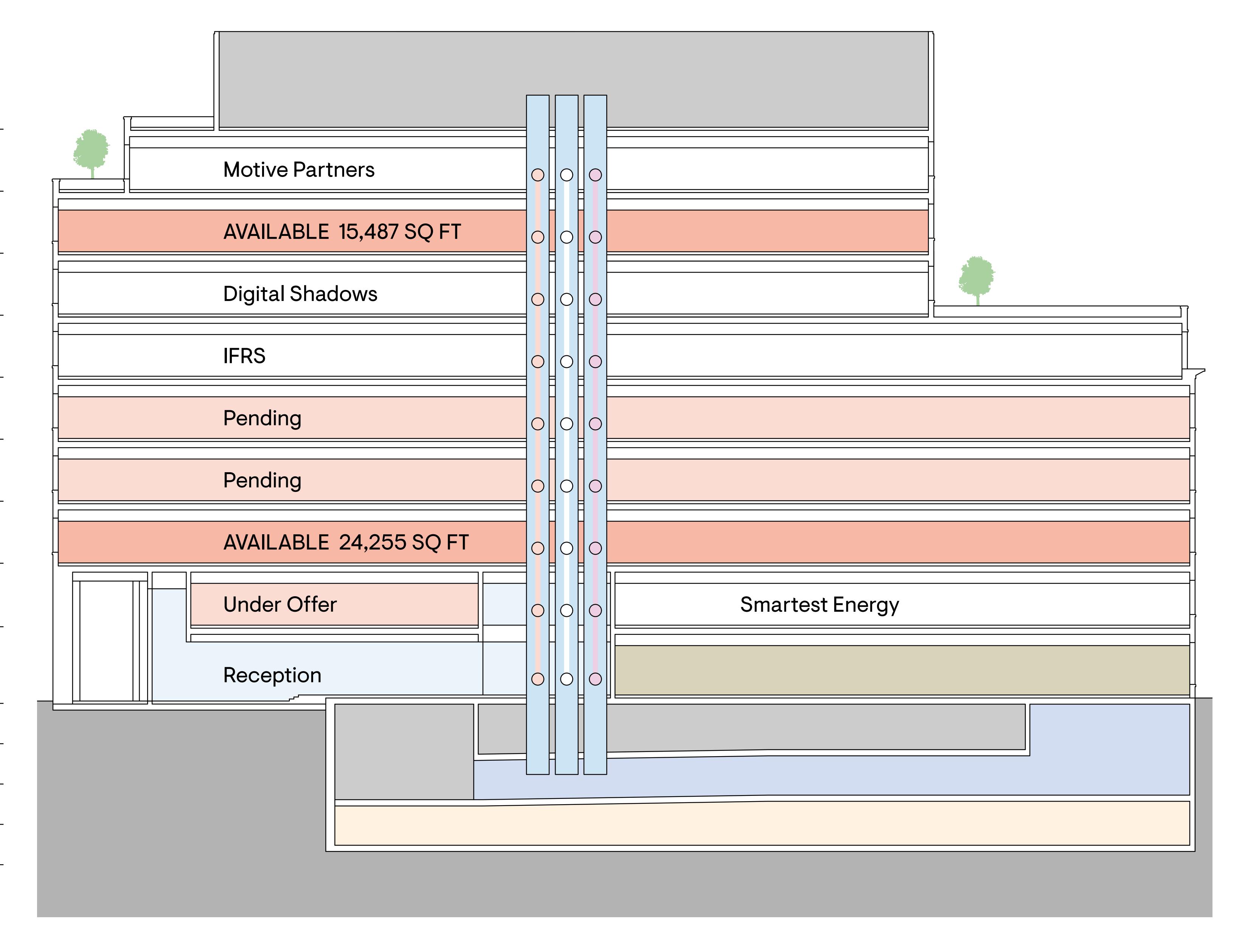




# 39,742 SQ FT OF ATTRACTIVE



		SQFT	SQ M	Floor Condition
Level 8	Motive Partners	LET	LET	
Level 7	AVAILABLE	15,487	1,439	Exposed CAT A
Level 6	Digital Shadows	LET	LET	
Level 5	IFRS	LET	LET	
Level 4	Available Q4 2025	23,700	2,202	
Level 3	Available Q4 2025	24,016	2,231	
Level 2	AVAILABLE	24,255	2,253	
Level 1	Under Offer Smartest Energy	7,750 LET	720 LET	
Ground Reception		4,340	403	
Ground Retail		14,120	1,312	
TOTAL AVAILABLE OFFICE (NIA)		39,742	3,692	
TOTAL PENDING		79,721	7,406	
TOTAL BUILDING (NIA)		179,067	16,683	



# **KEY**

Pending / Under Offer



# A warm welcome

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

# 1 The Columbus Building

A contemporary finish for a lasting impression

# 2 Break out spaces

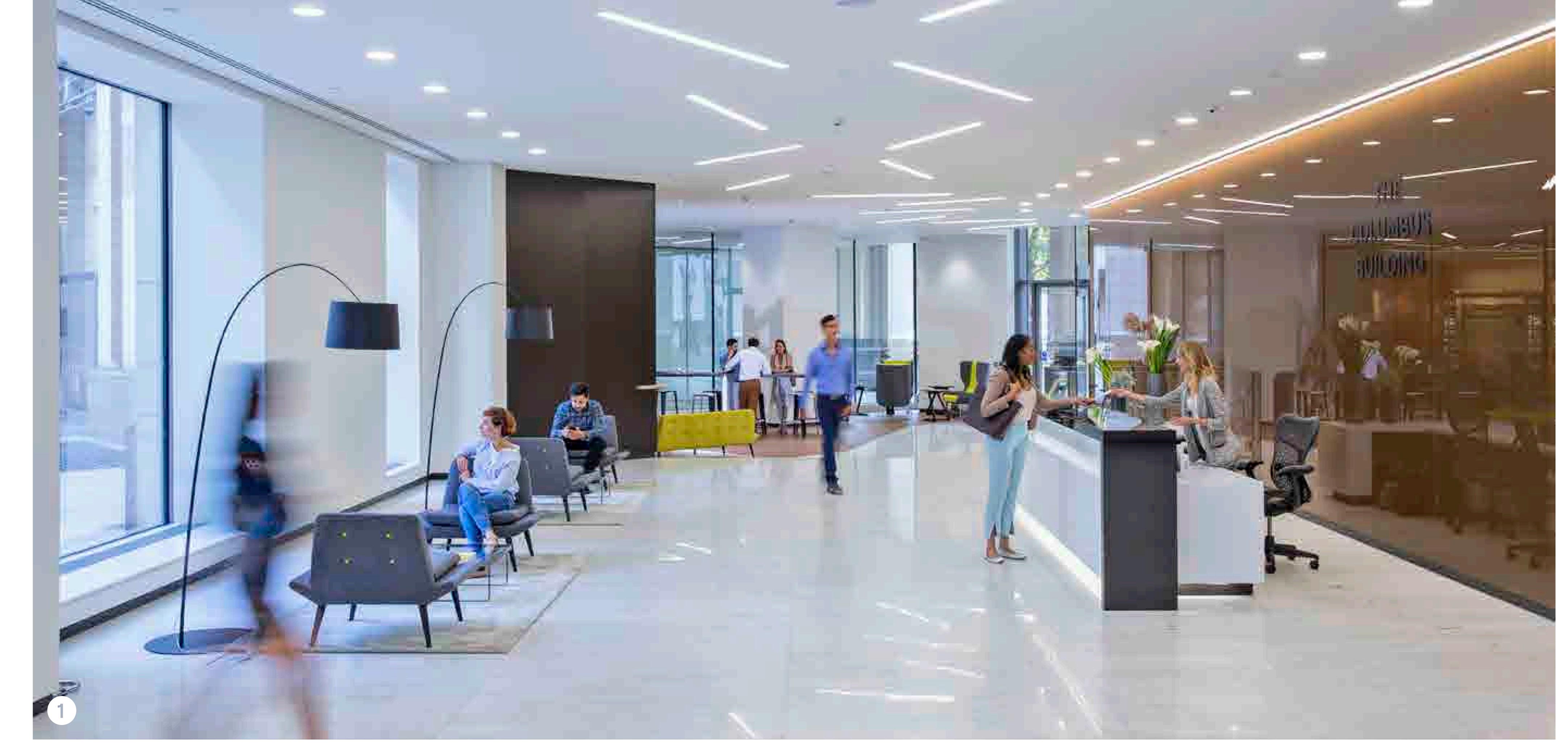
A dedicated tenant lounge

# 3 Dual entrances

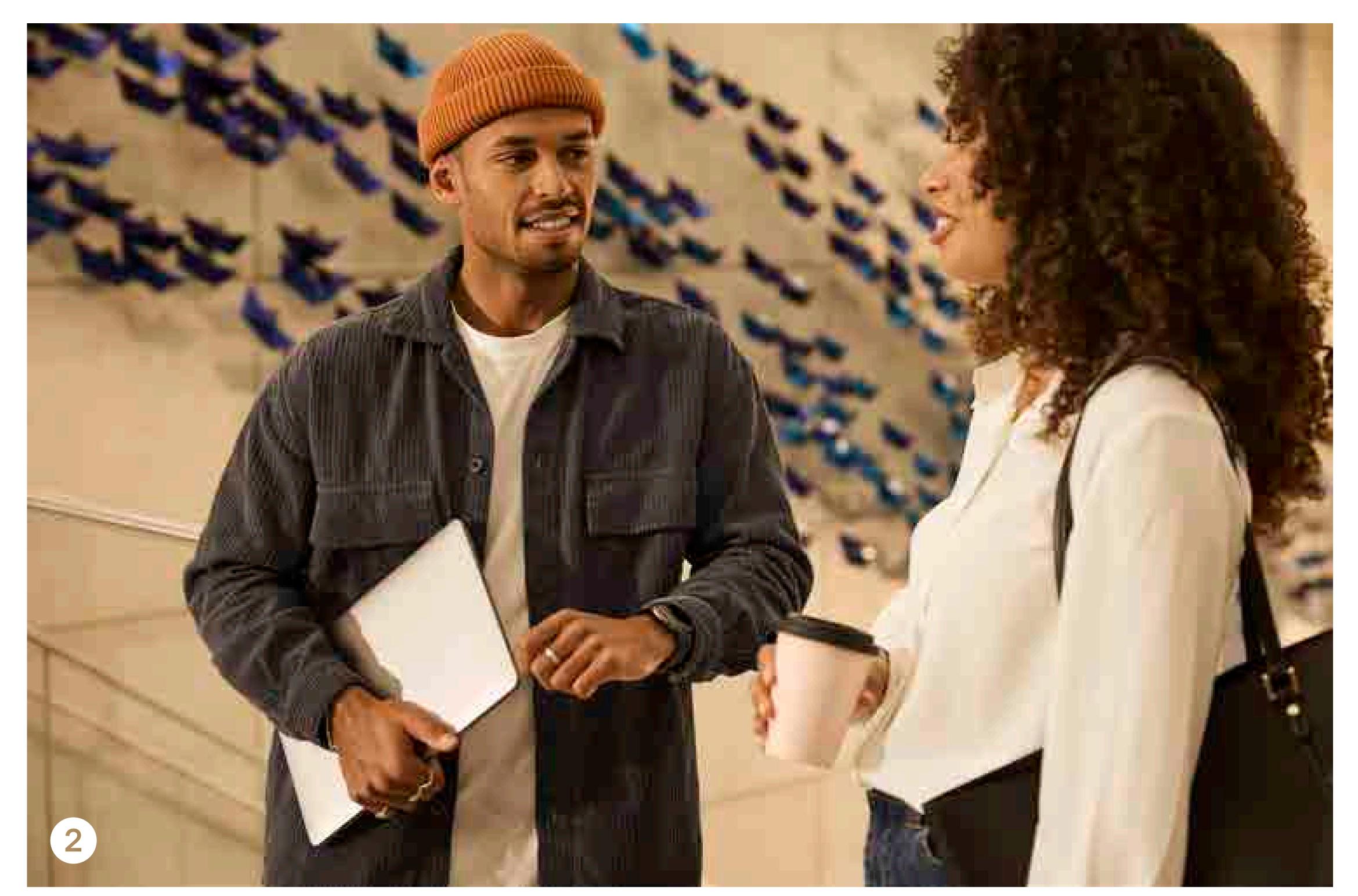
A bright and airy reception flooded with natural light

