THE COLUMBUS BUILDING

CANARY WHARF GROUP

TAKE YOUR PLACE BY
THE RIVER
Experience working in
Canary Wharf for yourself...
THE
COLUMBUS
BUILDING

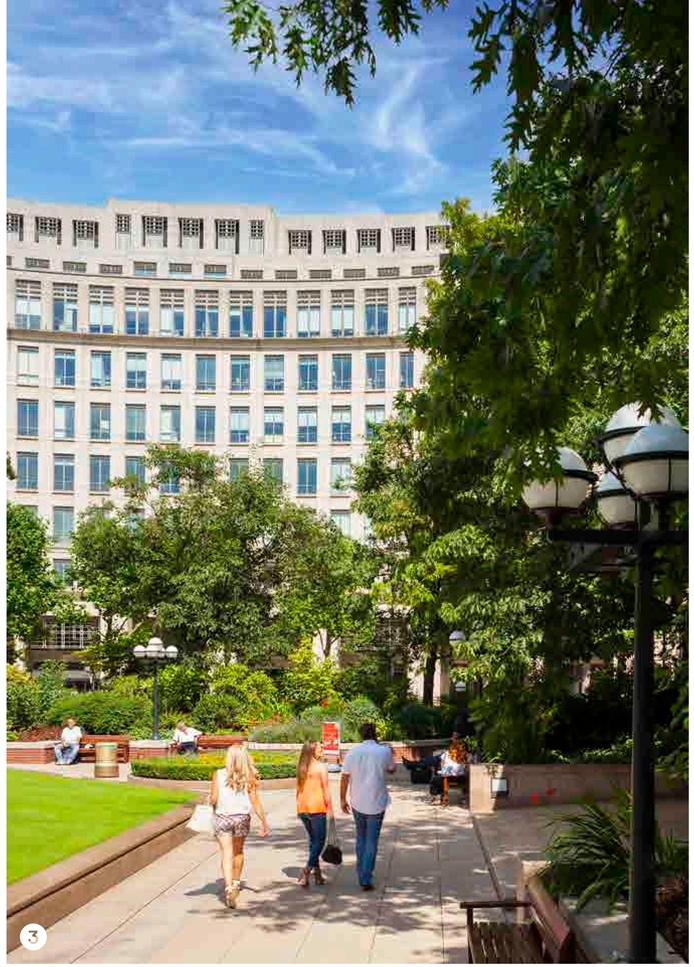
RIVER VIEWS
WORK FLEXIBLY
CONNECTED
GARDENS
SUSTAINABILITY
COURTYARD
CYCLE STORAGE
TECHNOLOGY
UBER BOAT

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 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.

AIR QUALITY IN CANARY WHARF IS 15% BETTER THAN IN THE CITY OF LONDON AND CITY OF WESTMINSTER

IT'S ALL HERE.

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

GRAB & GO	RESTAURANTS	ENTERTAINMENT	SHOPS & SERVICES
COCO DI MAMA	KRICKET	FAIRGAME	SPACE NK
GRIND	SIX by NICO	CAPITAL KARTS	Bupa
CHICKEN ASSENHEIMS 56	GAUCHO	ELECTRIC SHUFFLE	Virgin active
BRERA	Amerigo Vespucci	EVERYMAN	PADIUM

1 **Cabot Square**
Meet with colleagues and friends at lunchtime

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

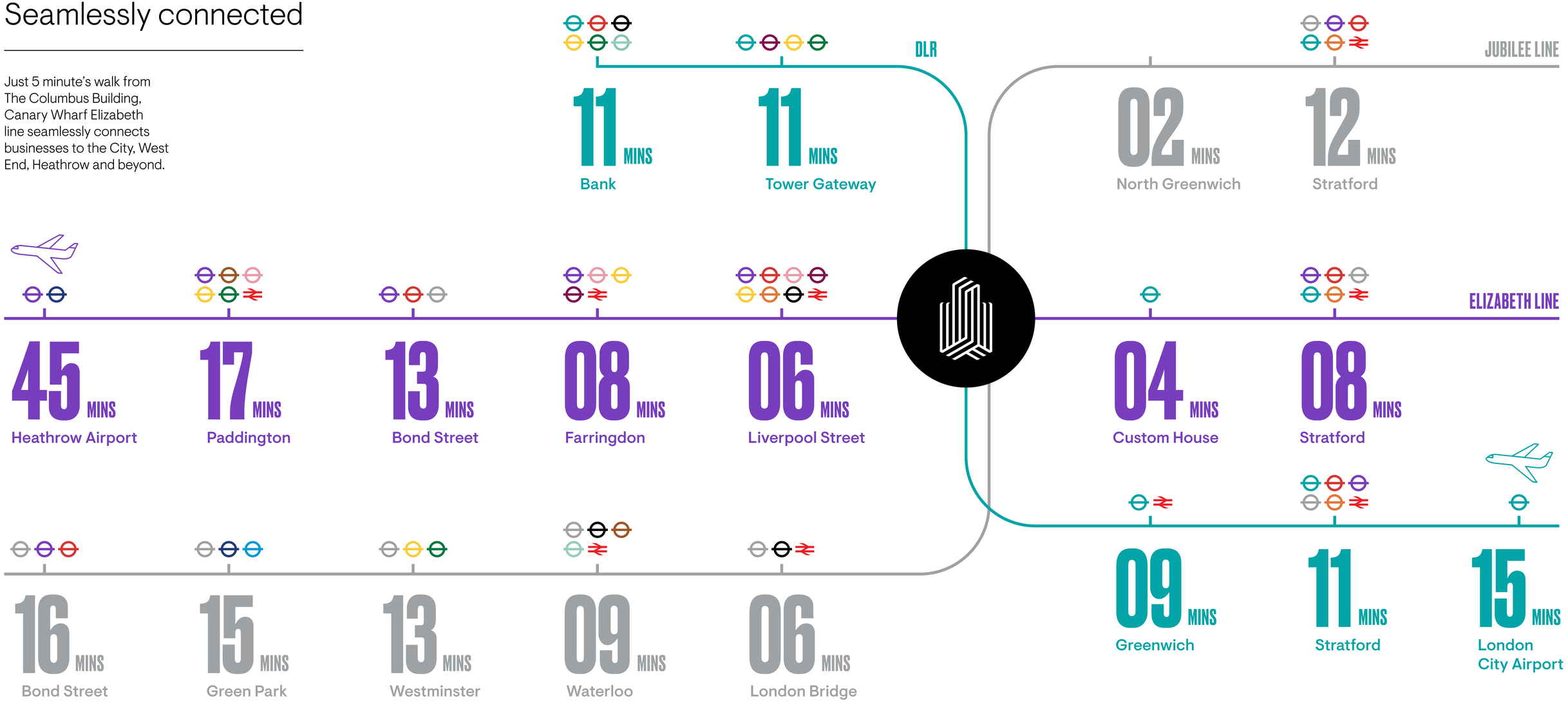
6 **Cubitt Steps**
A place to meet and mingle in the sunshine

