ONE CANADA SQUARE

CANARY WHARF
GROUP

THERE'S ONLY
ONE CANADA SQUARE.
Experience working in
Canary Wharf for yourself...
ONE CANADA SQ

LANDMARK MADEFOR: ICONIC SUSTAINABILITY LEVEL39 TECHNOLOGY RETAIL

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.

1 **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

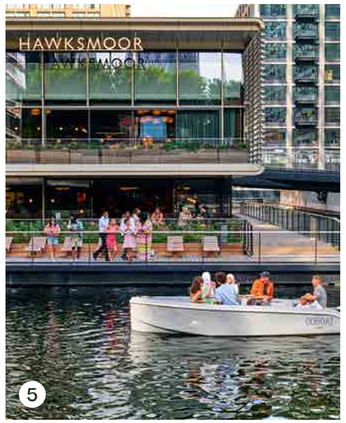
Discover Canary Wharf, a thriving hub of sustainability and community. Evolving daily, our environment is thoughtfully designed to encourage creativity and enrich daily life. With an abundance of lifestyle amenities including shops, restaurants, parks, waterside gardens, and boardwalks, everything you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

1

2

3

4



5

6

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

COCO DI MAMA
GRIND
FIVE GUYS
BRERA

RESTAURANTS

DISHOOM
THE IVY IN THE PARK CANARY WHARF
KRICKET
ROE

ENTERTAINMENT

FAIRGAME
CAPITAL KARTS
ELECTRIC SHUFFLE
EVERYMAN

SHOPS

REISS
MMY WOOD WHARF
SANDRO
Aēsop

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

4 **Park yoga**
Take a moment, to take a breath

5 **Waterside**
Fantastic water amenity on your doorstep

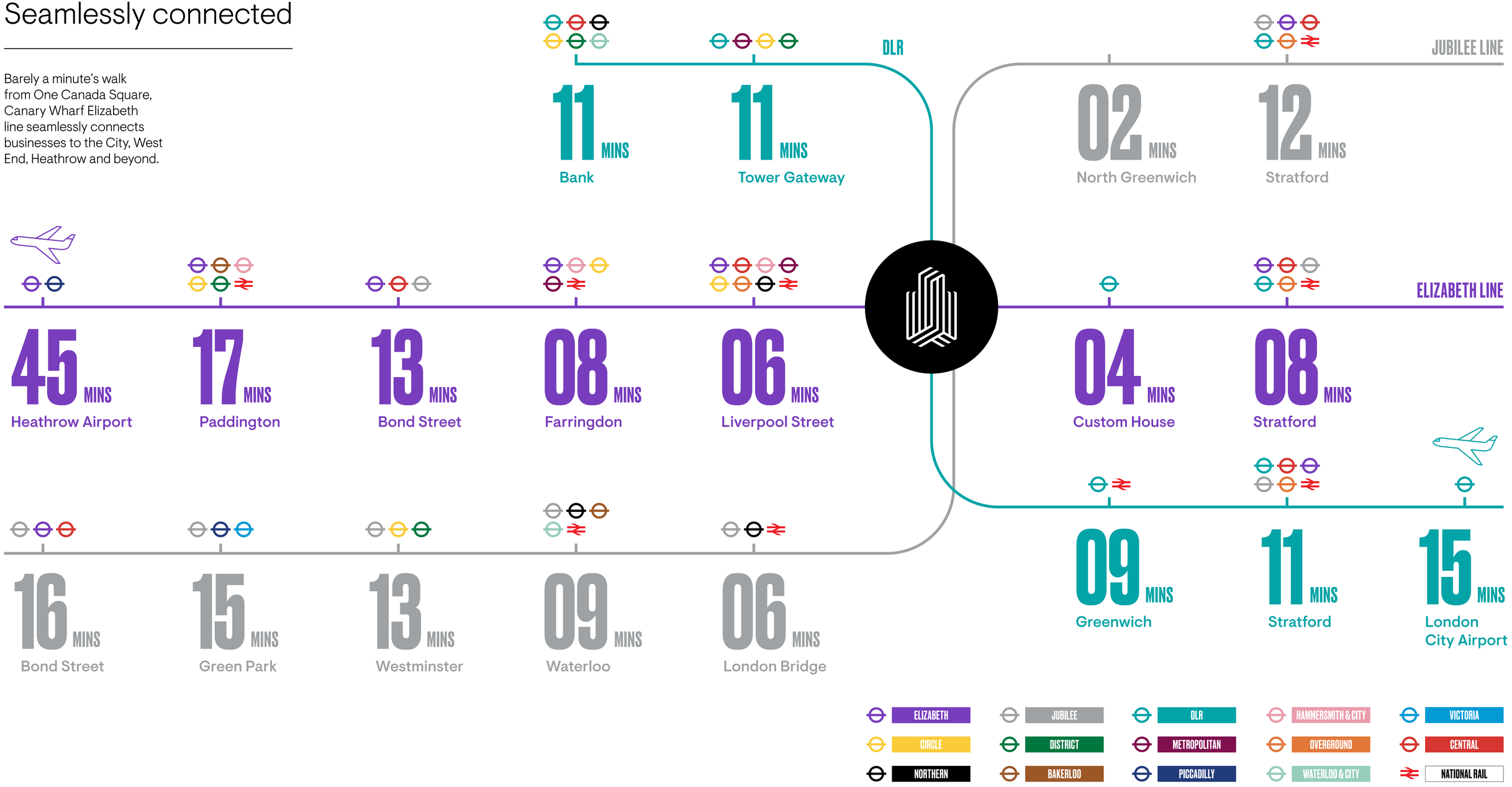
6 **Mercato Metropolitano**
A fantastic offering of fresh produce

Location

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

Seamlessly connected

Barely a minute's walk from One Canada Square, Canary Wharf Elizabeth line seamlessly connects businesses to the City, West End, Heathrow and beyond.



TRANSPORT

Availability

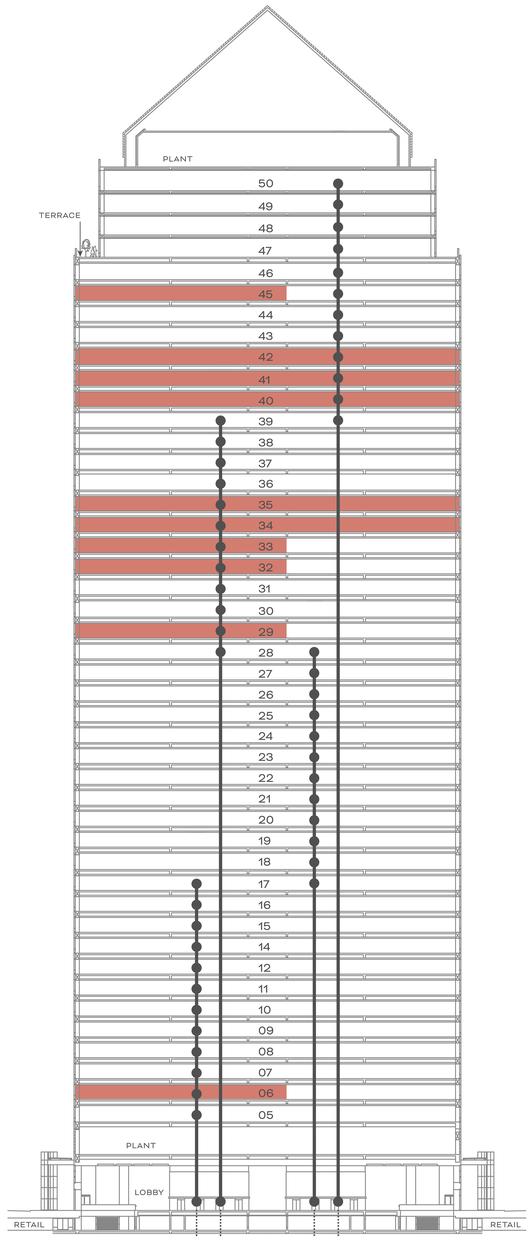
165,972 SQ FT OF EXCEPTIONAL OFFICE SPACE AVAILABLE

MadeFor: Fully fitted.