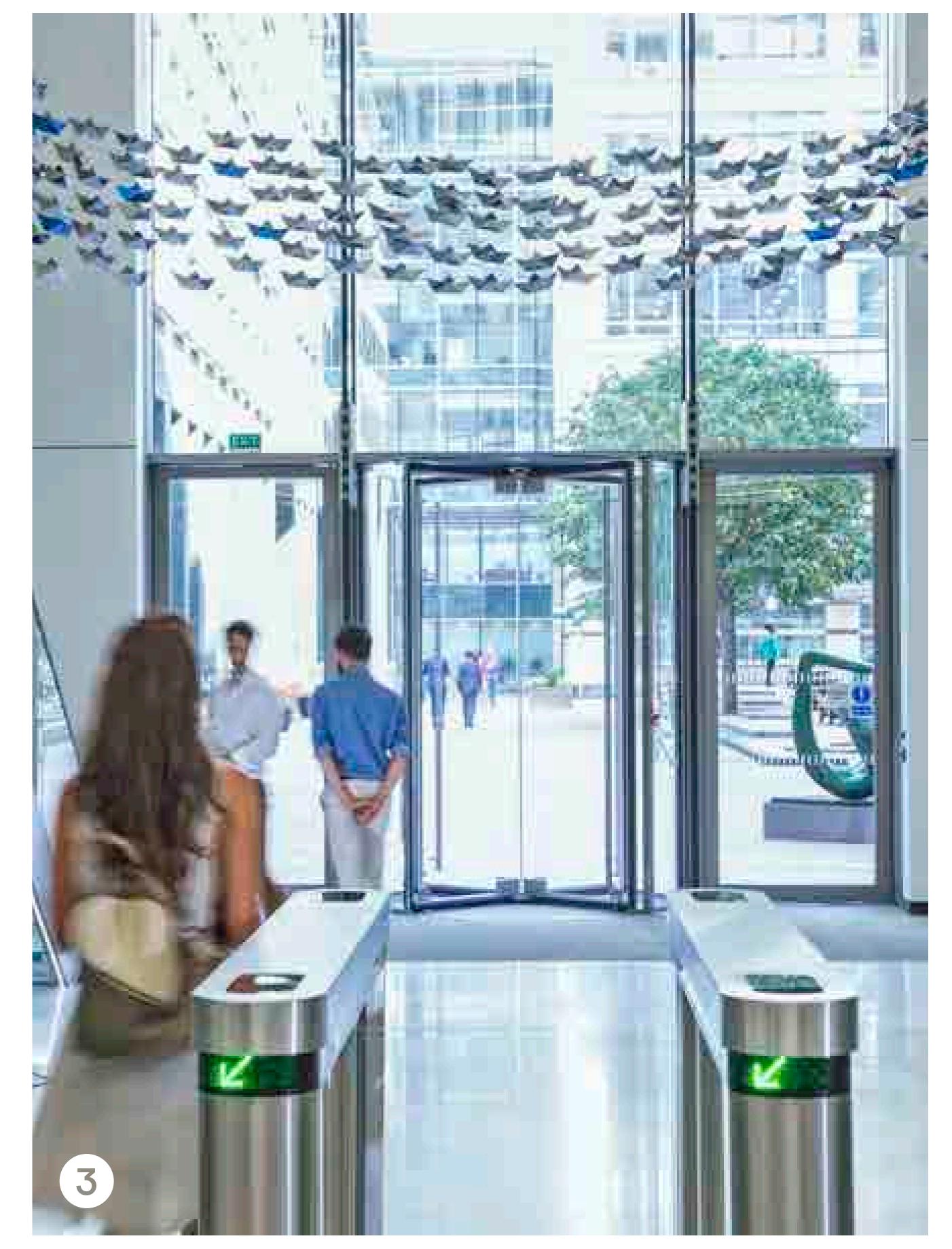
# 4 Contemporary design

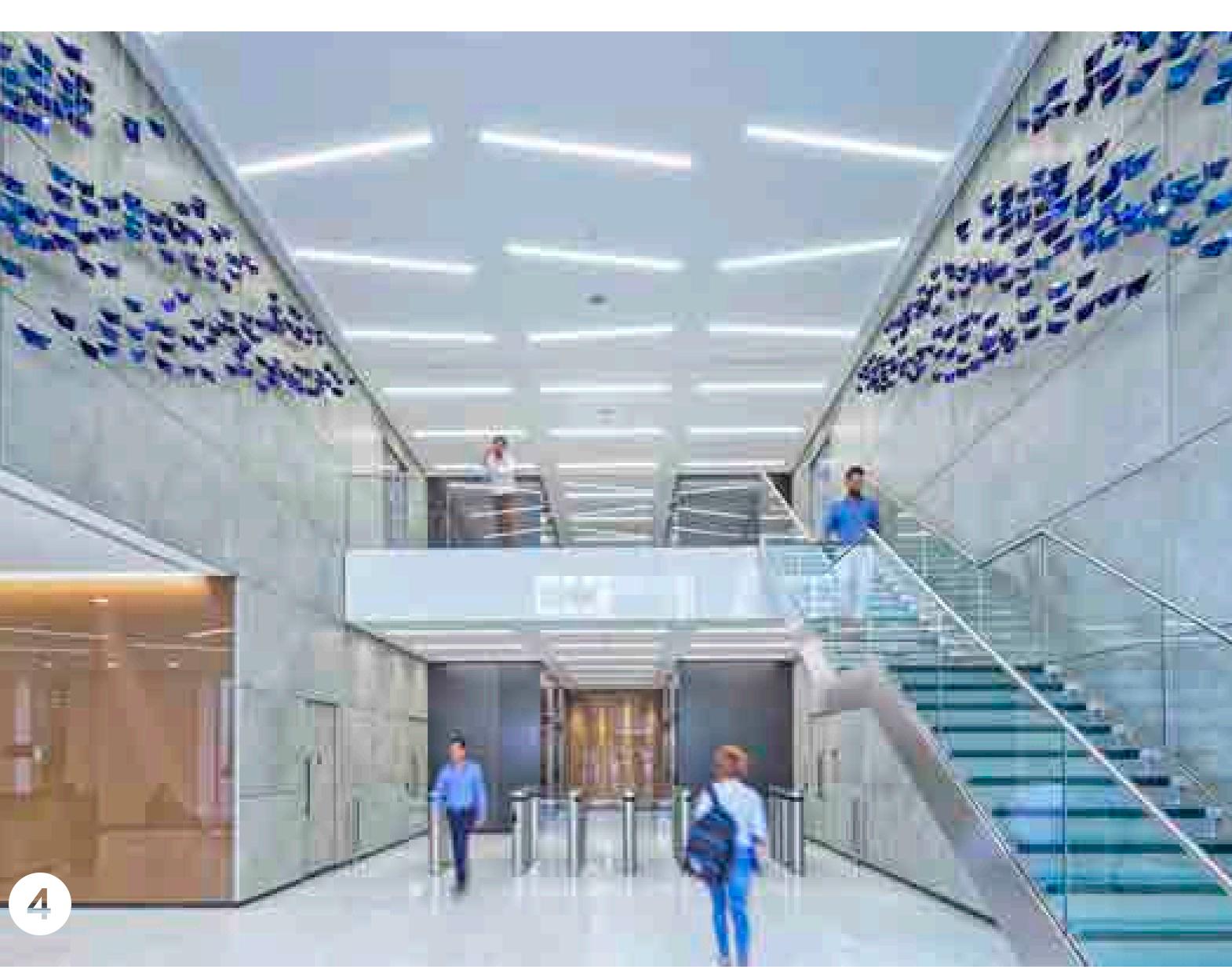
A signature art installation by Sophie Smallhorn



