ONE EDEN

HSBC

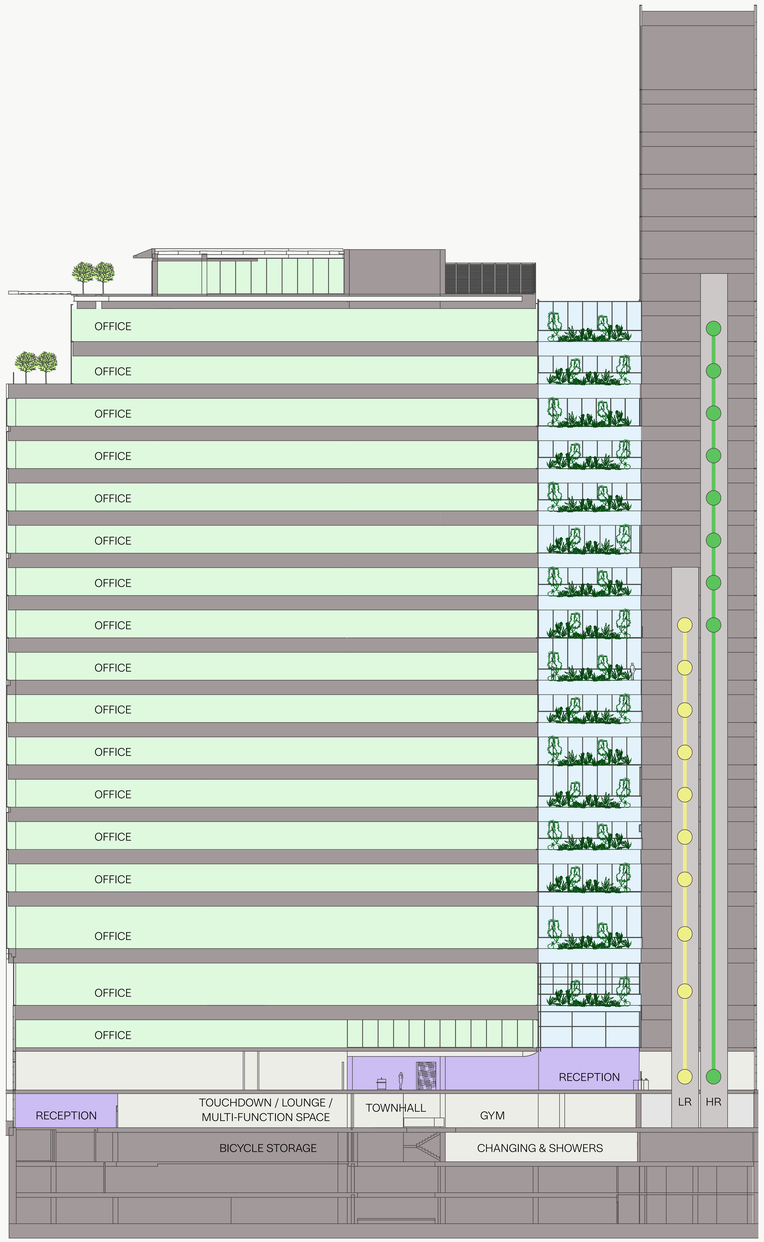
A PROMINENT LOCATION

- At the heart of Canary Wharf
- Under 3 mins walk to all three tube lines
- Nestled between Eden Dock and two parks
- Direct access to the shopping malls and tube stations
- 6 million people a year pass the south west entrance
- 3 million people a year pass the Jubilee line retail mall entrance

ONE EDEN

THE BUILDING

- Large efficient floor plates
- Natural light from all elevations
- Flexibility to respond to business needs
- Enhanced bio diversity with atria winter gardens and rooftop terrace



	Level	Office NIA sq ft	Wintergarden NIA sq ft	Terrace NIA sq ft
	17	3,853	-	6,814
	16	21,442	1,571	-
	15	22,238	1,238	8,041
	14	30,247	1,205	-
	13	30,247	1,216	-
	12	30,247	1,249	-
	11	30,236	1,205	-
	10	30,236	1,205	-
	09	30,236	1,249	-
	08	30,236	1,205	-
	07	30,236	1,216	-
	06	30,247	1,238	-
	05	30,247	1,216	-
	04	30,247	1,205	-
	03	30,236	1,249	-
	02	29,601	1,205	-
	01	29,332	1,249	-
	UG	17,943	872	-
	G	19,558		
	LG	18,492		
Totel Office		487,303		
Total Building		545,000		