KEY

Available

	NIA SQ FT	Floor Condition
50 UCL		
49 UCL		
48 UCL		
47 UCL		
46 UCL		
45 Redpin, Hamro, Datatonic / **PART AVAILABLE**	**East Unit: 1,700**	
44 BBVA		
43 BBVA		
42 AVAILABLE	**28,972**	**Shell & Core**
41 AVAILABLE	**28,103**	**Shell & Core**
40 AVAILABLE	**28,146**	**Shell & Core**
39 Level39		
38 UCL		
37 Regus		
36 Equilend, Allianz Trade		
35 AVAILABLE	**28,336**	**Shell & Floor**
34 AVAILABLE	**28,968**	**Shell & Core**
33 Begbies Traynor / **PART AVAILABLE**	**North East Unit: 9,194**	**Existing CAT B**
32 Medical Defence Union, Hexaware / **PART AVAILABLE**	**South East Unit: 2,003**	
31 Canary Wharf Group		
30 Canary Wharf Group		
29 Barclays, General Optical Council / **PART AVAILABLE**	**North East Unit: 5,603**	**CAT A**
28 Rittal, FIA, World Fuel Services, Objectway, OXK		
27 Valero		
26 Brookfield		
25 Brookfield		
24 Level39		
23 Reach		
22 Reach		
21 Genomics England, GIA		
20 Fisher Investments		
19 Fisher Investments		
18 Fisher Investments		
17 Moodys		
16 Moodys		
15 Moodys		
14 Moodys		
12 Moodys		
11 Moodys		
10 Hershey's, Welhunt, Tramontana, Hypervolt, Pozitive Energy, Pinnacle Wealth Management		
09 The Office Group		
08 The Office Group		
07 The Office Group		
06 Adamson Associates, IHA, Article 25, The Felix Project / **PART AVAILABLE**	**4,947**	**CAT A**
05 IGC, ISO, CWML		
TOTAL AVAILABLE	**165,972**	



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.

Level 06

PART AVAILABLE

4,947 SQ FT
459 SQ M

FLOOR CONDITION

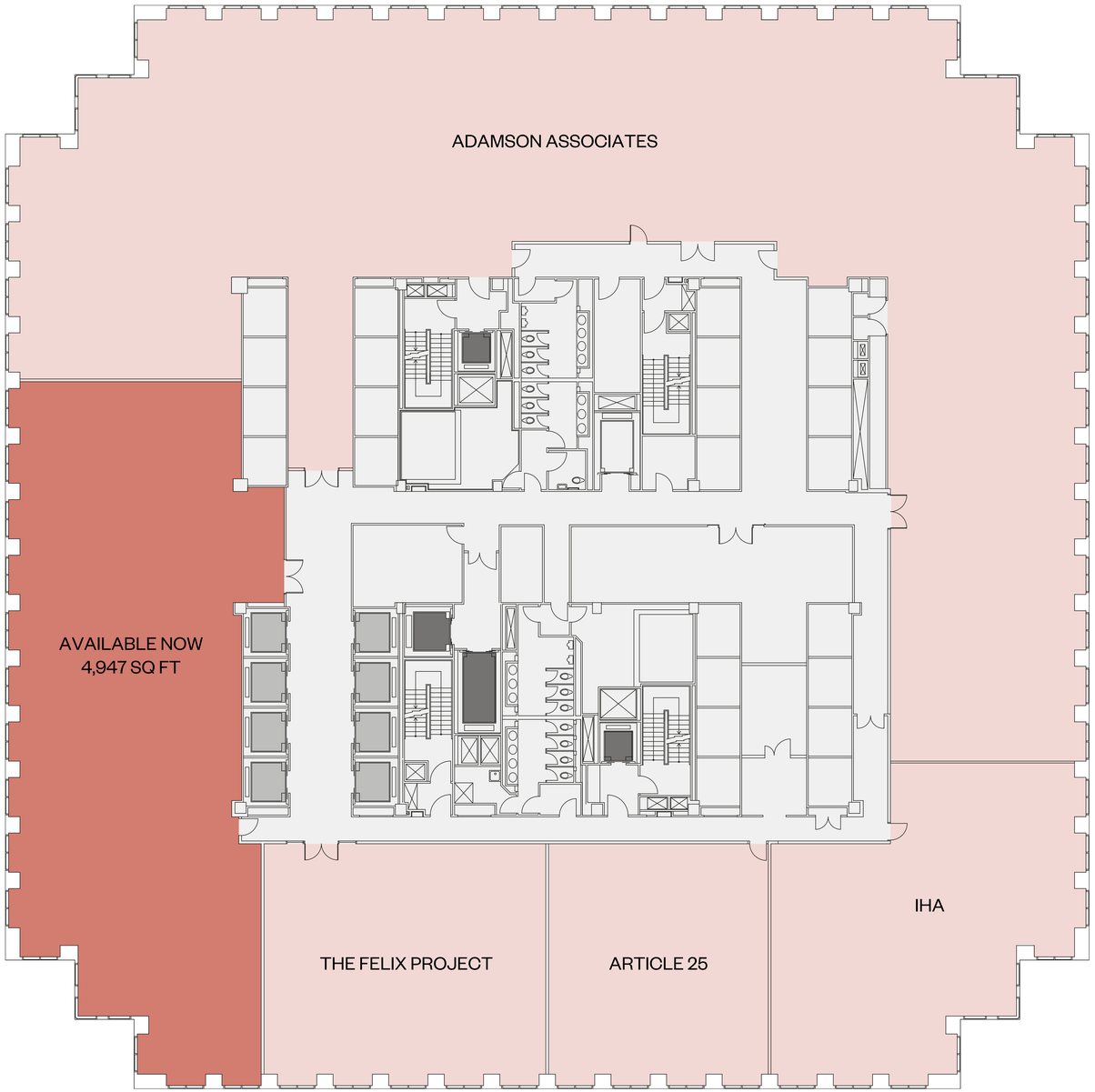
Newly refurbished CAT A condition.