# DUAL ENTRANCES WITH A BRIGHT, AIRY AND WELCOMING RECEPTION.





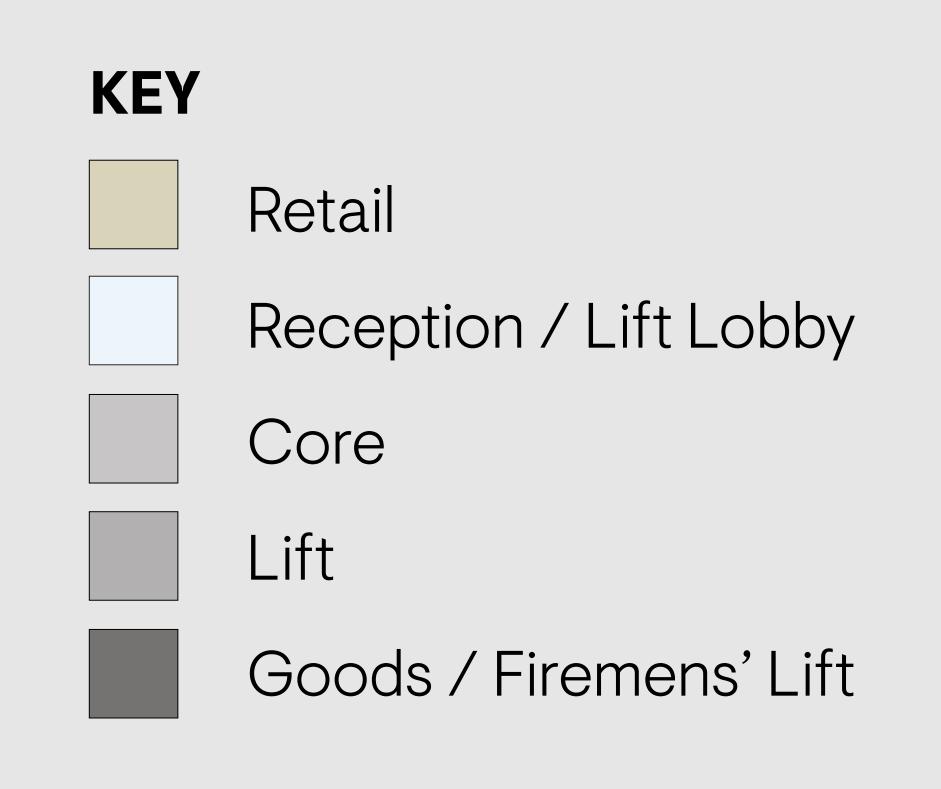




# Ground Floor

# 3,800 SQ FT 353 SQ M

14,120 SQ F1 1,312 SQ M









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

# Open Plan Layout

Indicative Workspace Allocation: 266 Open plan workstations

Indicative Planning Ratio:

1:91 sq ft / 1:8 sq m

# Ancillary Spaces:

- 1x Eighteen-person boardroom
- 1x Eight-person meeting room
- 9 x Six-person meeting rooms
- 10 x Four-person meeting rooms
- 4 x Three-person meeting rooms
- 5 x Two-person meeting rooms
- 8 x Focus rooms

Kitchen

Breakout space with hot desking option available

# KEY

Available



Li

Goods / Firemens' Lift





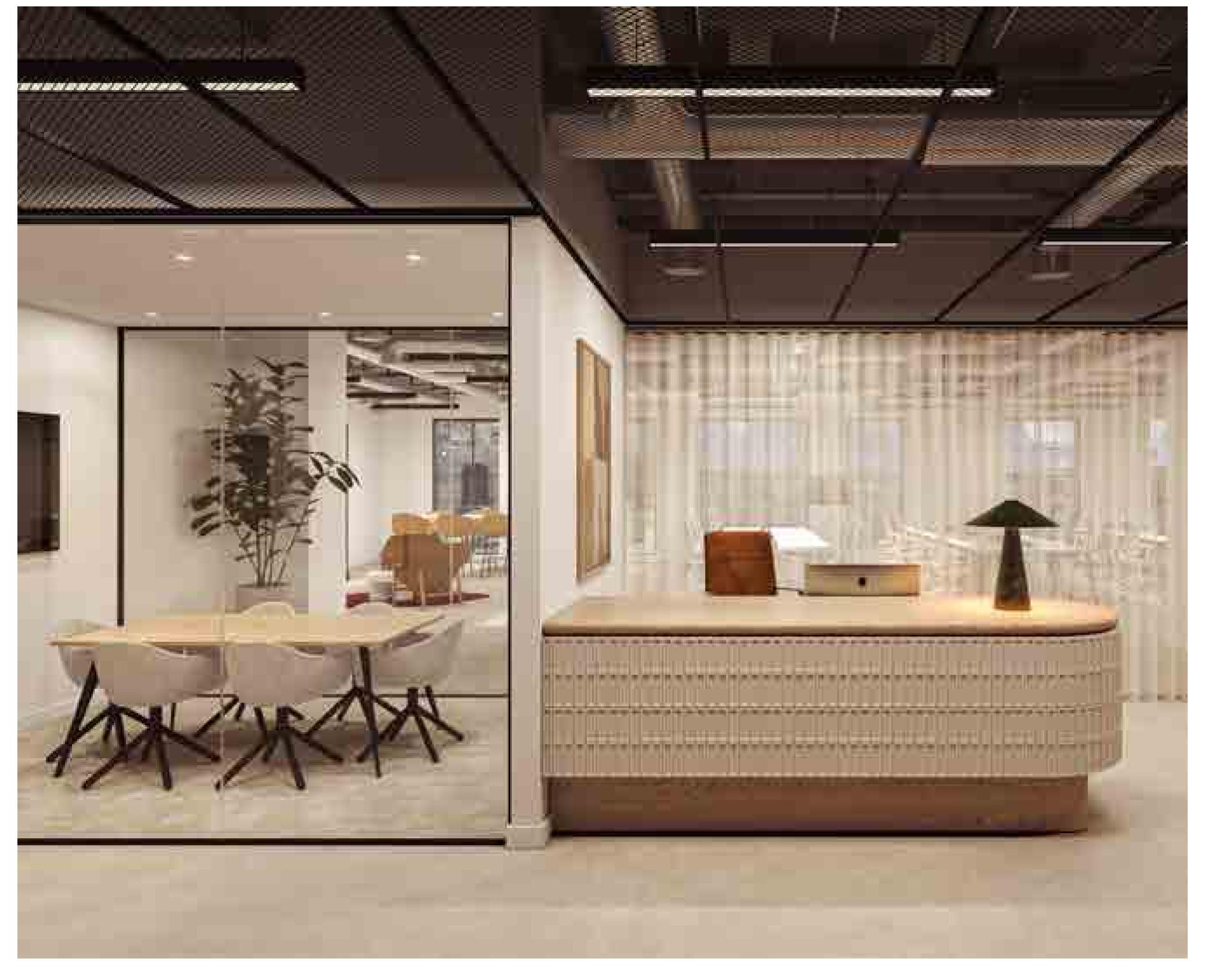




# WORKSPACE TO INSPIRE











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

# Open Plan Layout

Indicative Workspace Allocation: 300 Open plan workstations

Indicative Planning Ratio: 1:80 sq ft / 1:7.4 sq m

# Ancillary Spaces:

- 1x Twelve-person meeting room
- 1x 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