Location

VIRGIN ACTIVE
THE COLUMBUS BUILDING
FAIRGAME
ELECTRIC SHUFFLE
CAPITAL KARTS
BIG EASY
EVERYMAN
BILLINGSGATE FISH MARKET
OPEN WATER SWIMMING
PERGOLA ON THE WHARF
THE IVY IN THE PARK
THIRD SPACE
CARAVAN
PADIUM
EDEN DOCK
640 EAST
DISHOOM
FIVE GUYS
HAWKSMOOR
GOBOAT
TRIBE
THE PELLIGON
ROE
IN2SPORTS
MMY WOOD WHARF

Seamlessly connected

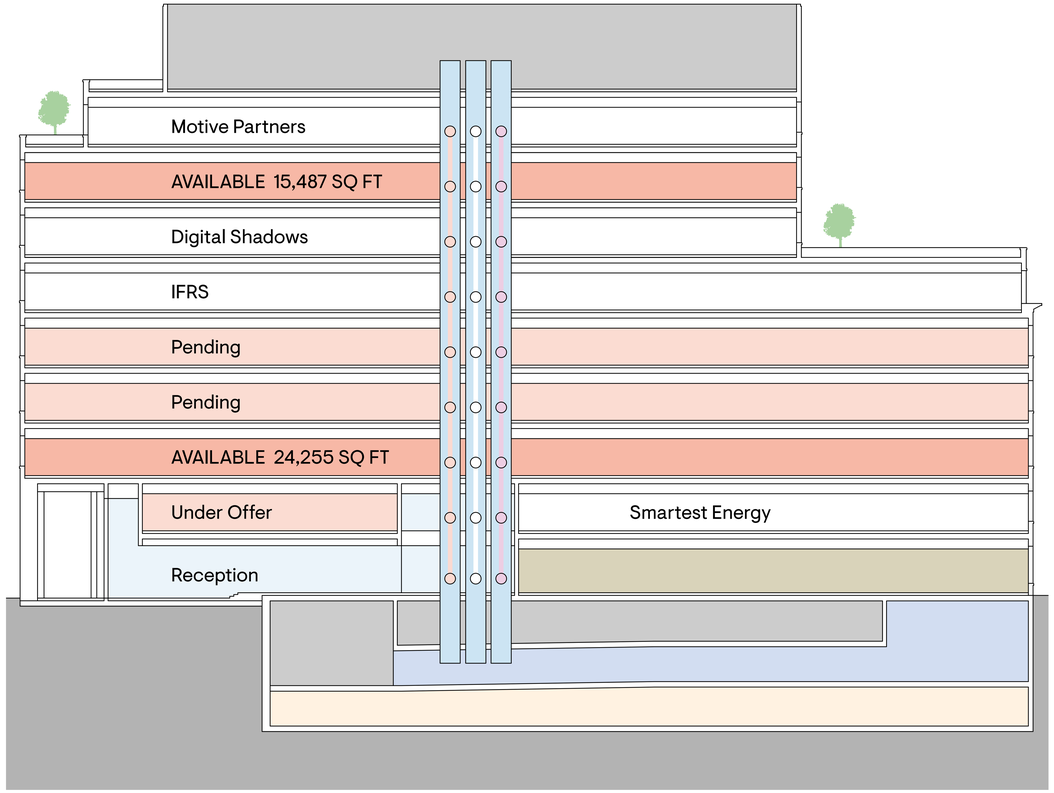
Just 5 minute's walk from The Columbus Building, Canary Wharf Elizabeth line seamlessly connects businesses to the City, West End, Heathrow and beyond.



TRANSPORT

39,742 SQ FT OF ATTRACTIVE RIVERSIDE SPACE AVAILABLE

		SQ FT	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	7,750	720	
	Smartest Energy	LET	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

- Available
- 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.