MadeFor:

KEY

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

N



FLOOR PLAN

ONE CANADA SQUARE

Level 29

PART AVAILABLE

5,603 SQ FT
520 SQ M

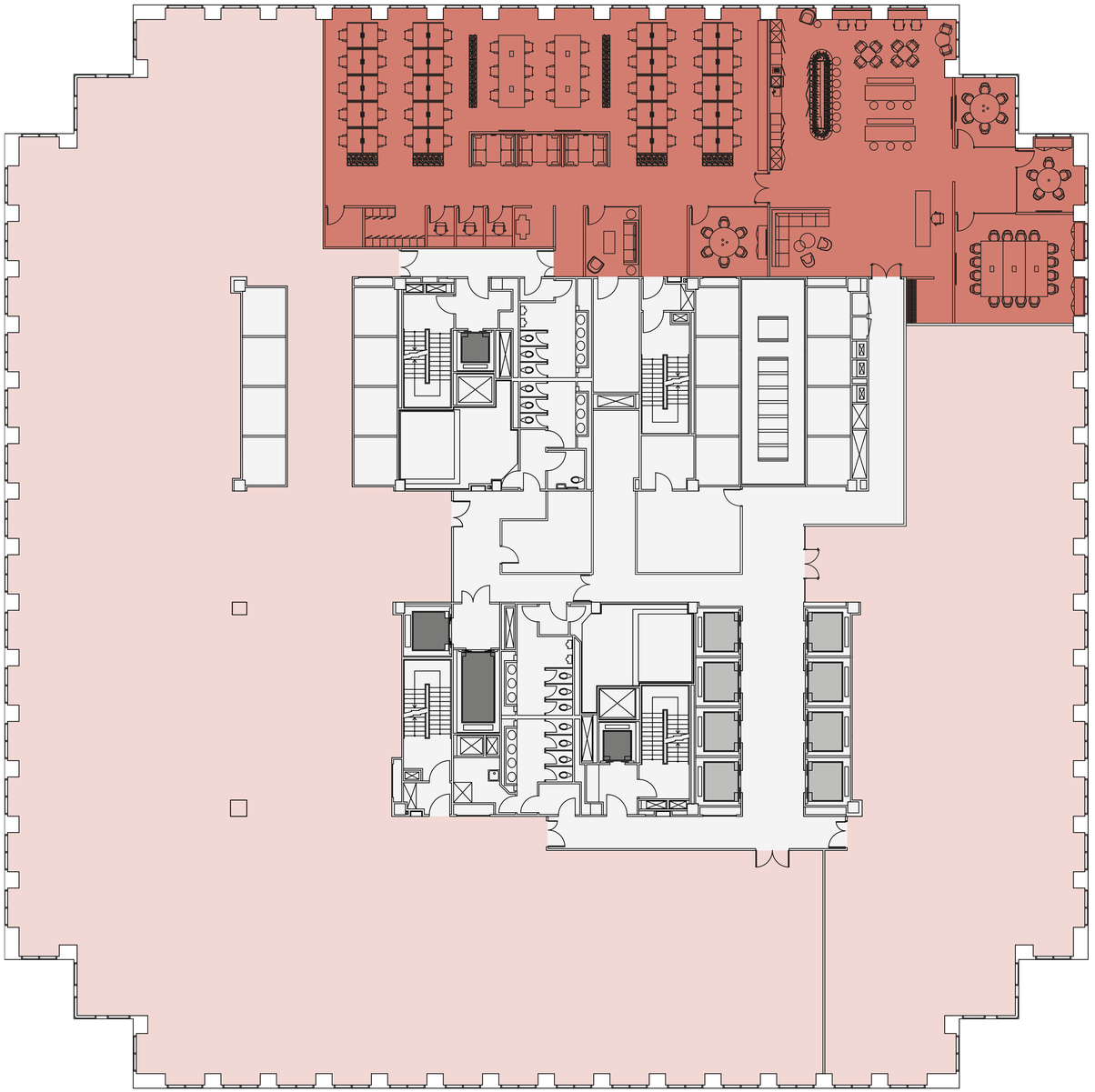
FLOOR CONDITION

CAT A.