Kitchen

Storage

Breakout space with hot desking option available



Available Q4 2025

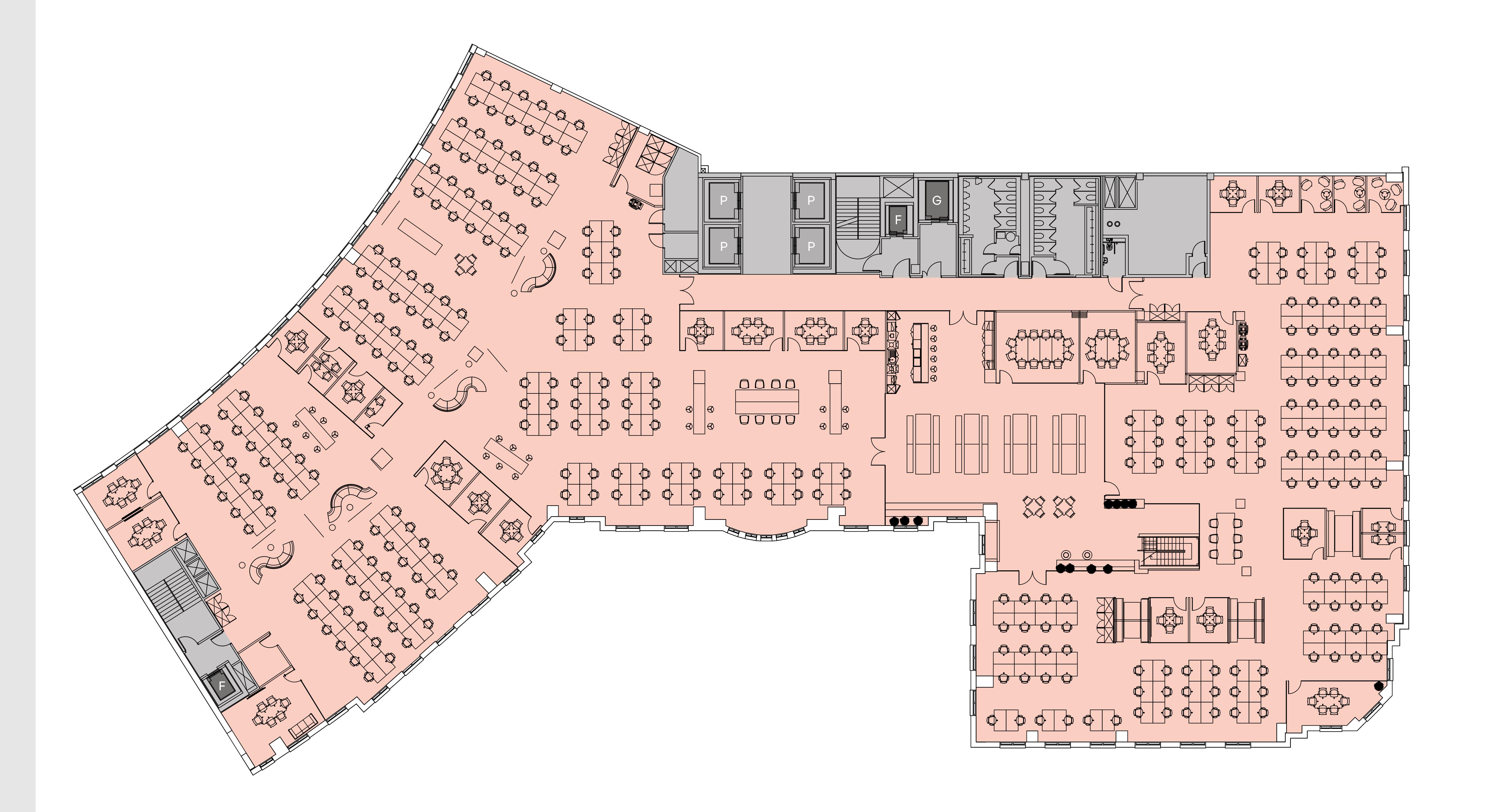


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Lif

Goods / Firemens' Lift







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

# Open Plan Layout

Indicative Workspace Allocation: 294 Open plan workstations

Indicative Planning Ratio: 1:80 sq ft / 1:7.5 sq m

# Ancillary Spaces:

1x Ten-person meeting room

2 x Eight-person meeting rooms

3 x Six-person meeting rooms

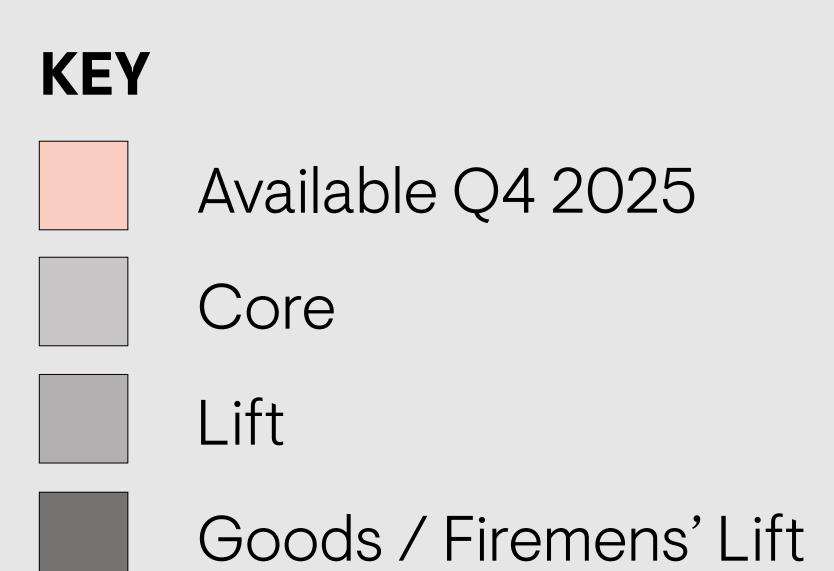
1x Three-person meeting room

2 x Two-person meeting rooms