RECEPTION LOBBY

THE COLUMBUS BUILDING

Ground Floor

RECEPTION
3,800 SQ FT
353 SQ M

RETAIL
14,120 SQ FT
1,312 SQ M

KEY

- Retail
- Reception / Lift Lobby
- Core
- Lift
- Goods / Firemens' Lift

N

FLOOR PLAN

THE COLUMBUS BUILDING

Level 2

AVAILABLE
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

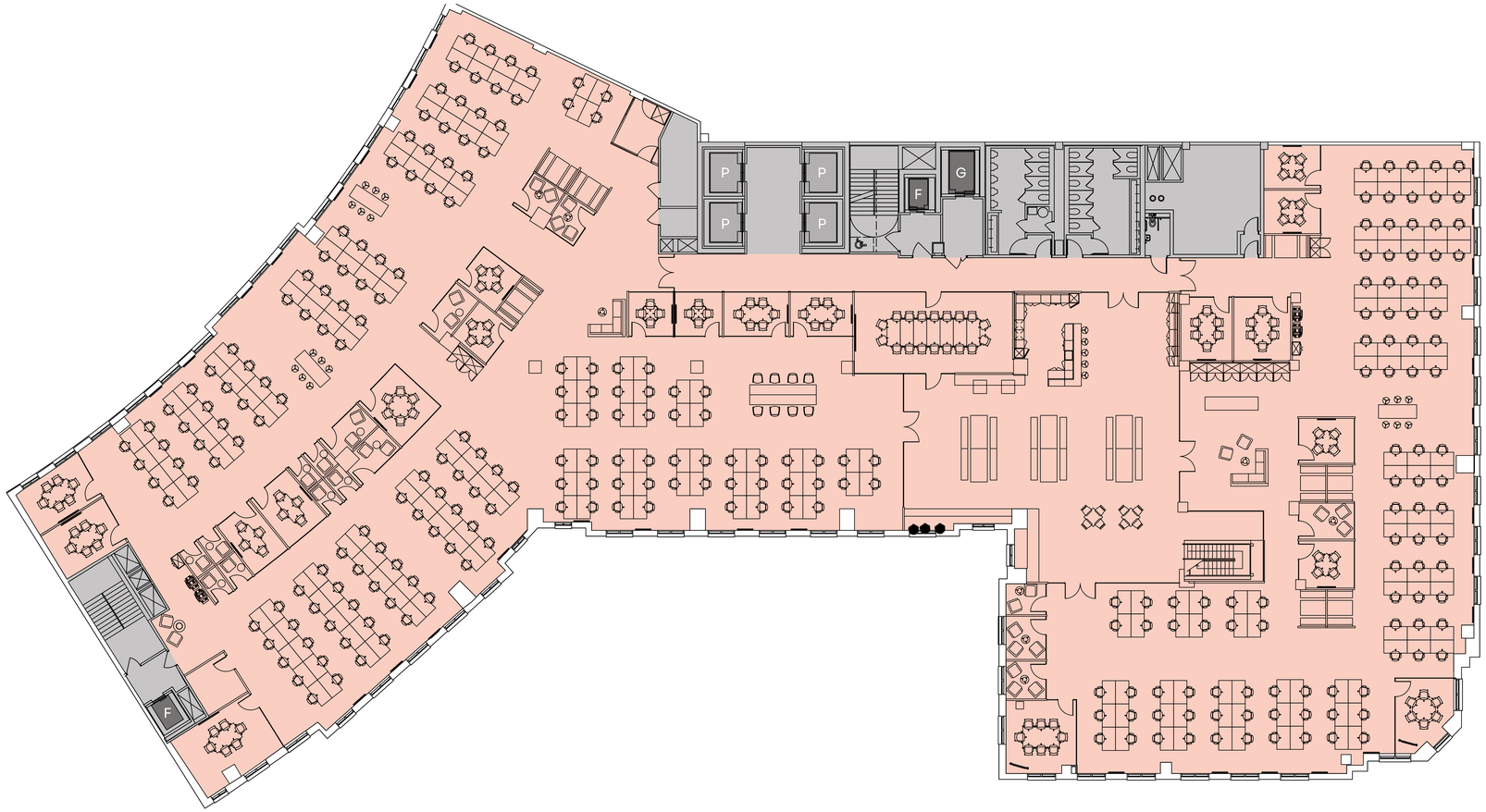
Ancillary Spaces:

1 x Eighteen-person boardroom
1 x 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
- Core
- Lift
- Goods / Firemens' Lift

N



FLOOR PLAN

THE COLUMBUS BUILDING

Indicative Fitout

Indicative Fitout

WORKSPACE TO INSPIRE

Level 3

AVAILABLE Q4 2025

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

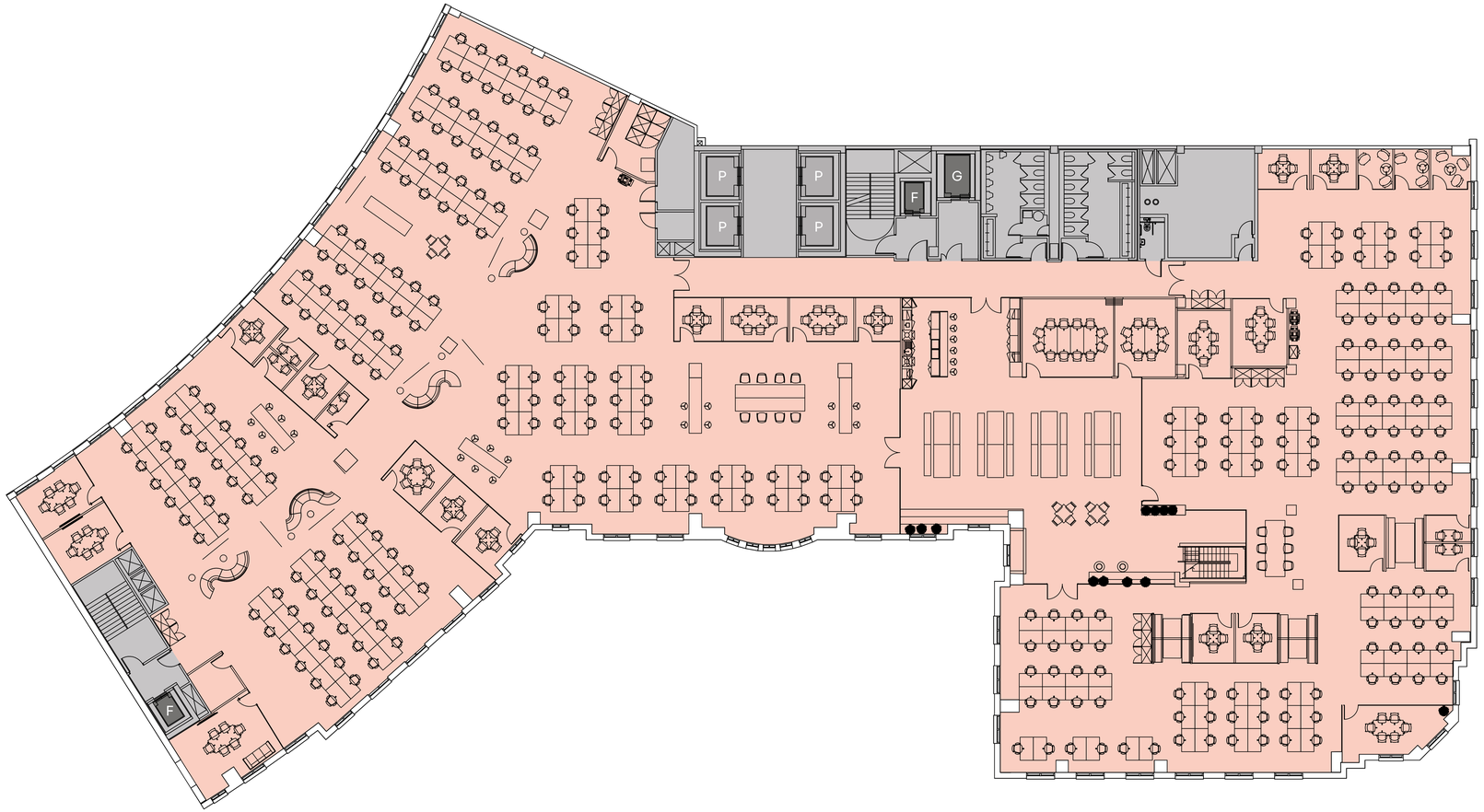
Ancillary Spaces:

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
Kitchen
Storage
Breakout space with hot desking option available

KEY

- Available Q4 2025
- Core
- Lift
- Goods / Firemens' Lift

N



FLOOR PLAN

THE COLUMBUS BUILDING

Level 4

AVAILABLE Q4 2025

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

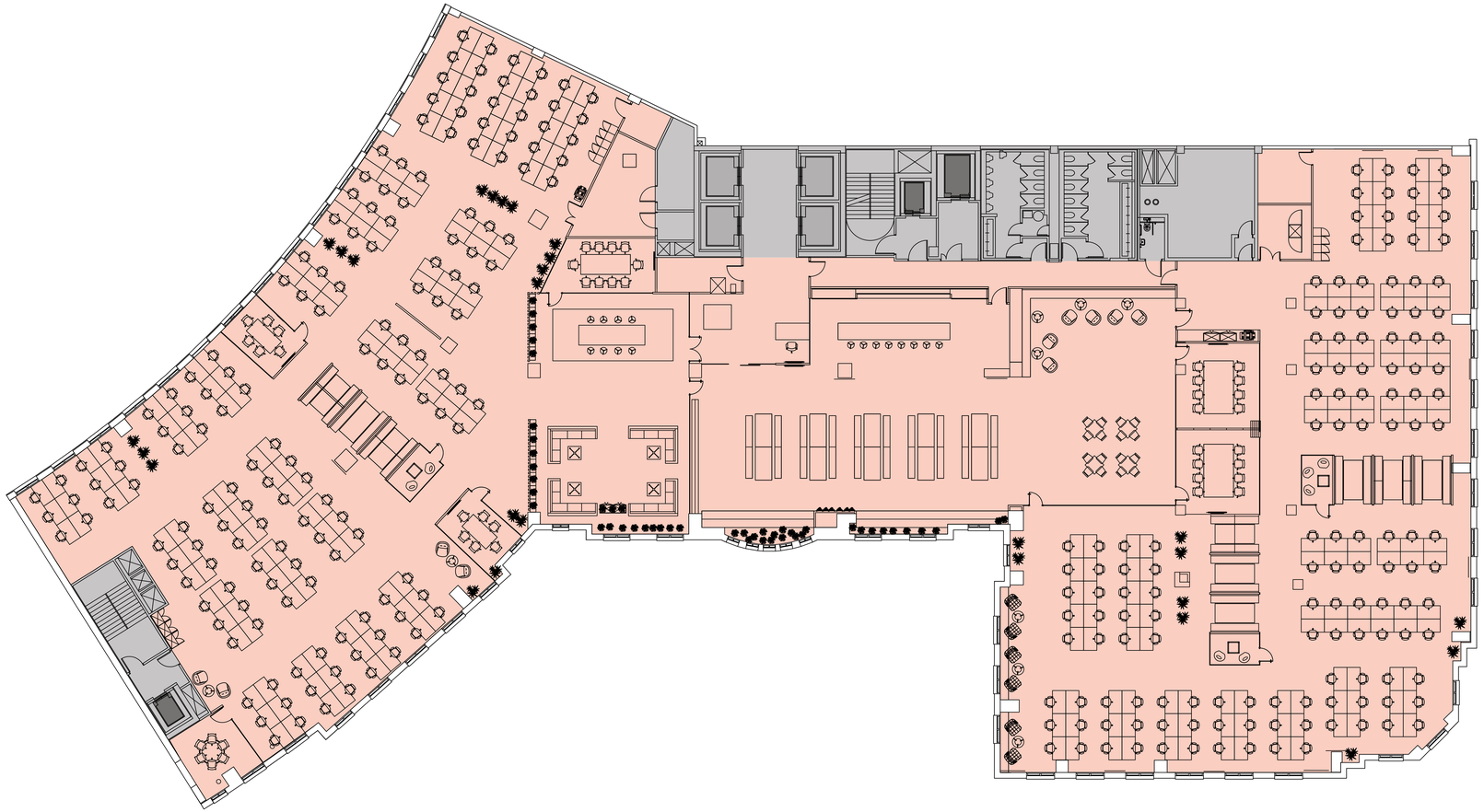
Ancillary Spaces:

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

KEY

- Available Q4 2025
- Core
- Lift
- Goods / Firemens' Lift

N



FLOOR PLAN

THE COLUMBUS BUILDING

Indicative Fitout

WORKSPACE

THE COLUMBUS BUILDING

Indicative Fitout

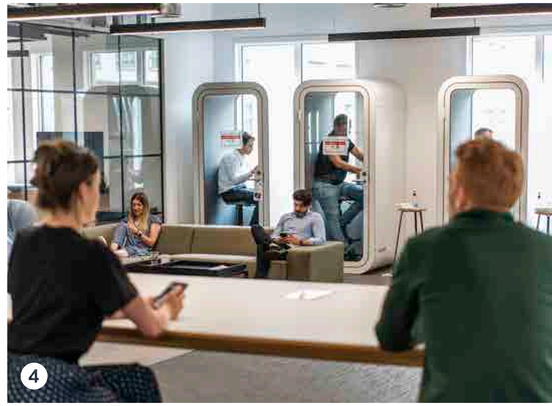
WORKSPACE TO INSPIRE

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



Level 07

AVAILABLE

15,487 SQ FT
1,439 SQ M

FLOOR CONDITION
Exposed Category A.