KEY

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

N



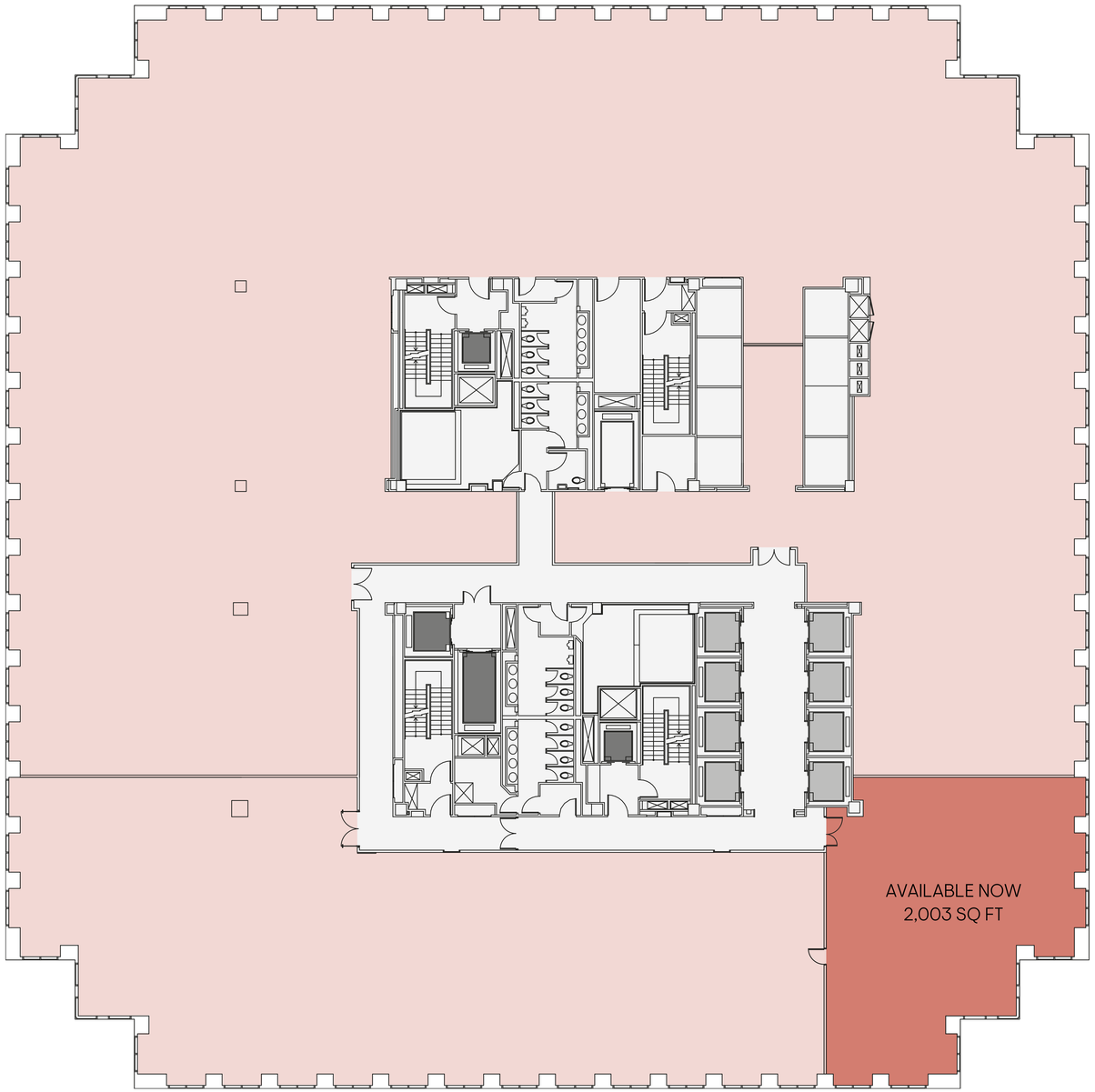
FLOOR PLAN

ONE CANADA SQUARE

Level 32

PART AVAILABLE

2,003 SQ FT
186 SQ M



KEY

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

N

FLOOR PLAN

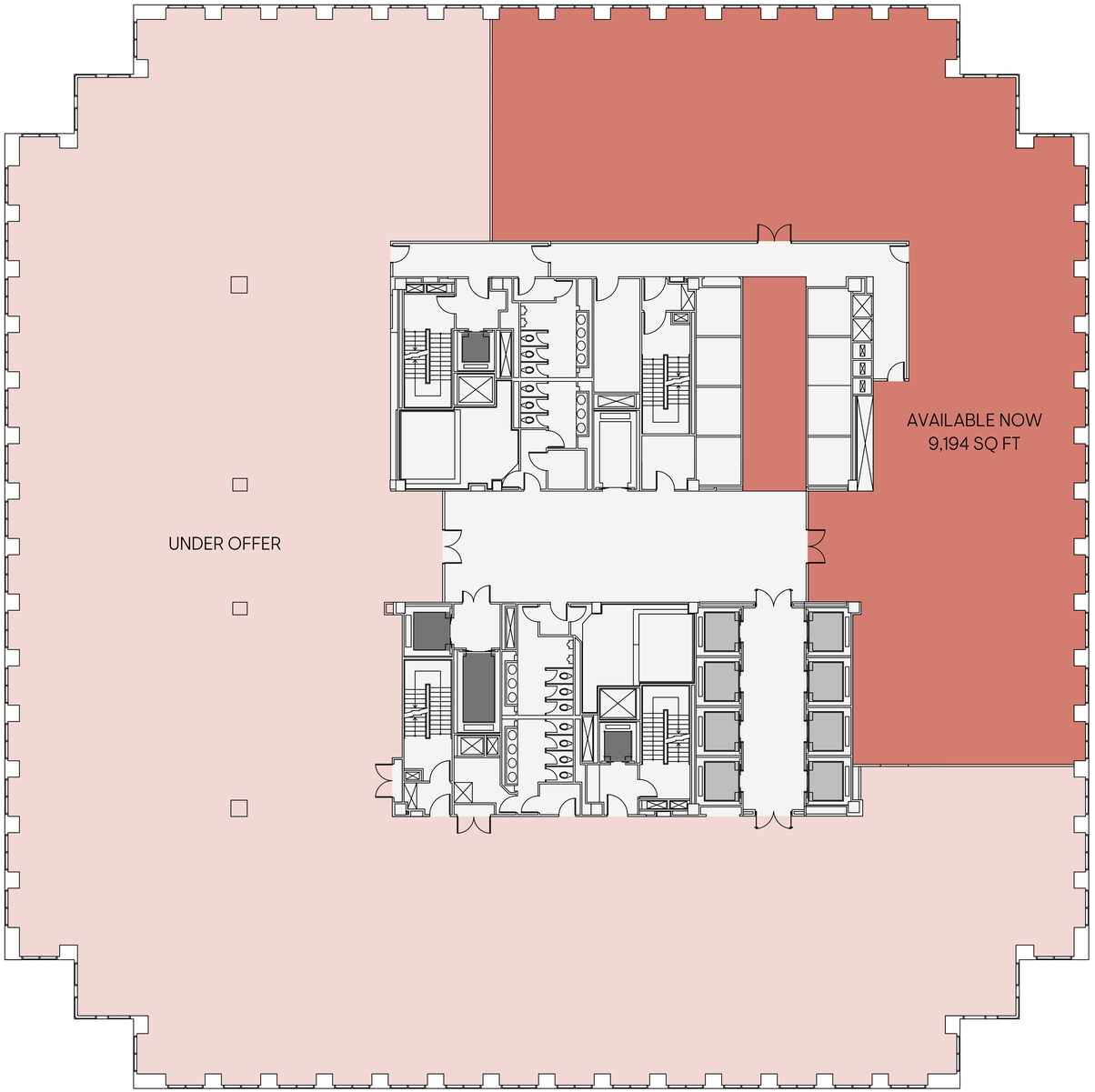
ONE CANADA SQUARE

Level 33

PART AVAILABLE

9,194 SQ FT
854 SQ M

FLOOR CONDITION
Existing CAT B



KEY

- Workplace available
- Under Offer
- Core
- Lift
- Goods / Firemens' Lift

N

FLOOR PLAN

ONE CANADA SQUARE

Level 33

INDICATIVE LOOK & FEEL

Level 34

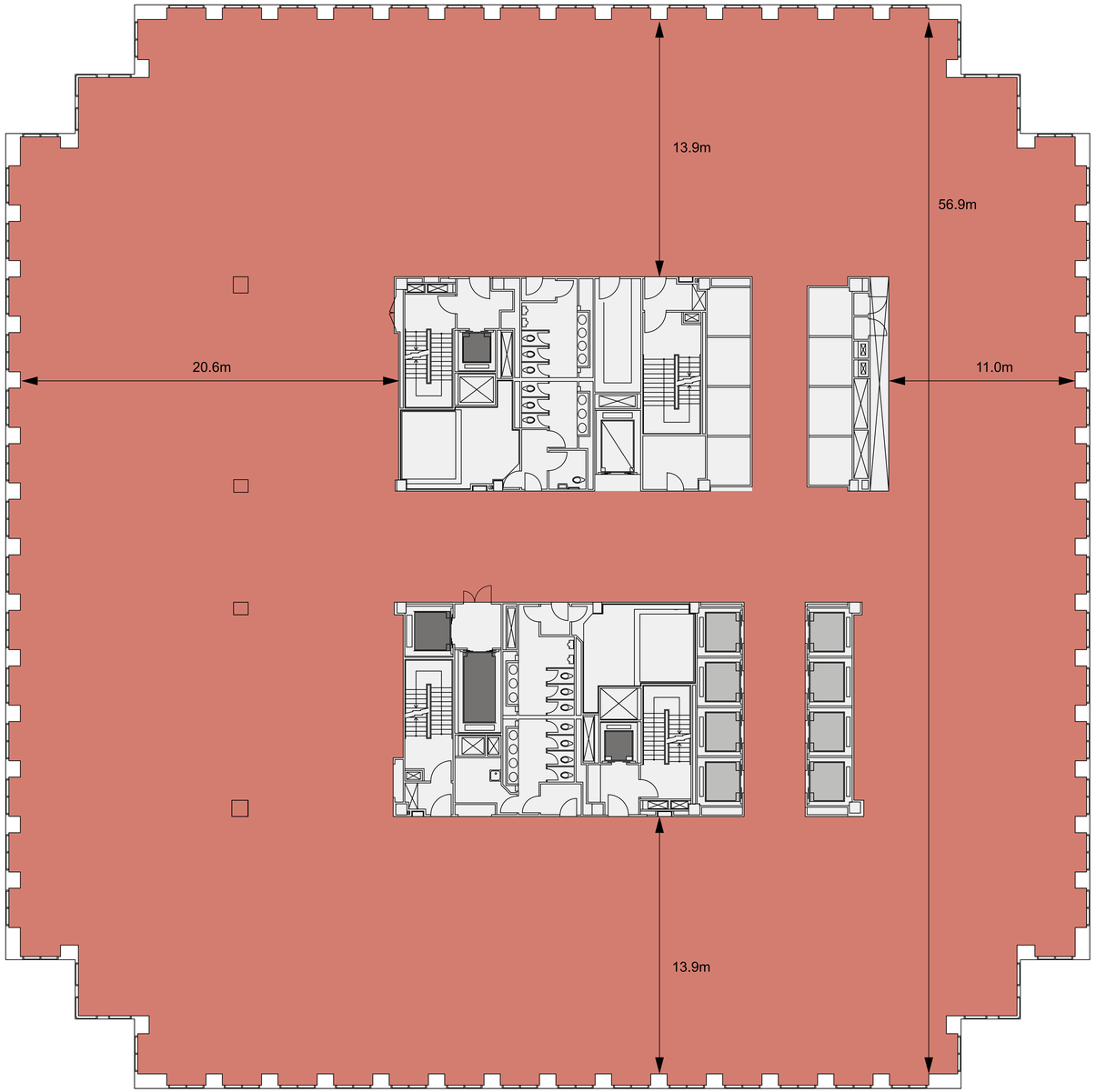
AVAILABLE

28,968 SQ FT
2,691 SQ M

FLOOR CONDITION
Shell & Core.