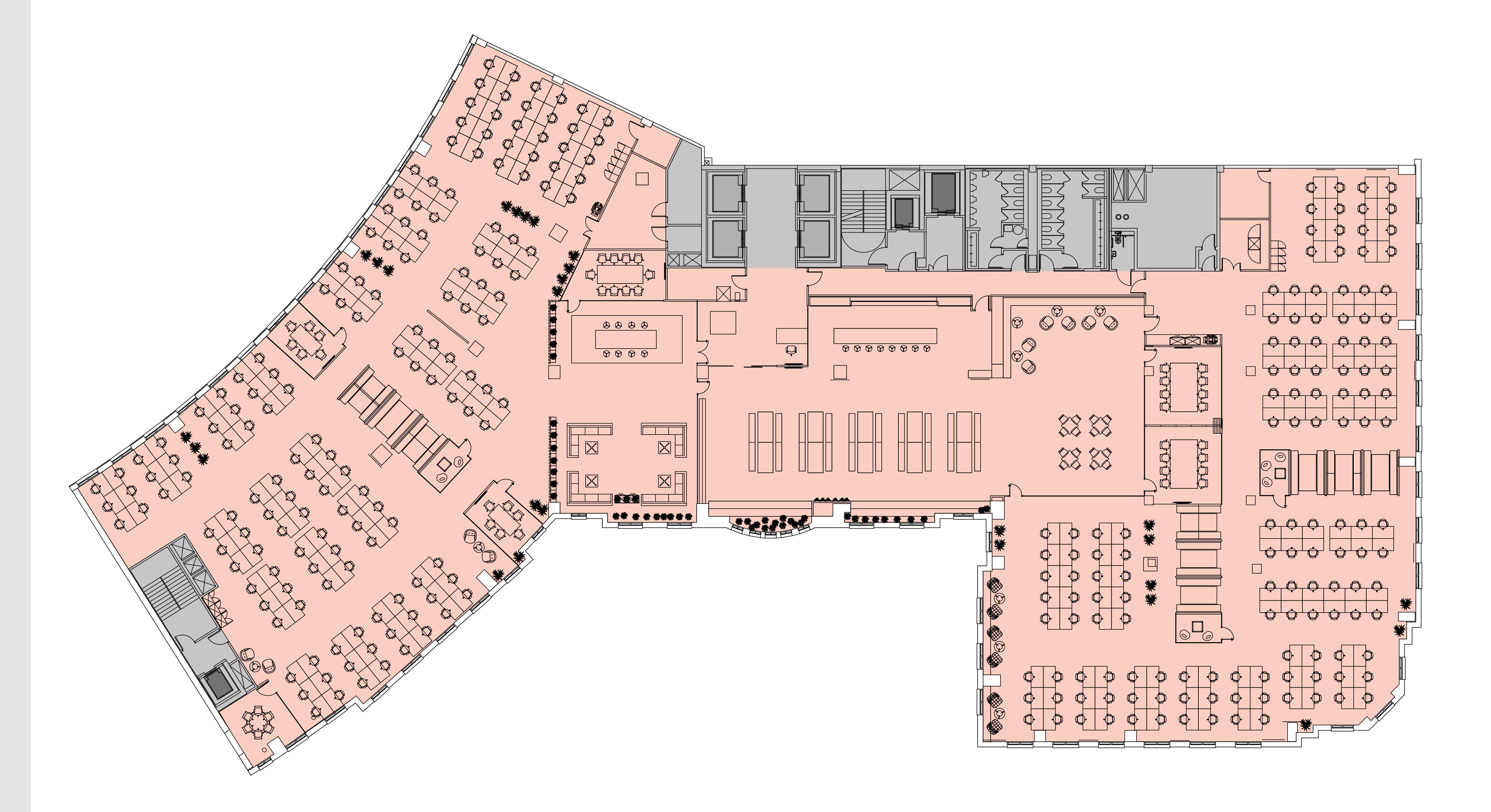
Kitchen

Storage

Breakout space with hot desking option available



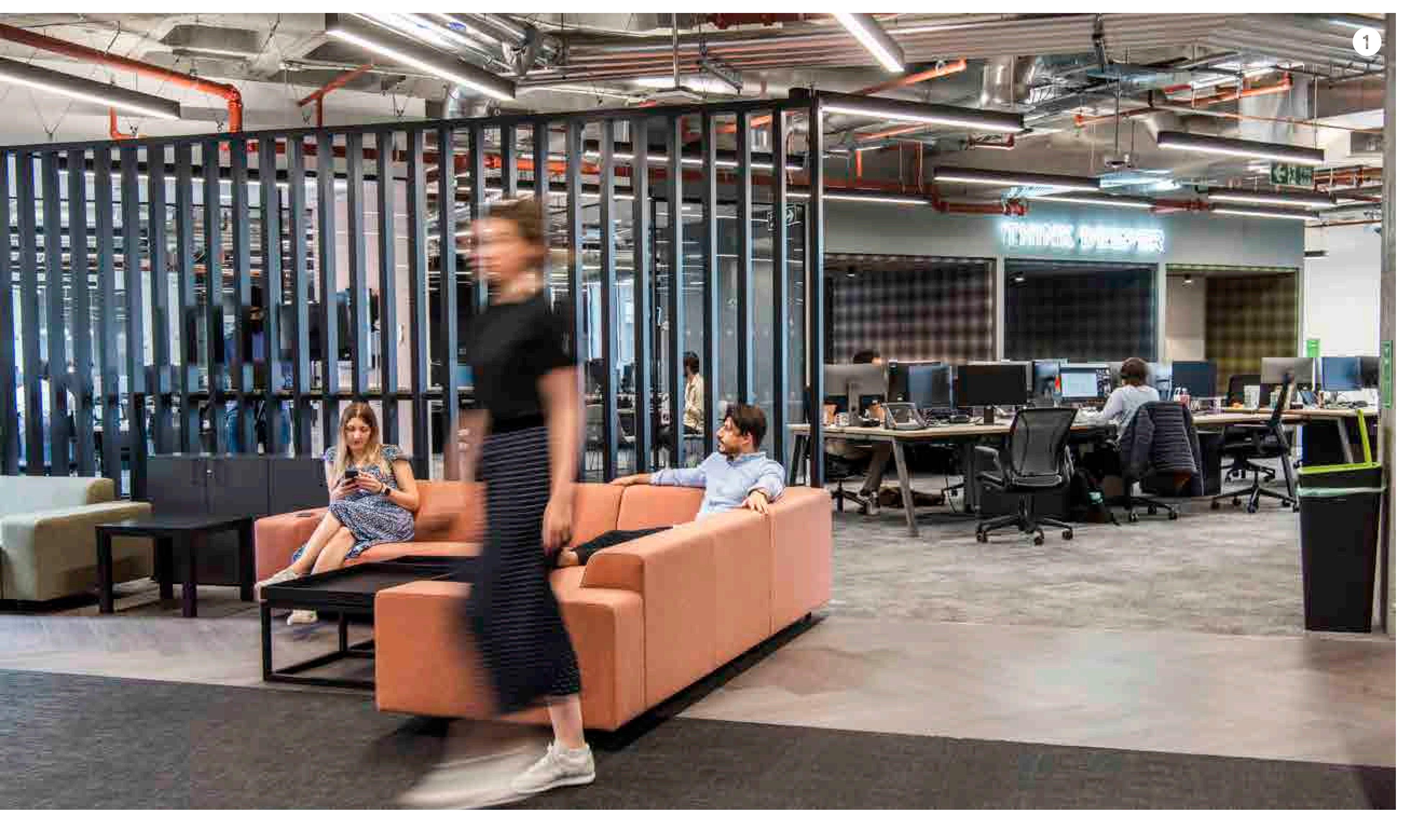






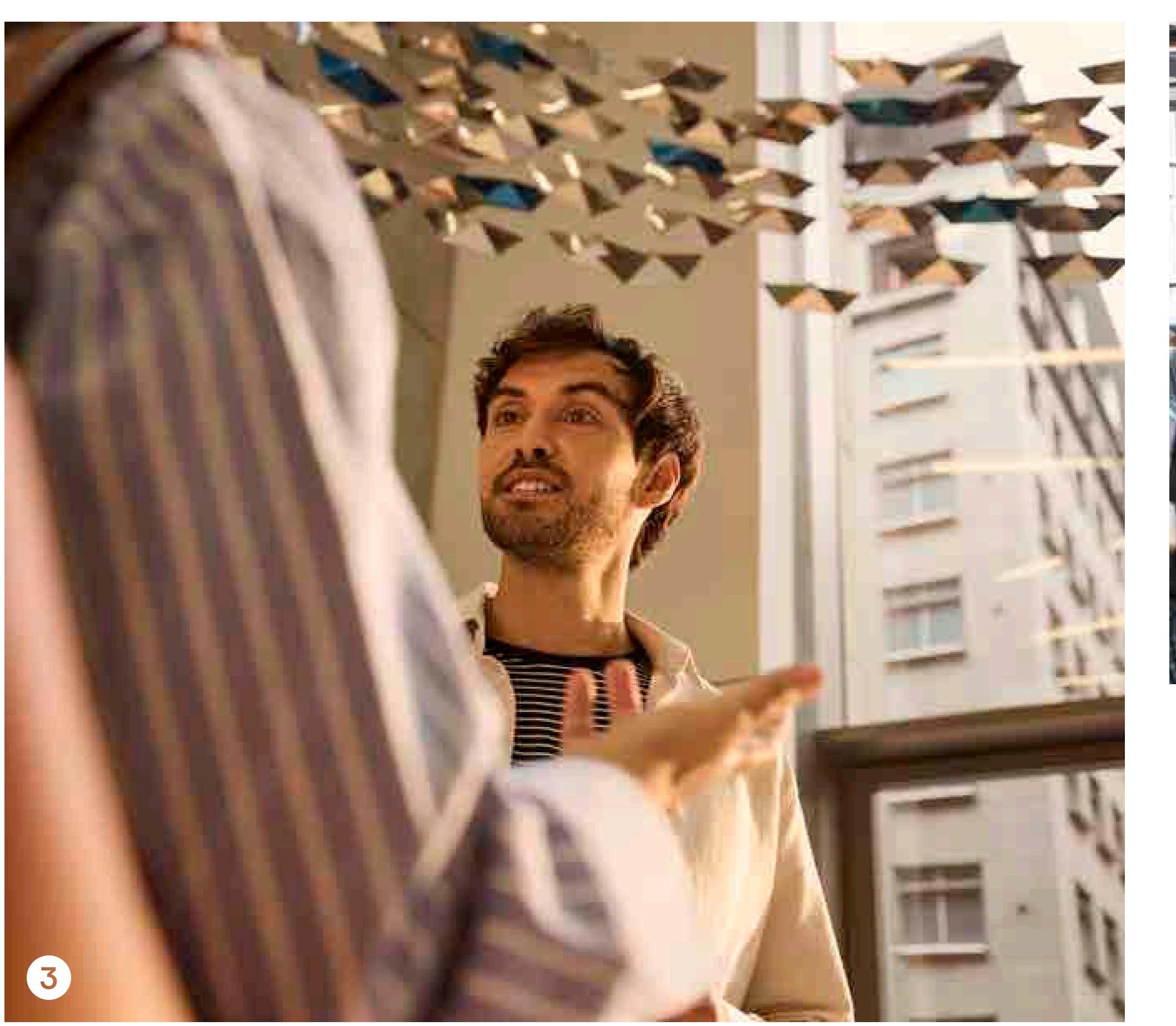


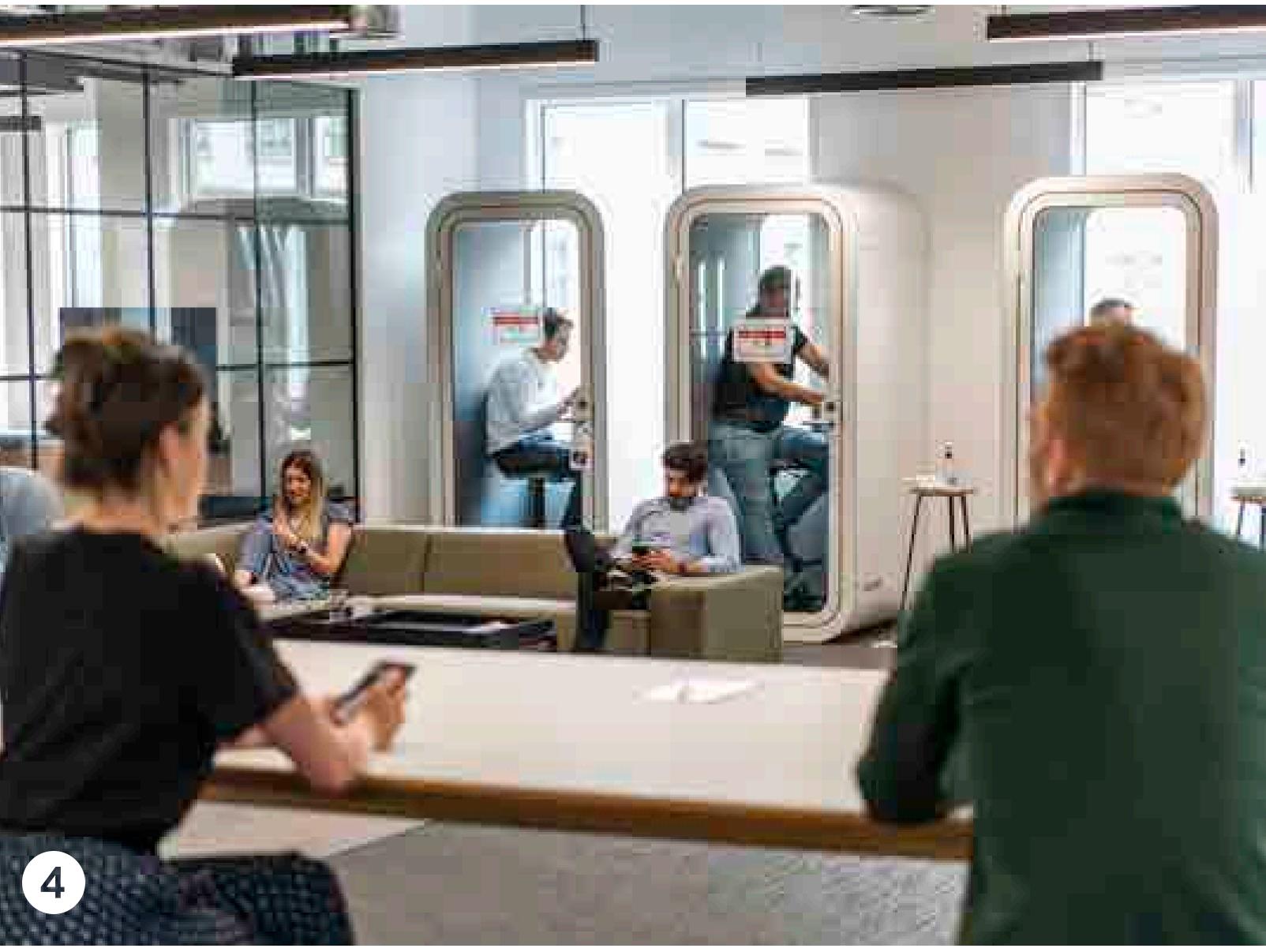
# WORKSPACE TO INSPIRE





- 1 Fitted out space
  Contemporary workspaces to support collaboration
- 2 Westferry Circus
  Meet & relax with colleagues
- 3 Contemporary design
  A signature art installation by
  Sophie Smallhorn
- 4 Contemporary design
  Quiet booths for focussed work







# 

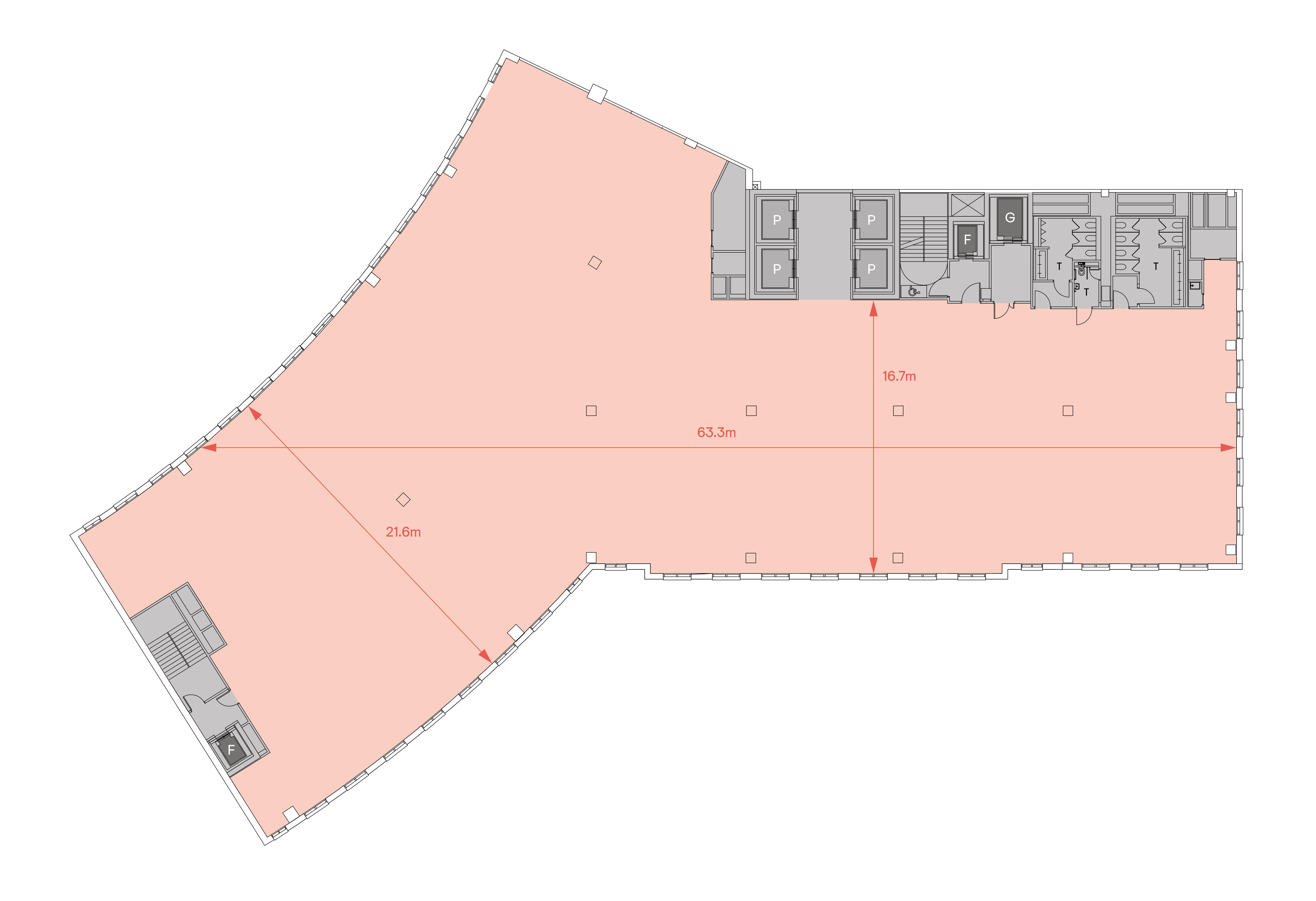
# 15,487 SQ FT 1,439 SQ M

# FLOOR CONDITION

Exposed Category A.