GROUND FLOOR RECEPTION

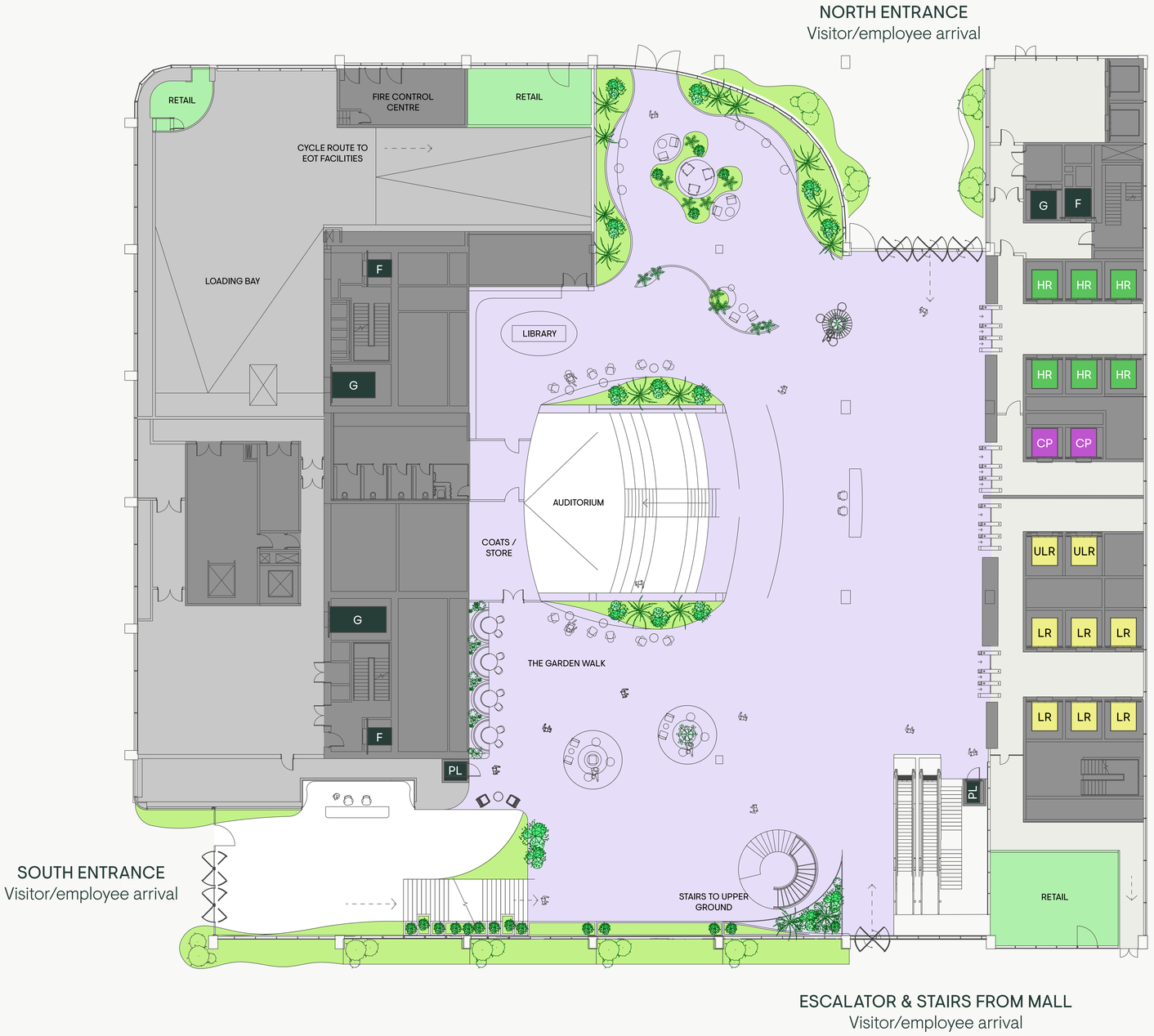
19,558 sq ft

- Auditorium with bleecher seating (2,960 sq ft)
- Three prominent entrances
- Ultra low rise, low rise and high rise lifts
- Direct access to underground & Jubilee retail mall
- Cycle entrance from street level