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

N



FLOOR PLAN

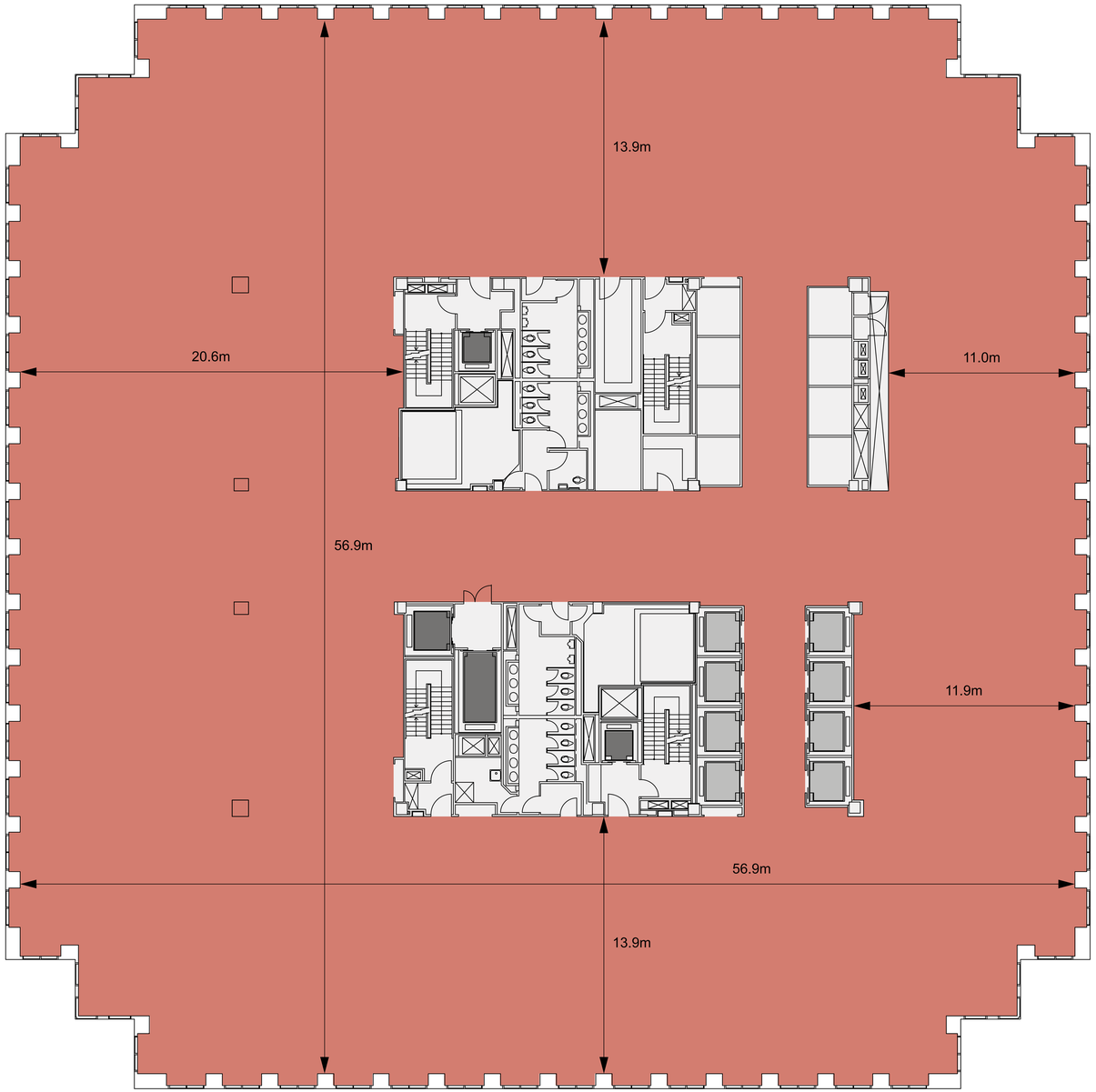
ONE CANADA SQUARE

Level 35

AVAILABLE

28,336 SQ FT
2,633 SQ M

FLOOR CONDITION
Shell & Core.



KEY

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

N

FLOOR PLAN

ONE CANADA SQUARE

Level 40

AVAILABLE

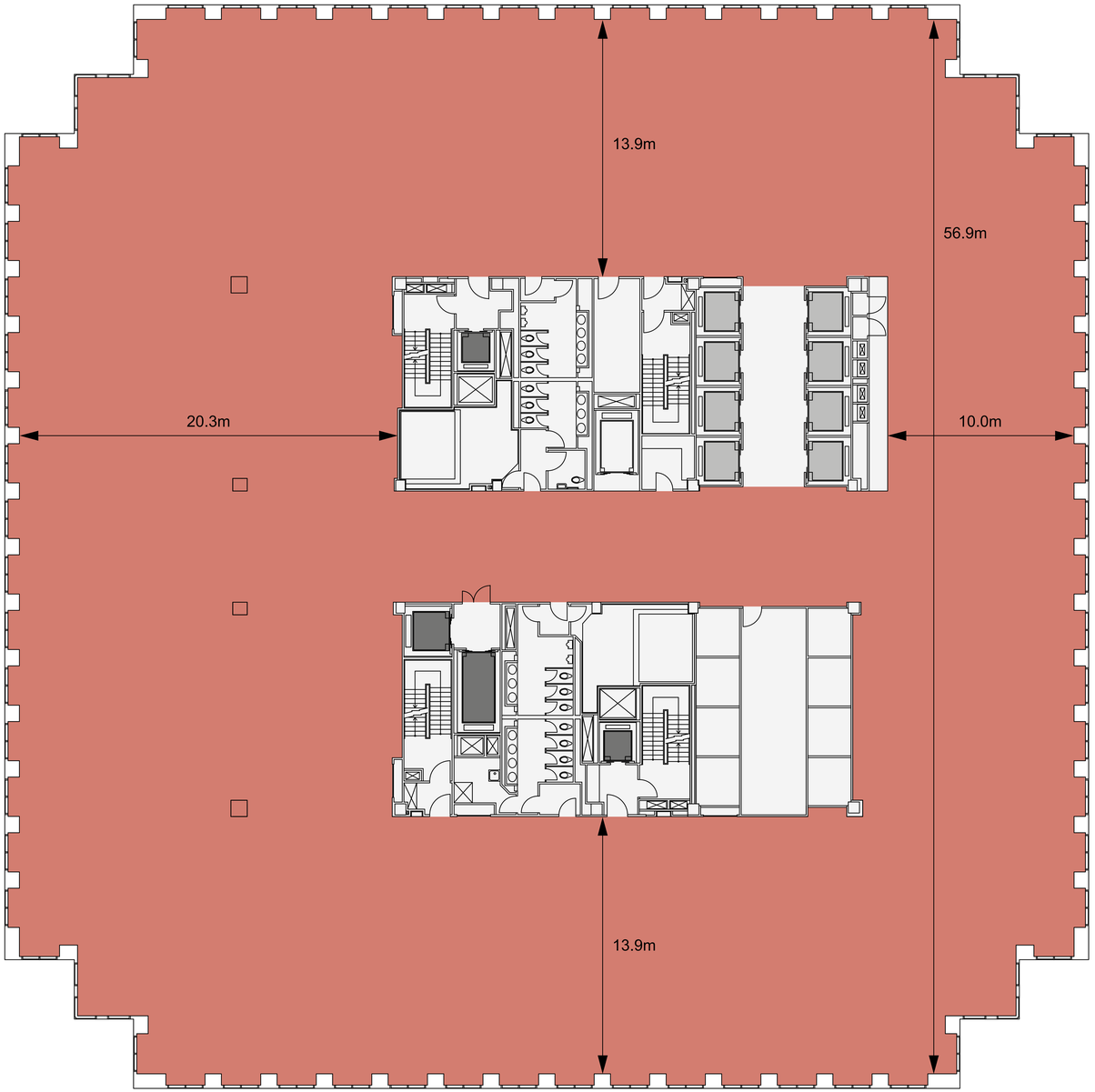
28,146 SQ FT
2,615 SQ M

FLOOR CONDITION
Shell & Core.