KEY
Available
Core
Lift
Goods / Firemens' Lift

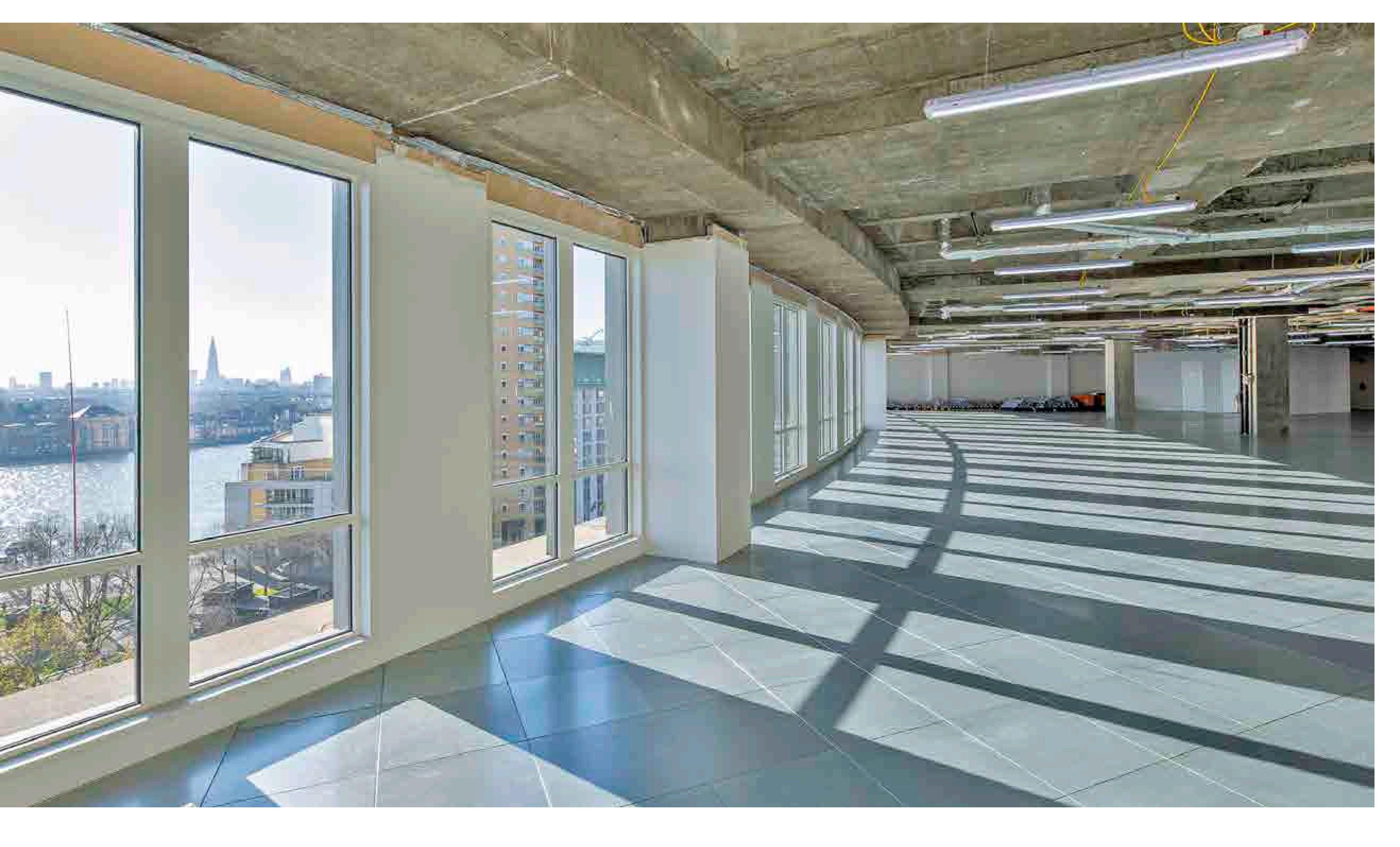


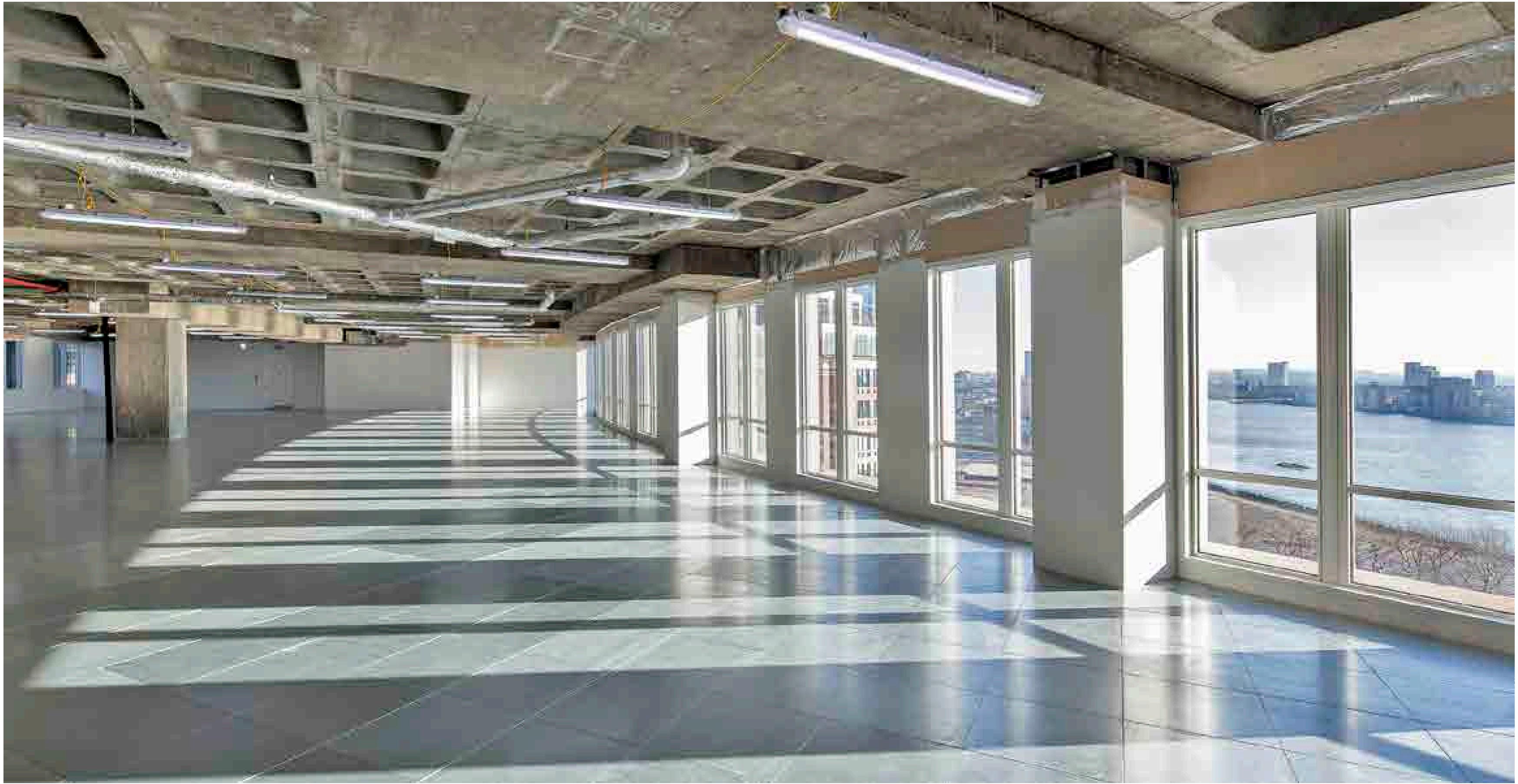


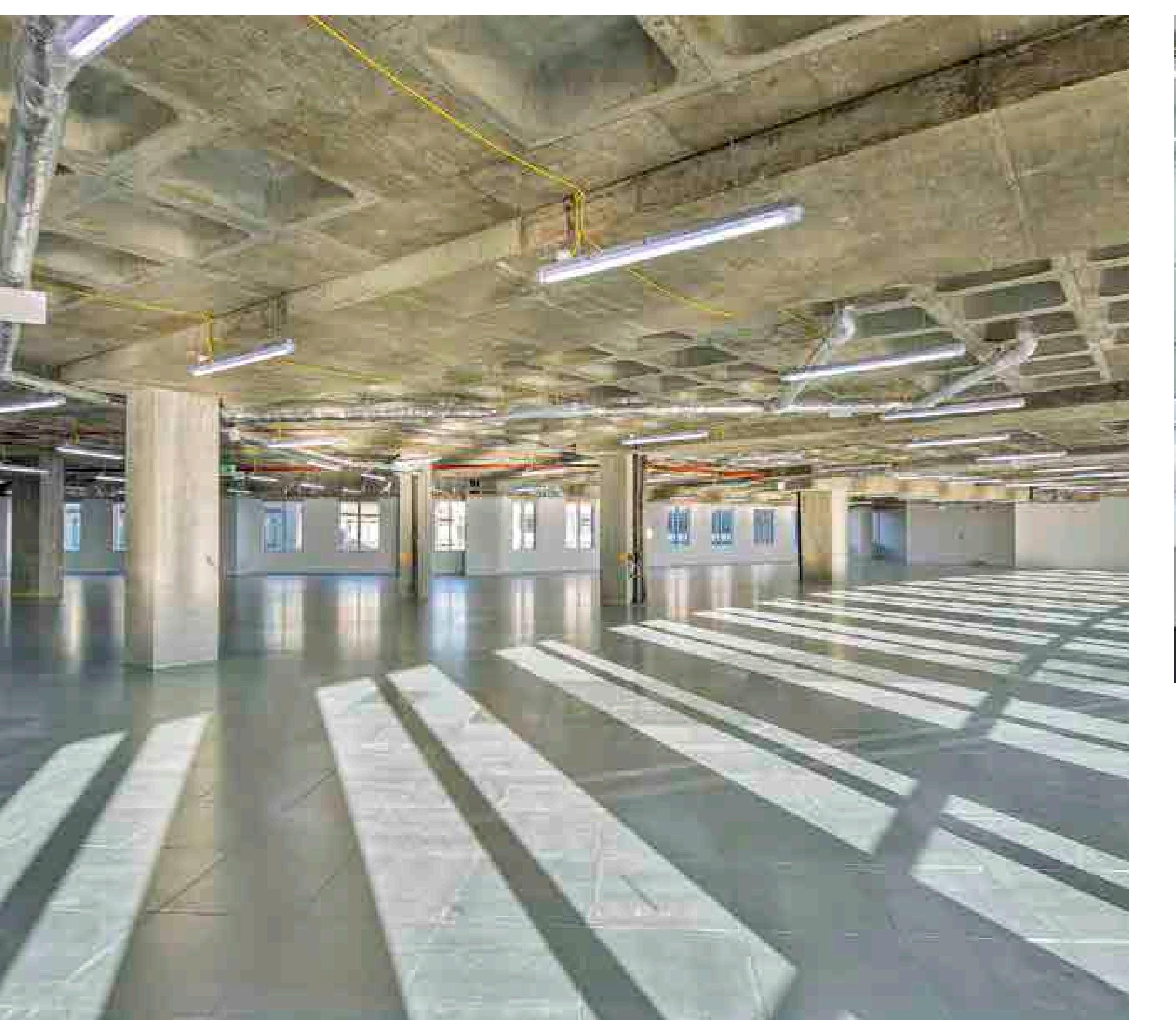


# Contemporary workspace A blank canvas for your business to

make its mark.