KEY

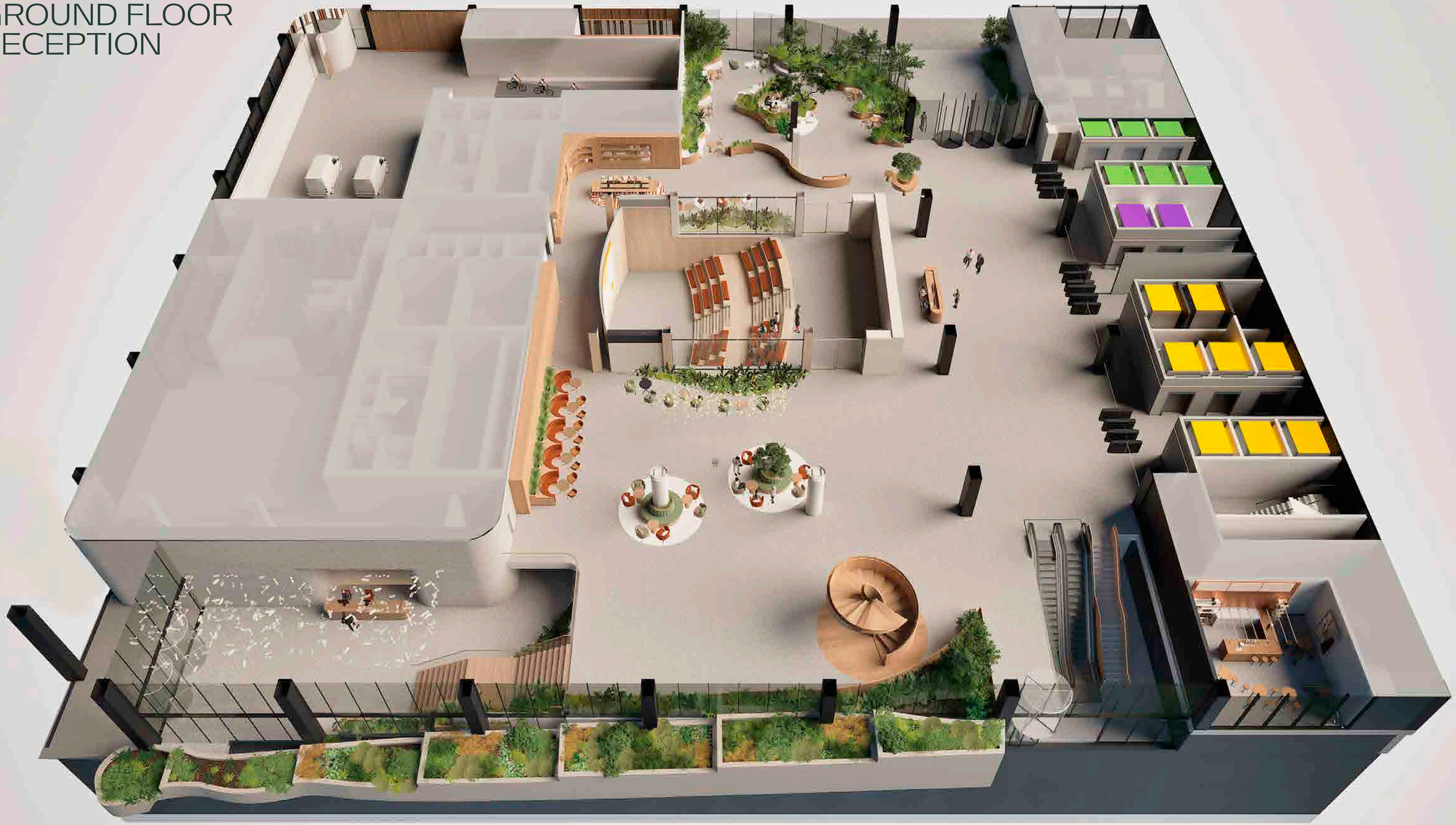
- Low Rise / Ultra Low Rise Lift
- High Rise Lift
- Car Park Lift
- Platform Lift
- Goods Lift
- Firemans' Lift

N



ONE EDEN

GROUND FLOOR RECEPTION



LOWER GROUND FLOOR AMENITY

18,492 sq ft

- Auditorium with bleecher seating linking ground and lower ground floor
- Multi use event space with connecting breakout area
- Health club, gym and fitness studio
- Seamless access to end-of-trip facilities