KEY

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

N



FLOOR PLAN

ONE CANADA SQUARE

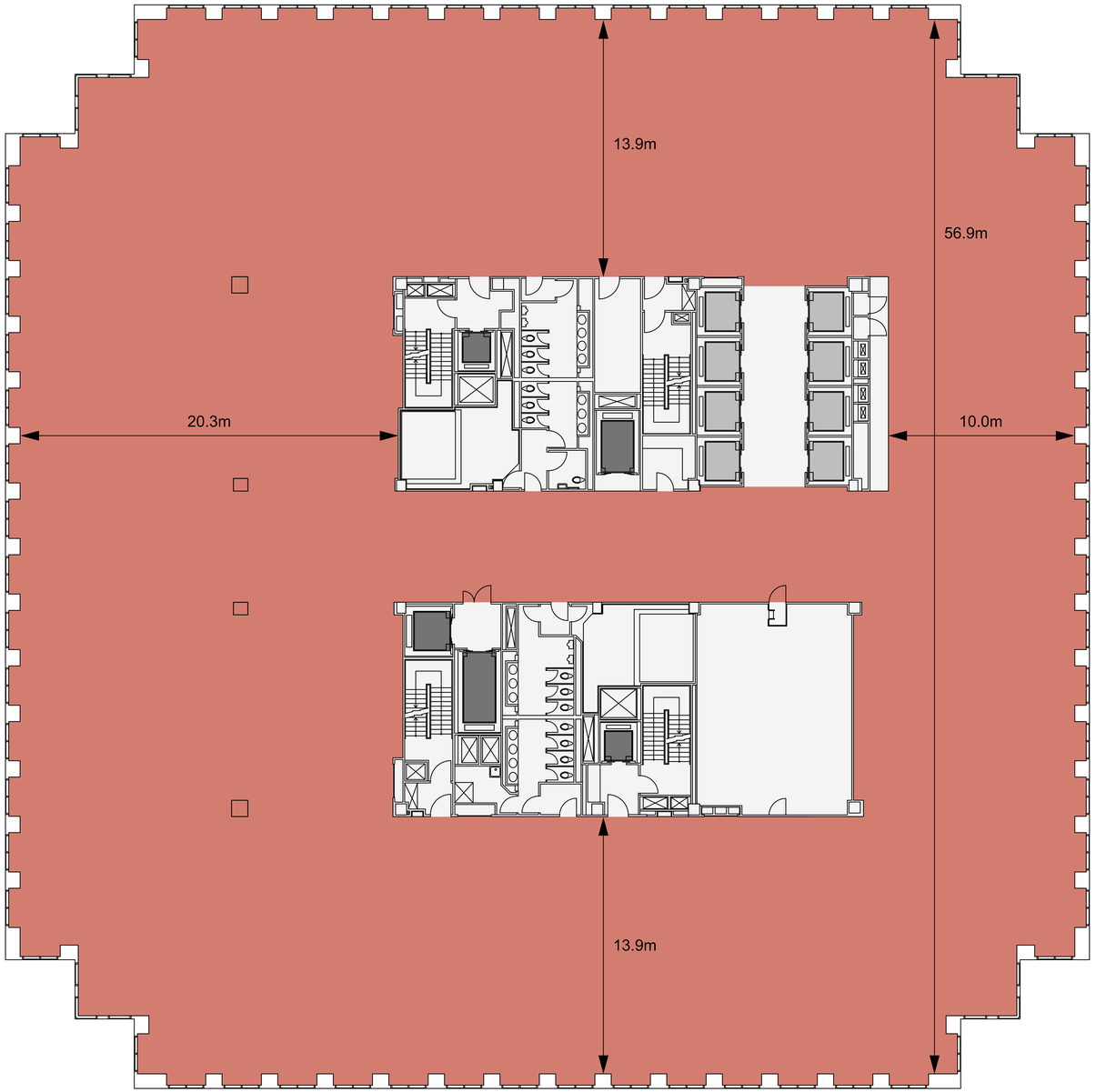
Level 41

AVAILABLE

28,103 SQ FT
2,611 SQ M

FLOOR CONDITION

Shell & Core.