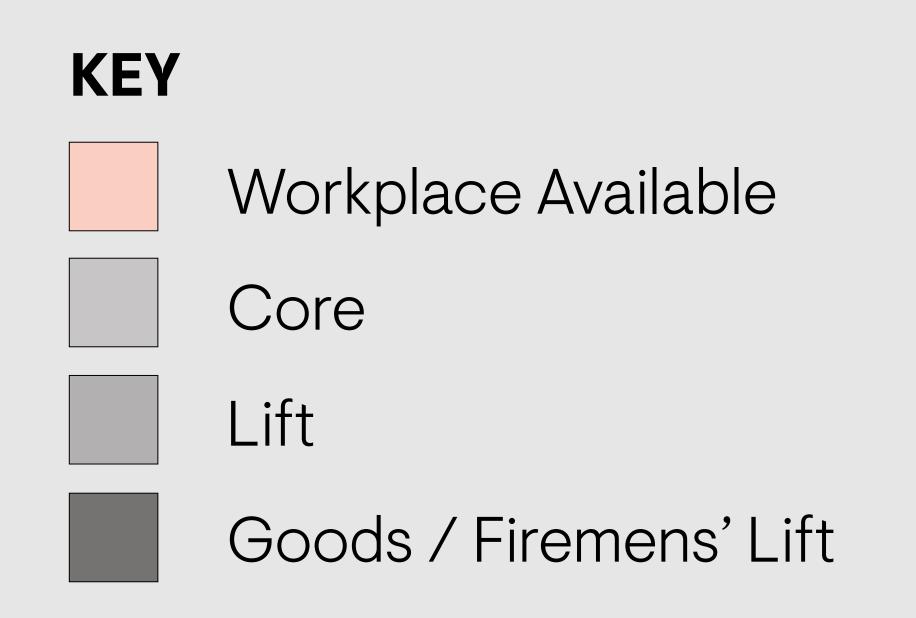
# Open Plan Layout

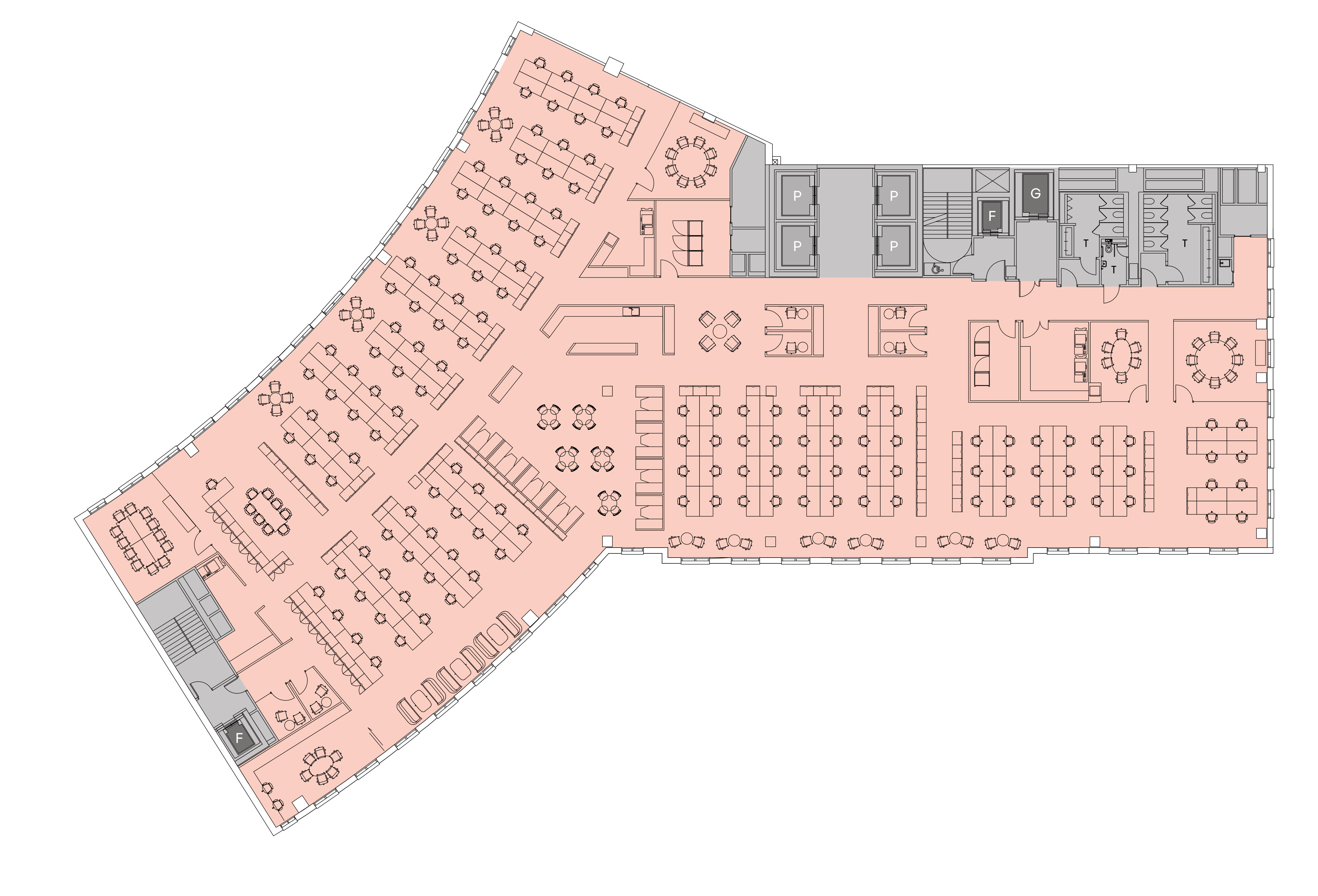
# INDICATIVE WORKSPACE ALLOCATION

1421143108 SQ FTOpen PlanManager'sTotalIndicativeWorkstationsDeskPopulationPlanning Ratio

# **ANCILLARY SPACES**

- 1 Twelve Person Meeting Room
- 2 Eight Person Meeting Rooms
- 1 Six Person Meeting Room
- 1 Project Room
- 4 Phone Rooms
- 3 Copy/Print Rooms
- 2 Communications Rooms
- 1 Pantry, Vending and Breakout Area
- 2 Recycling Points









# Open Plan Layout

# INDICATIVE WORKSPACE ALLOCATION

Open Plan

Workstations

Touchdown

Population

Indicative

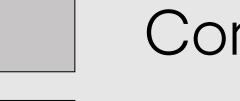
Planning Ratio

# **ANCILLARY SPACES**

- Eight Person Meeting Room
- Six Person Meeting Rooms
- Five Person Meeting Room 2 Four Person Meeting Rooms
- 4 Booths
- 6 Phone Pods
- Communications Room
- Lounge and Breakout Area



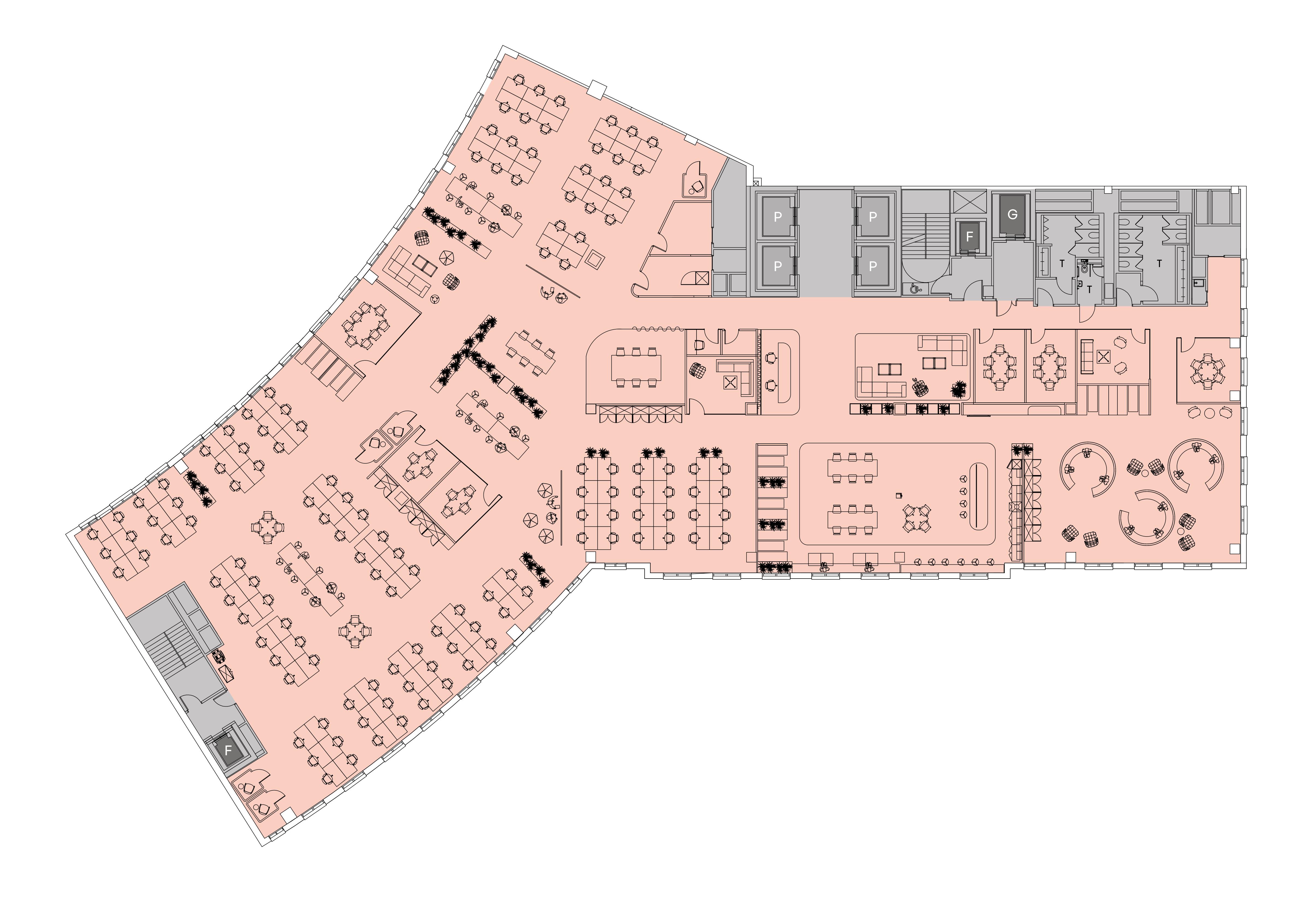
Workplace Available





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.