KEY

- Available
- Core
- Lift
- Goods / Firemens' Lift

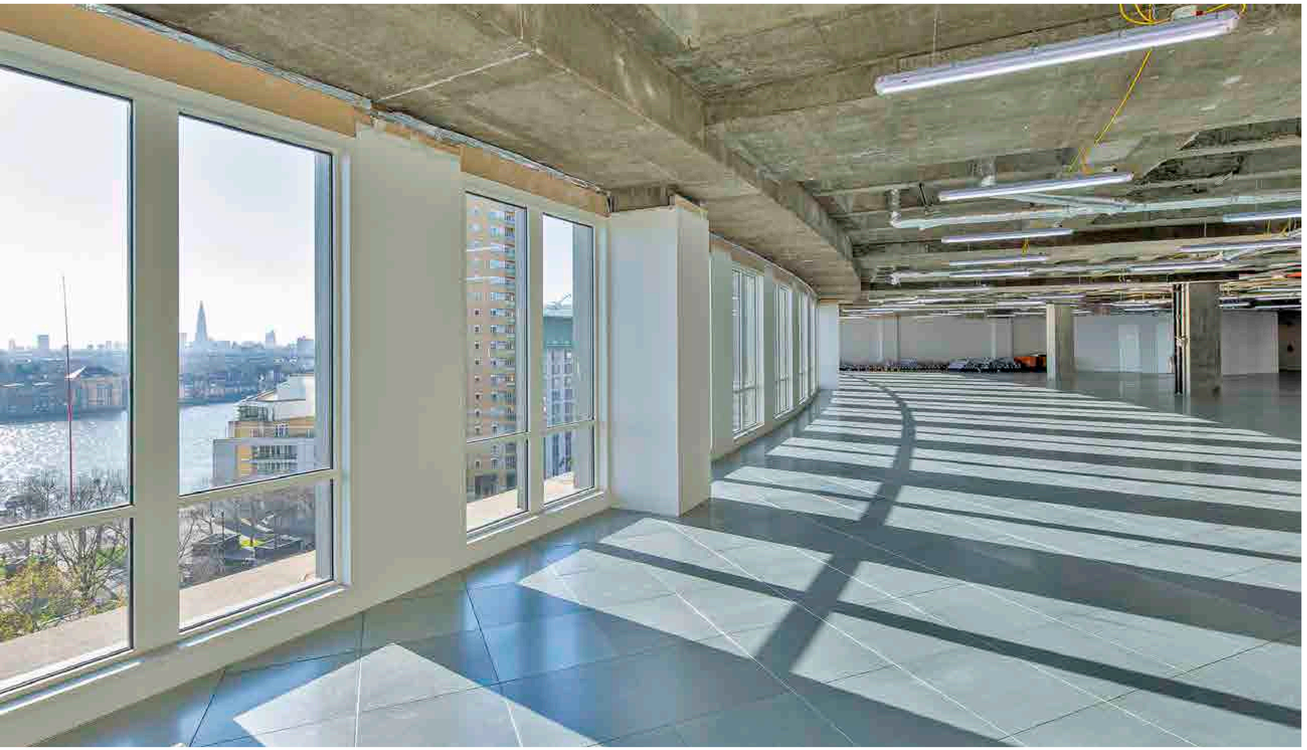
N

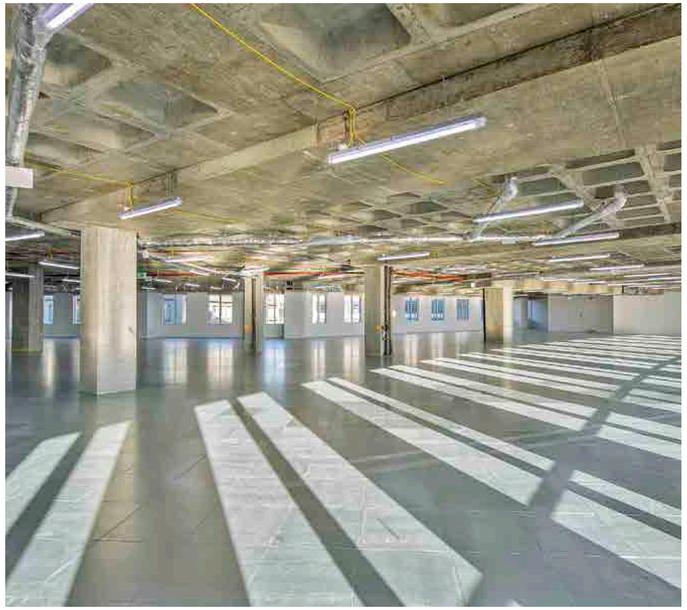
FLOOR PLAN

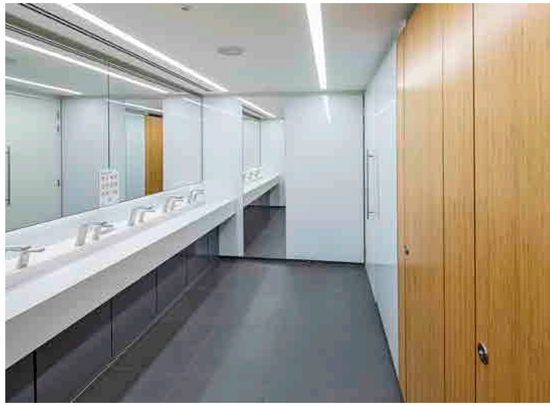
THE COLUMBUS BUILDING

MAKE YOUR MARK

Contemporary workspace
A blank canvas for your business to make its mark.