KEY

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

N

FLOOR PLAN

ONE CANADA SQUARE

Level 42

AVAILABLE

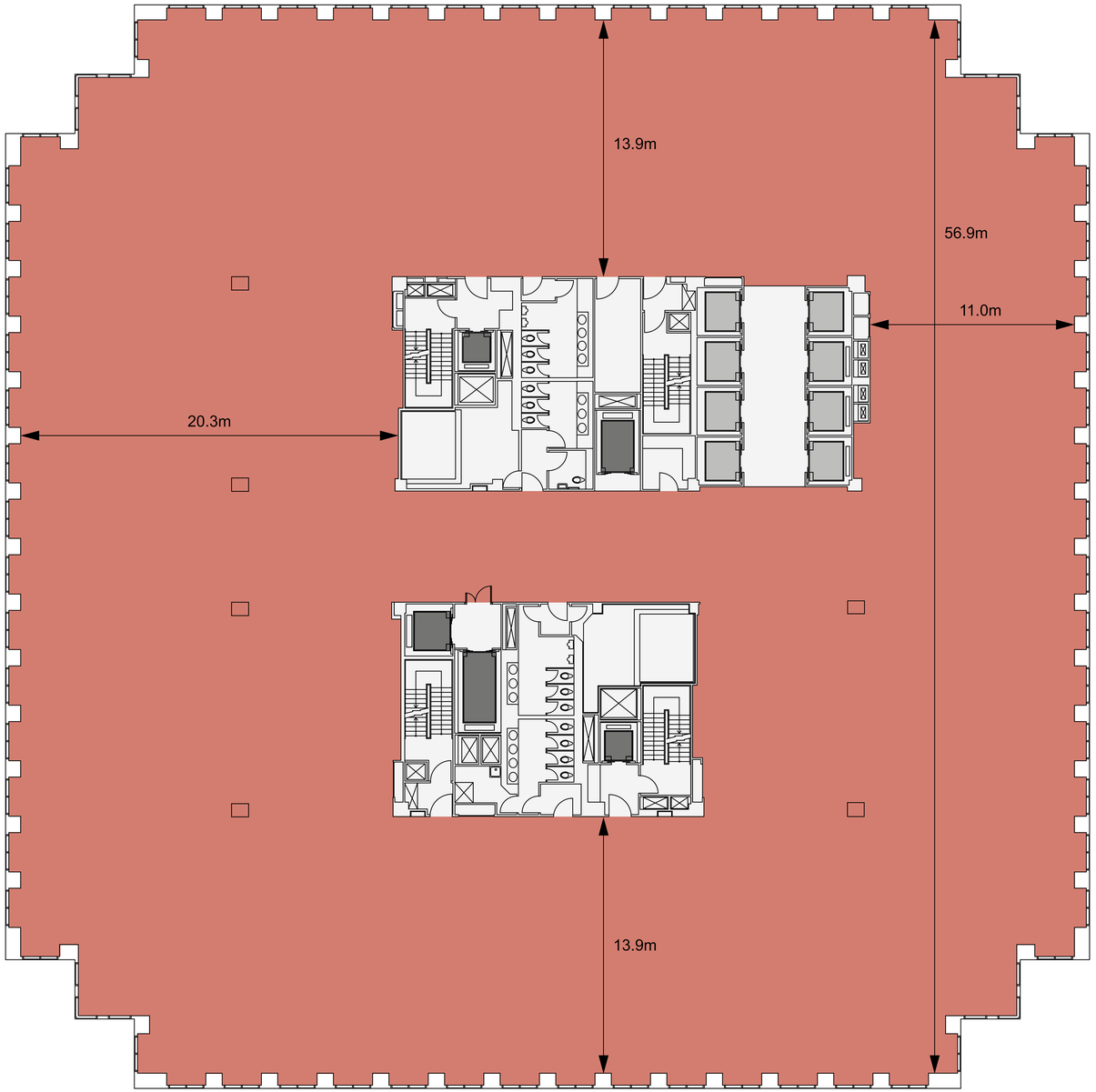
28,972 SQ FT
2,692 SQ M

FLOOR CONDITION
Shell & Core.

KEY

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

N



FLOOR PLAN

ONE CANADA SQUARE

Level 45

PART AVAILABLE

1,700 SQ FT
158 SQ M

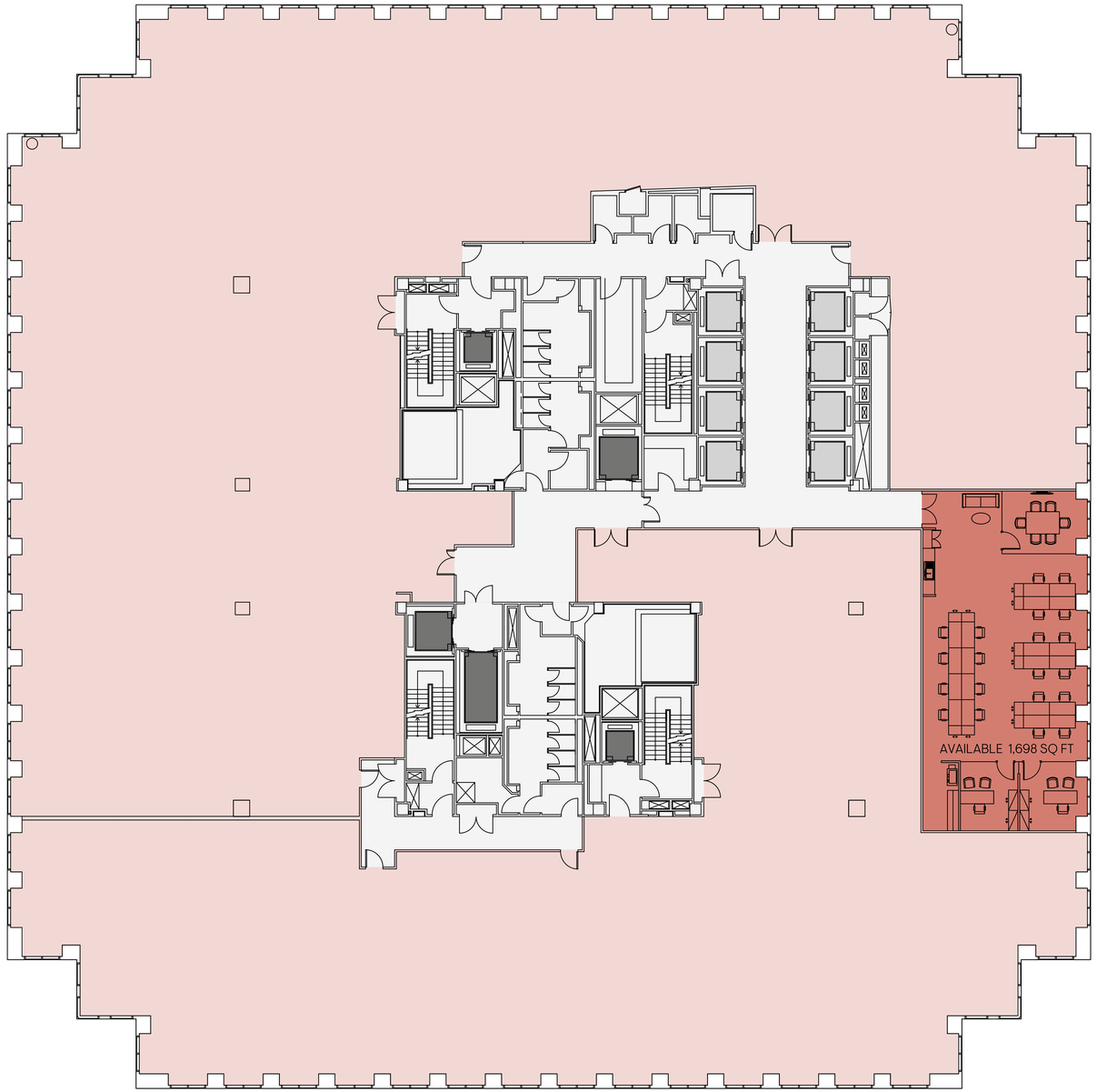
FLOOR CONDITION

Existing CAT B.

KEY

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

N



FLOOR PLAN

ONE CANADA SQUARE

MadeFor:

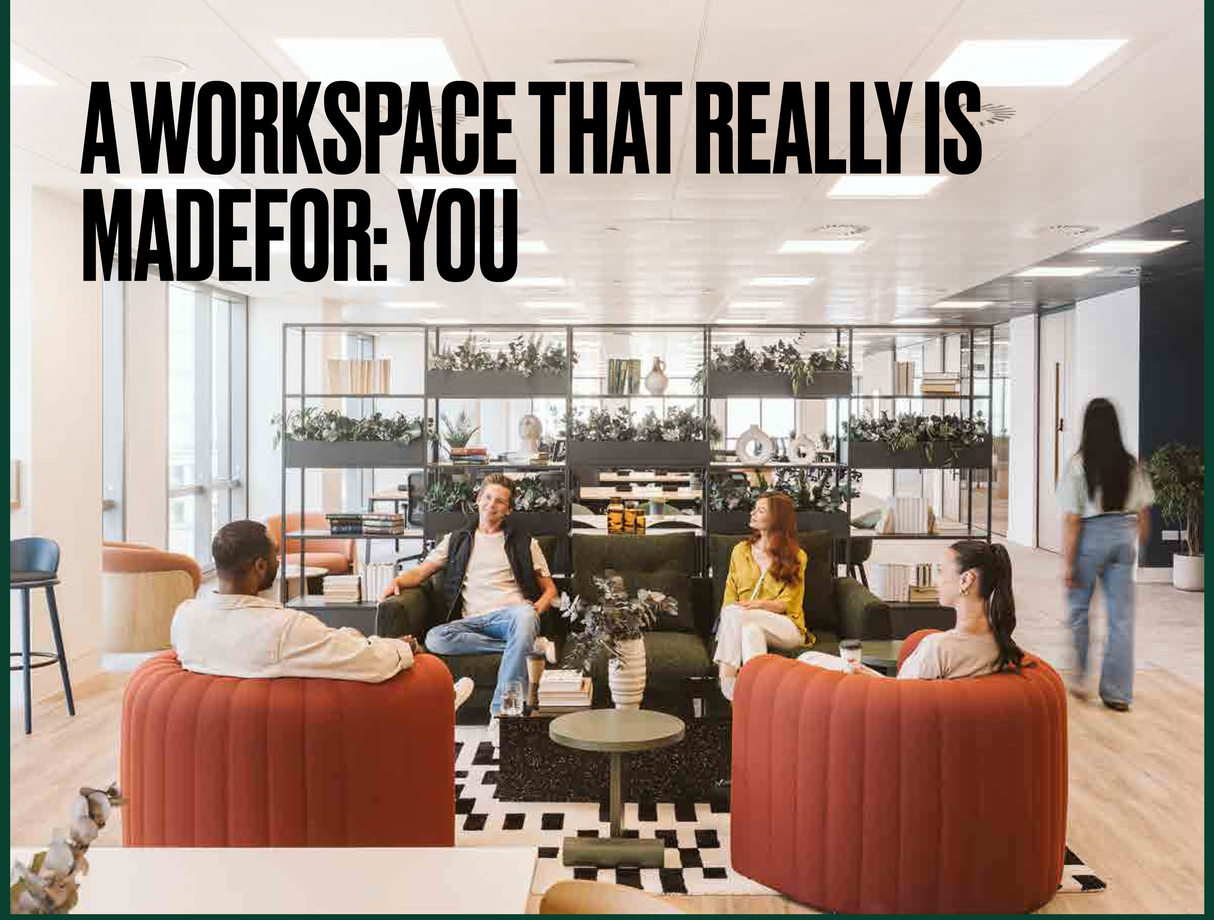
After 30 years of helping companies like yours find their perfect home, we've created MadeFor: Out with complicated contracts. In with transparent and flexible leases.

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

A WORKSPACE THAT REALLY IS MADEFOR: YOU



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

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

THE WORLD'S MOST CONNECTED TECH COMMUNITY

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

1,250+

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

£795M

Investment into Level39 member companies to date

50+

Nationalities

200+

Startup and scaleup companies

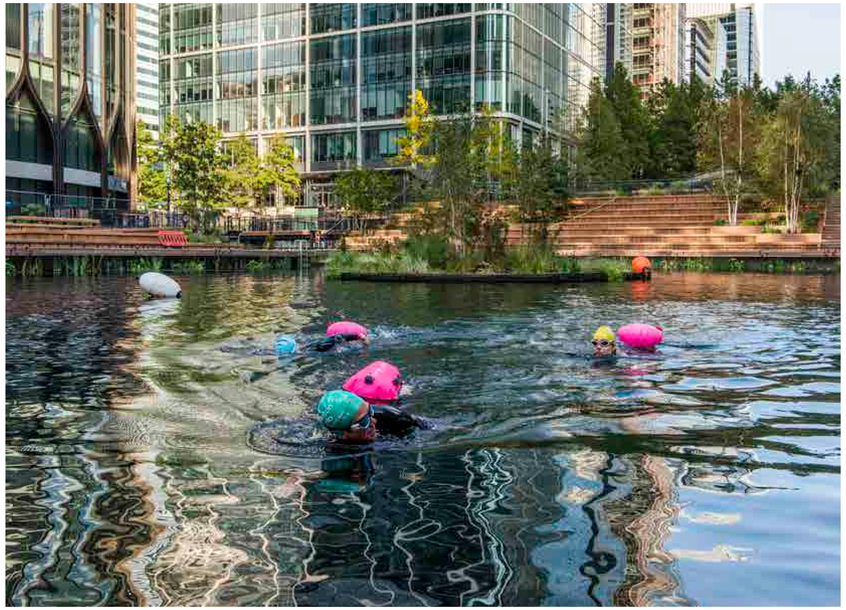
Congenica · Revolut · CYBSAFE · digital shadows_ · Bankable · appliedblockchain · datatonic · eToro

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.

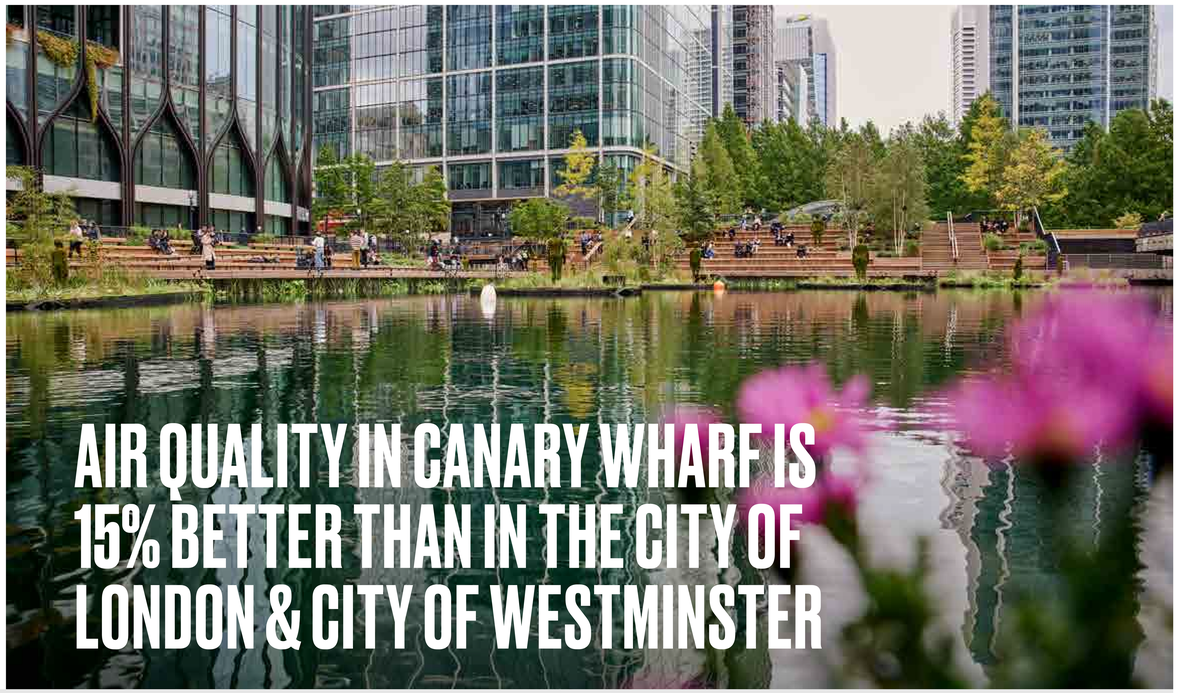
Our strategy focuses on four key areas:

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



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

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

One Canada Square Specification Summary

An iconic London building with exemplar base-build sustainability characteristics and a robust transition plan to deliver NZC performance in operation.

EPC B

delivered on newly specified floors

32

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)

LED LIGHTING THROUGHOUT

DUAL POWER SUPPLY

delivering resilient power supply

DIVERSE & RESILIENT

fibre communications

3 GOODS LIFTS

between 1,600 - 3,500 KG

SMART METERING

enabling accurate data collection and benchmarking

4.11 M

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 ACCESSIBLE

140mm raised floor depth

CURRENT TELECOM PROVIDERS:

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

HIGH EFFICIENCY FAN COIL AIR CONDITIONING

POWER LOAD DENSITIES

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

2.75M

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

GET IN TOUCH.

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Find out more on the One Canada Square website

Download the Canary Wharf app

CANARY WHARF GROUP