KEY

- Reception
- Amenity
- Goods Lift
- Firemans' Lift

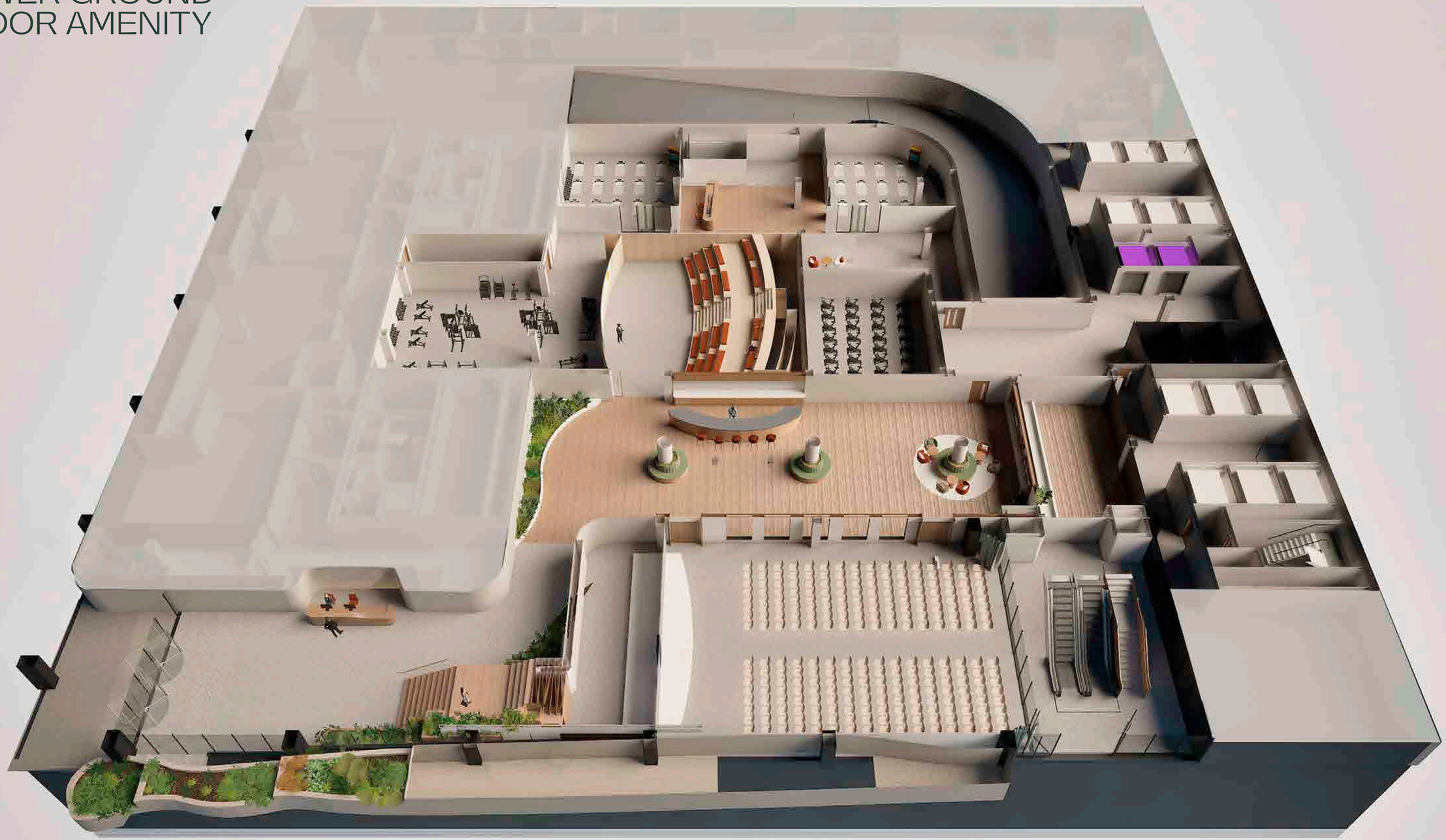
N

SOUTH ENTRANCE
Visitor/employee arrival

ESCALATOR & STAIRS FROM MALL
Visitor/employee arrival

ONE EDEN

LOWER GROUND FLOOR AMENITY



UPPER GROUND FLOOR

Client lounge

17,943 sq ft

- Wintergarden: 872 sq ft

- Dedicated access from reception
- Direct access to lifts
- Views over green spaces