Level 07

Open Plan Layout

INDICATIVE WORKSPACE ALLOCATION

142	1	143	108 SQ FT
Open Plan Workstations	Manager's Desk	Total Population	Indicative Planning Ratio

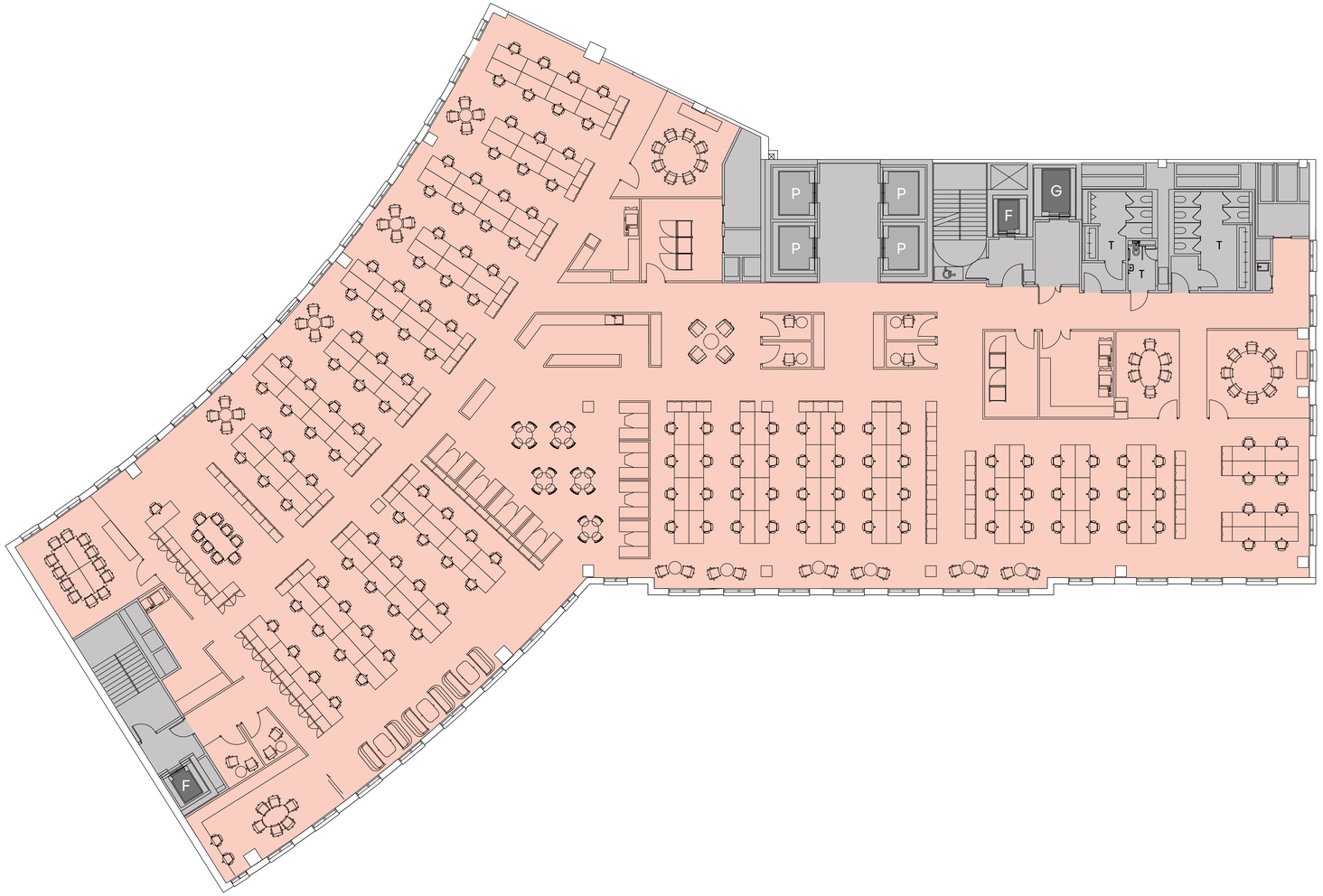
ANCILLARY SPACES

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

KEY

- Workplace Available
- Core
- Lift
- Goods / Firemens' Lift

N



FLOOR PLAN

THE COLUMBUS BUILDING

Level 07