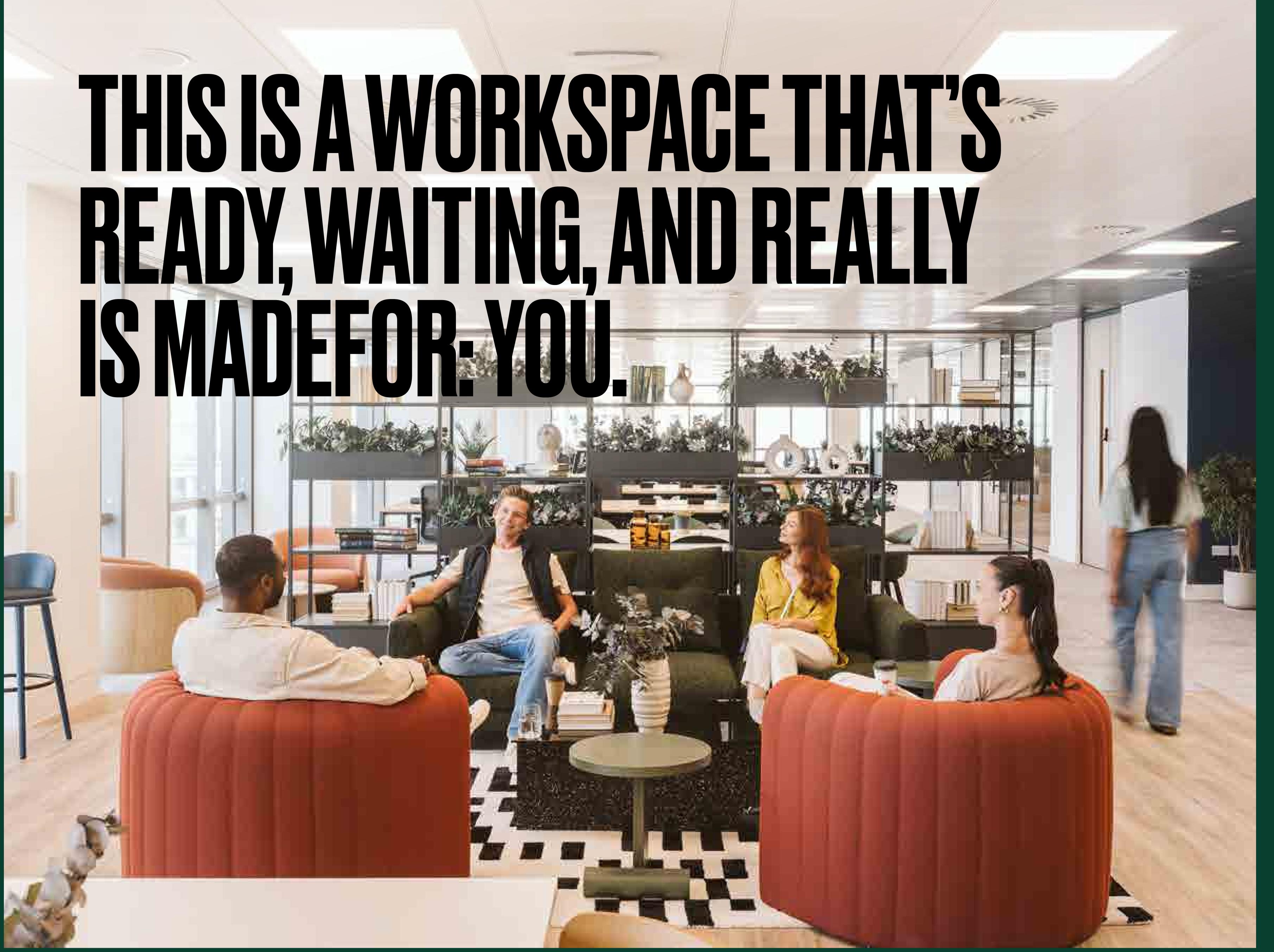
Innovative, sustainable, and always forward thinking.

offices.canarywharf.com/ madefor

HYPERYDLT

HERSHEY









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 1) ne-off antiques Modular Ready & waiting Connected Supported

MADEFOR:

# 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











# ESG

At Canary Wharf, sustainability and community are at the heart of everything we do. We understand the importance of creating environmentally and socially responsible environments, and our team of ESG professionals are dedicated to delivering continuous improvement across all our focus areas.

We are committed to the Environmental, Social and Governance (ESG) principles, as outlined in our strategy and featured in our <u>annual report</u>. We believe that the most effective way to drive meaningful change is by bringing together our customers, suppliers and our community. Together, we can enhance lives, now and in the future.

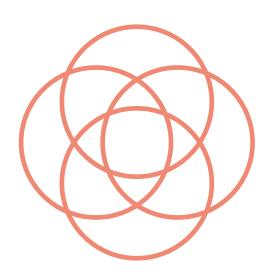
Choose an office space that aligns with our values and commitment to a sustainable future. Be part of a workspace that champions green practices and supports community initiatives.

Our strategy focuses on four key areas:



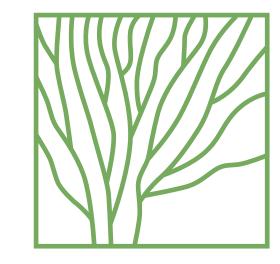
## **CLIMATE ACTION**

Turning our ambition to be net zero into action



# DRIVING CIRCULARITY

Transitioning from a linear to a circular economy



# CREATING SPACE FOR NATURE

Creating a place for nature as well as people



### SOCIAL IMPACT

Creating positive change through shared social purpose, connecting our communities & customers

SOME OF OUR CORE
PARTNERSHIPS AND COMMITMENTS







# KEY ACHIEVEMENTS

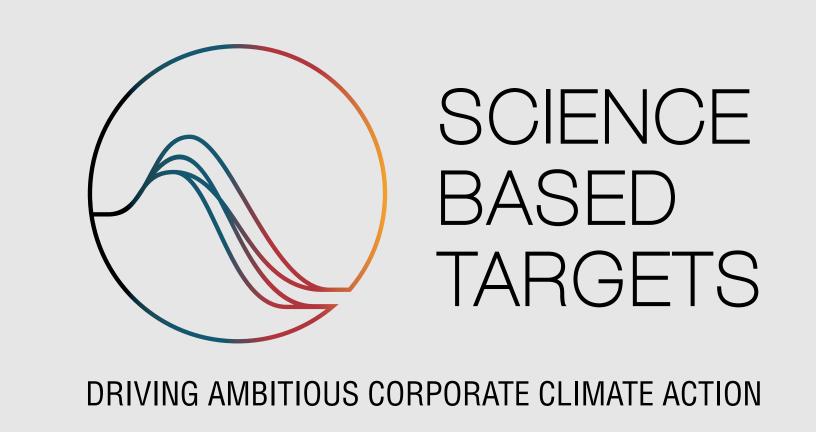
- Net Zero Carbon by 2040: CWG is committed to partnering with occupiers to enhance building performance.
- In-house Waste Management Team:
   Supporting our tenants with innovation opportunities to maximise recycling and circular economy initiatives.
- **ESG Forums:** Regular forums allow our tenants to be updated on initiatives, share ideas, and hear from industry experts.
- Felix Project Partnership: Help to tackle food poverty by volunteering for free to distribute meals and reduce food waste.
- 16.5 Acres of Parks and Gardens: Take advantage of our open spaces to lift your mood, productivity, and enjoy breaks at the award-winning Eden Dock, a place for nature and people to thrive.











# The Columbus Building Specification Summary

A unique riverside office environment, with a recently certified BREEAM refurbishment delivering an energy efficient EPC B rated office space.

# CYCLE SPACES FOR OFFFICE USE

72 x car park spaces (2 x disabled), 20 x motorcycle spaces

# DESIGN LOADING

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

# DIVERSE RESILIENT

fibre communications with Wi-Fi 6 and 5G provision



1x goods lift, 2x firemen's lifts



12 SIOWERS
76 LOGIS

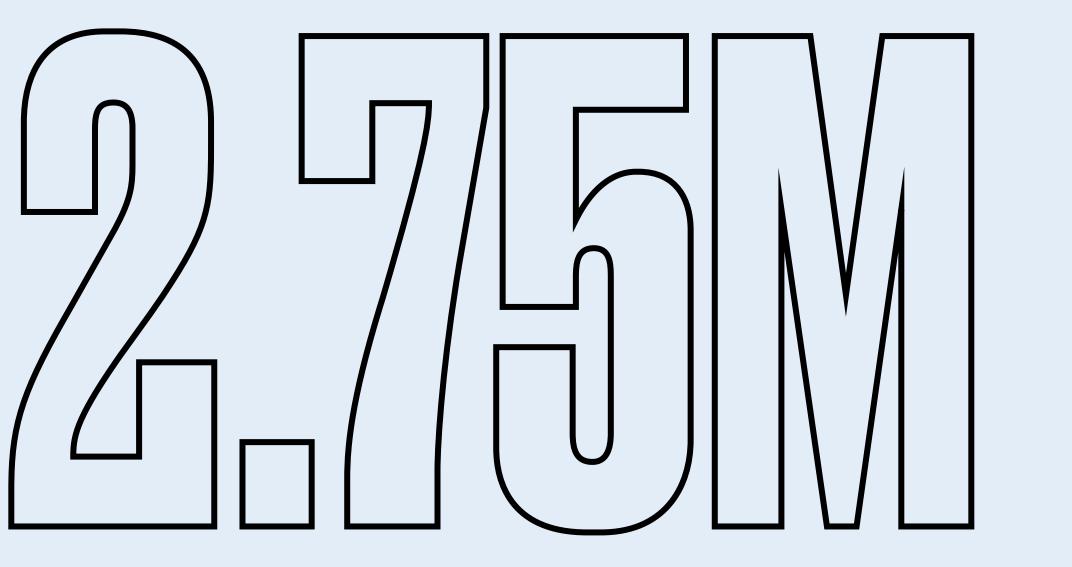
# FULLY ACCESSIBLE

200mm raised floor depth

# POWER LOAD NENSITIES

OFFICE AREAS

Lighting: 12.91 w / sq m (1.2 w / sq ft) Small power: 26.09 w / sq m (2.5 w / sq ft)



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





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Find out more on The Columbus Building website

Download the Canary Wharf app