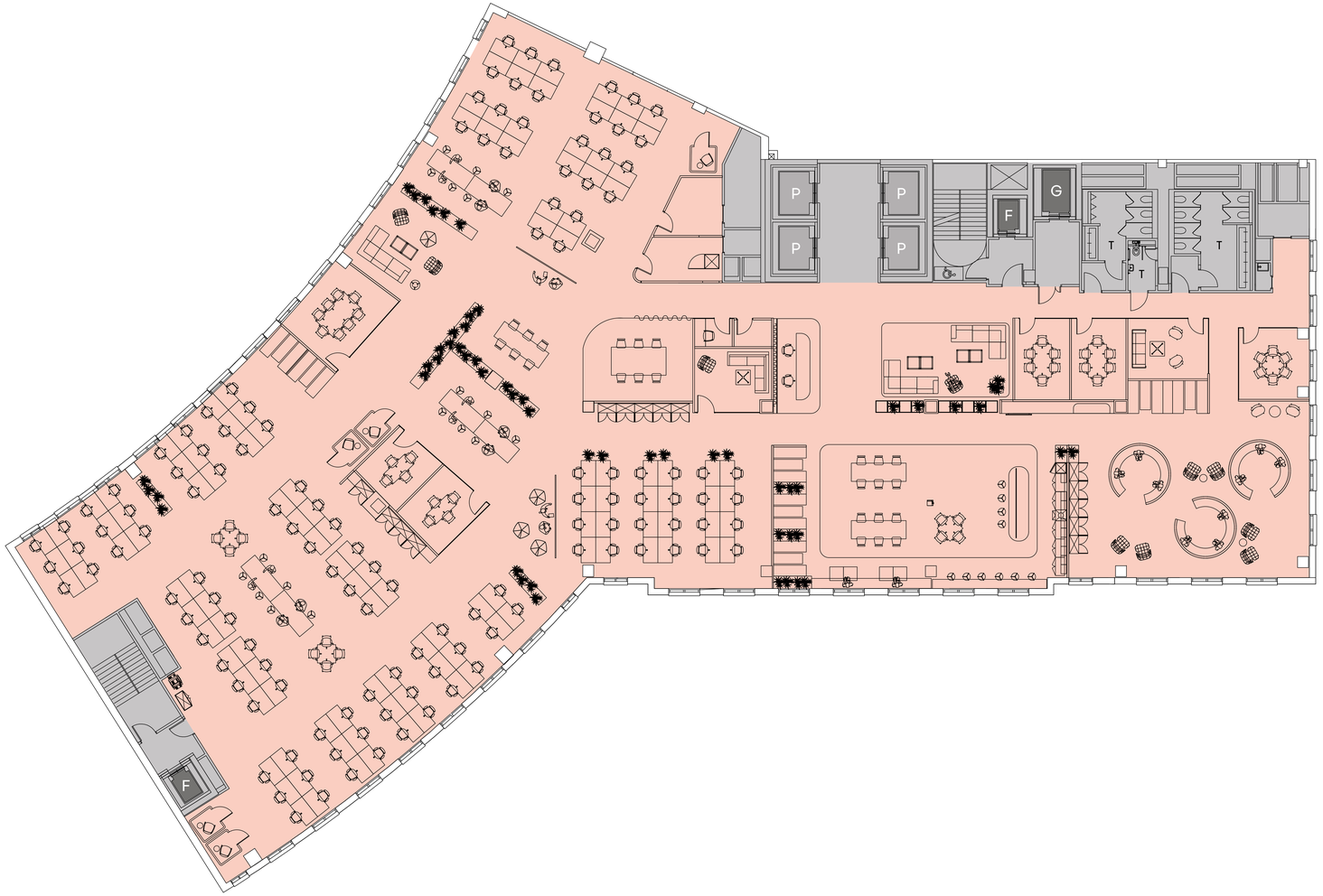
Open Plan Layout

INDICATIVE WORKSPACE ALLOCATION

128	30	158	98 SQ FT
Open Plan Workstations	Touchdown	Total Population	Indicative Planning Ratio

ANCILLARY SPACES

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



KEY

- Workplace Available
- Core
- Lift
- Goods / Firemens' Lift

N

FLOOR PLAN

THE COLUMBUS BUILDING

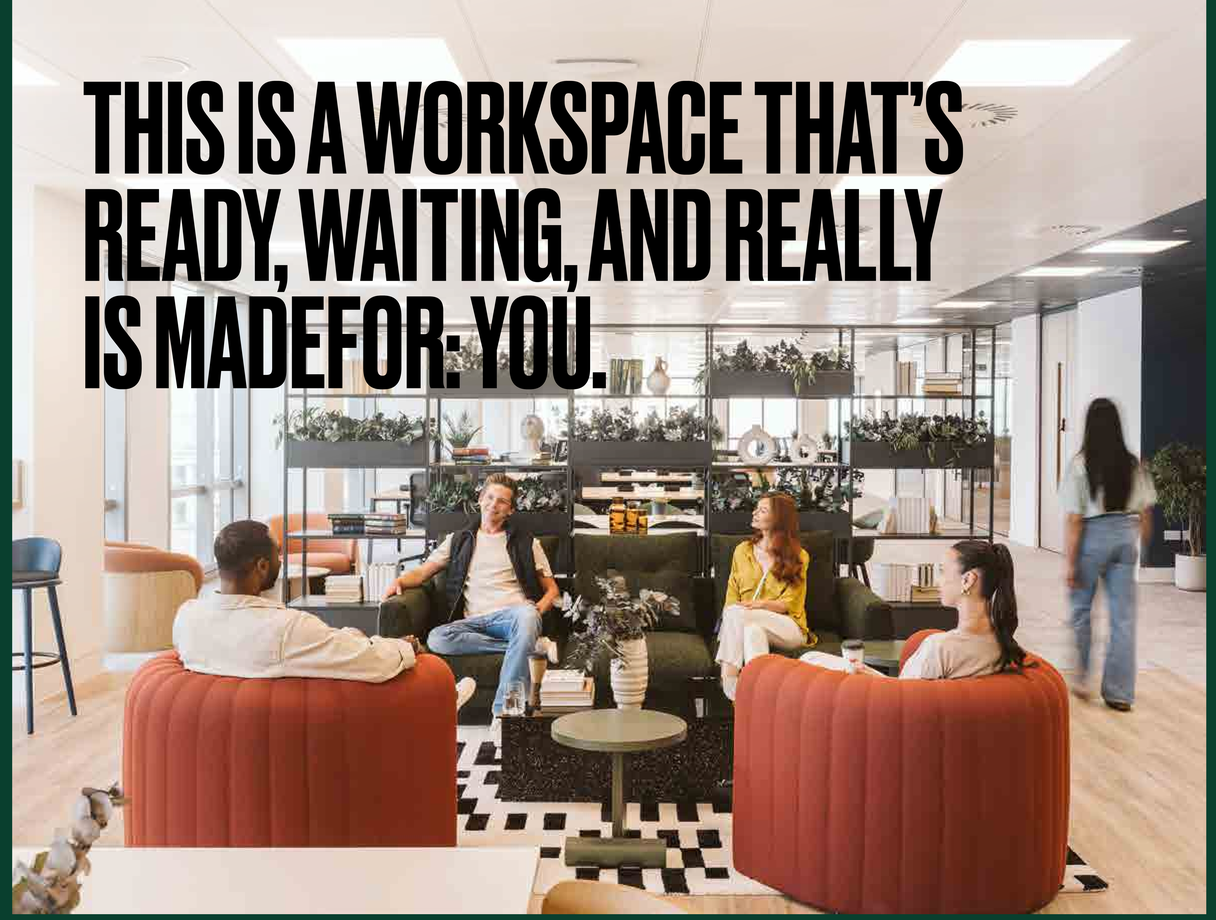
MadeFor:

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



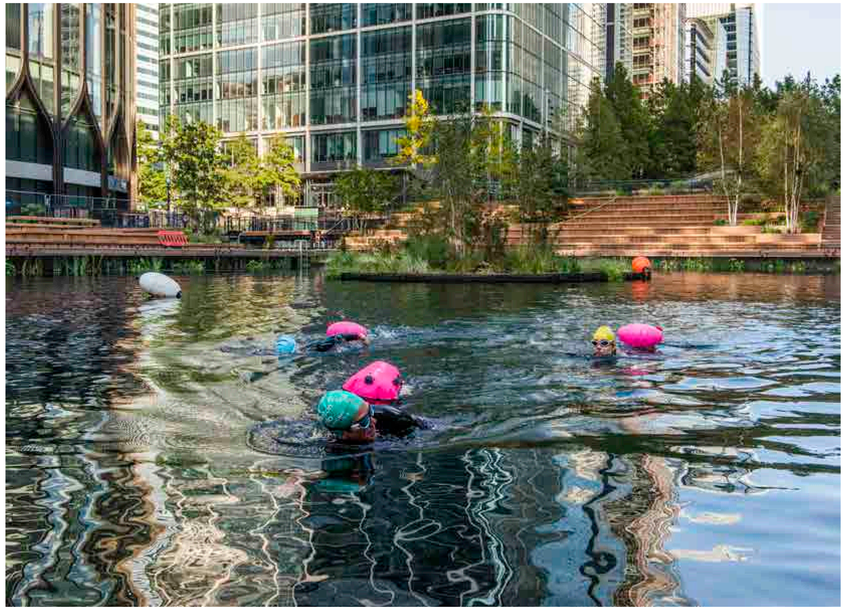
Style
Simplicity
Flexibility
Bespoke flooring
Organic materials
Bar area
Scalable
Sustainable
Future-proofed
Company branding
Finishing touches
Built-in storage
Breakout spaces
Tech-led
Soft furnishings
Iconic architecture
5G & WiFi 6
Foliage
Meeting rooms
Flexible spaces
Architectural lighting
One-off antiques
Games area
Modular
Ready & waiting
Connected
Supported

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 annual report. 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.

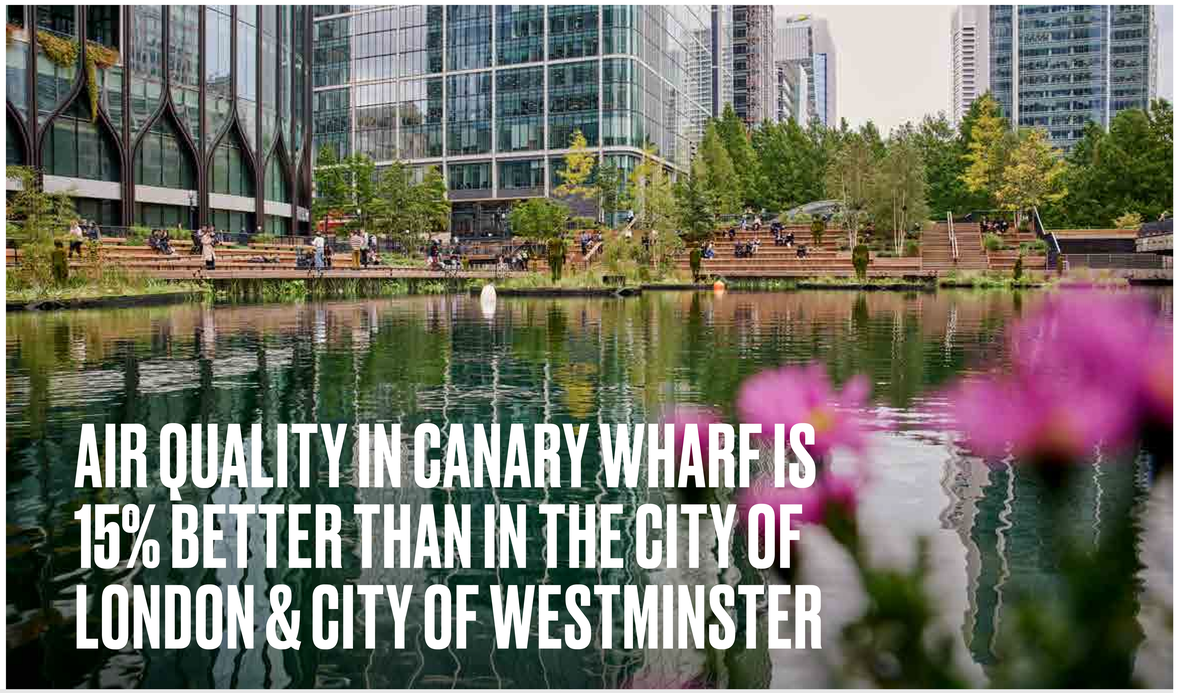
Our strategy focuses on four key areas:

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



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.

ZERO WASTE TO LANDFILL
in managed areas since 2009

100%
electricity sourced renewably since 2012

SOME OF OUR CORE PARTNERSHIPS AND COMMITMENTS

circle collective · eden project · Felix THE FELIX PROJECT · Purple Tuesday · SCIENCE BASED TARGETS DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

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.

EPC B

55 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

4 PASSENGER LIFTS

1 x goods lift, 2 x firemen's lifts

BREEAM VERY GOOD REFURBISHMENT

12 SHOWERS 76 LOCKERS

FULLY ACCESSIBLE

200mm raised floor depth

POWER LOAD DENSITIES

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)

2.75M

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

GET IN TOUCH.

CANARY WHARF GROUP

Luke Thurlow
luke.thurlow@canarywharf.com
+44 (0)20 7418 2598
+44 (0)7890 995 139

CANARY WHARF GROUP

Tarun Mathur
tarun.mathur@canarywharf.com
+44 (0)20 7418 2358
+44 (0)7779 888 149

Knight Frank

Abby Brown
abby.brown@knightfrank.com
+44 (0)7827 083 969

Knight Frank

Eloise Wordie
eloise.wordie@knightfrank.com
+44 (0)7976 668 506

KONTOR

Ben Orchard-Smith
ben@kontor.com
+44 (0)7557 988 115

KONTOR

Luke Parkinson
luke.parkinson@kontor.com
+44 (0)7464 715 644

KONTOR

Paul Gold
paul@kontor.com
+44 (0)7779 100 875

Find out more on The Columbus Building website

Download the Canary Wharf app

CANARY WHARF GROUP