KEY

- Low Rise / Ultra Low Rise Lift
- Goods Lift
- Firemans' Lift

N

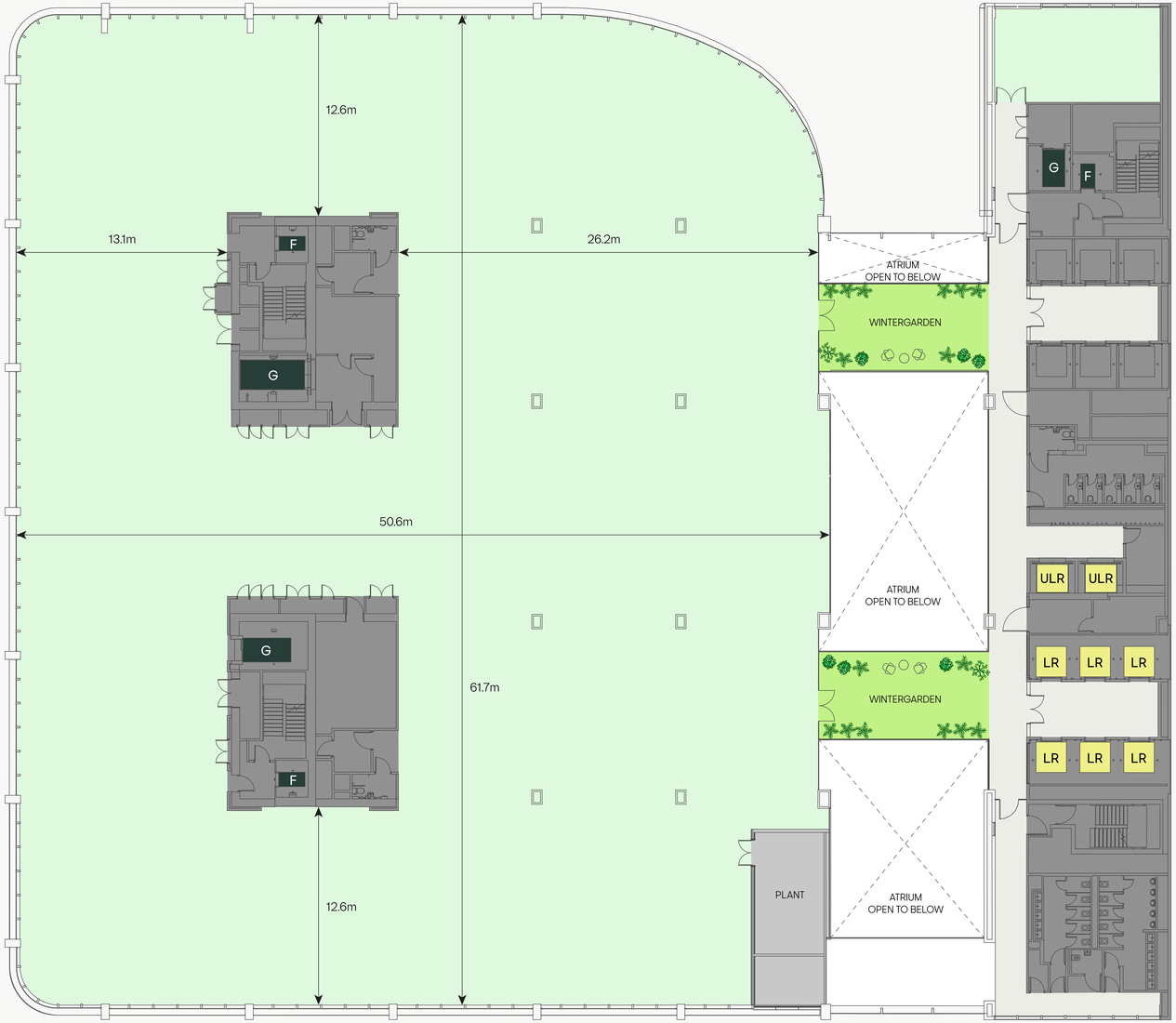
ONE EDEN

UPPER GROUND FLOOR

LEVEL 1

Office
29,332 sq ft

- Wintergarden: 1,249 sq ft



KEY

- Low Rise / Ultra Low Rise Lift
- Goods Lift
- Firemans' Lift

N

ONE EDEN

LEVEL 2

Office
29,601 sq ft

- Wintergarden: 1,205 sq ft

KEY

- Low Rise / Ultra Low Rise Lift
- Goods Lift
- Firemans' Lift

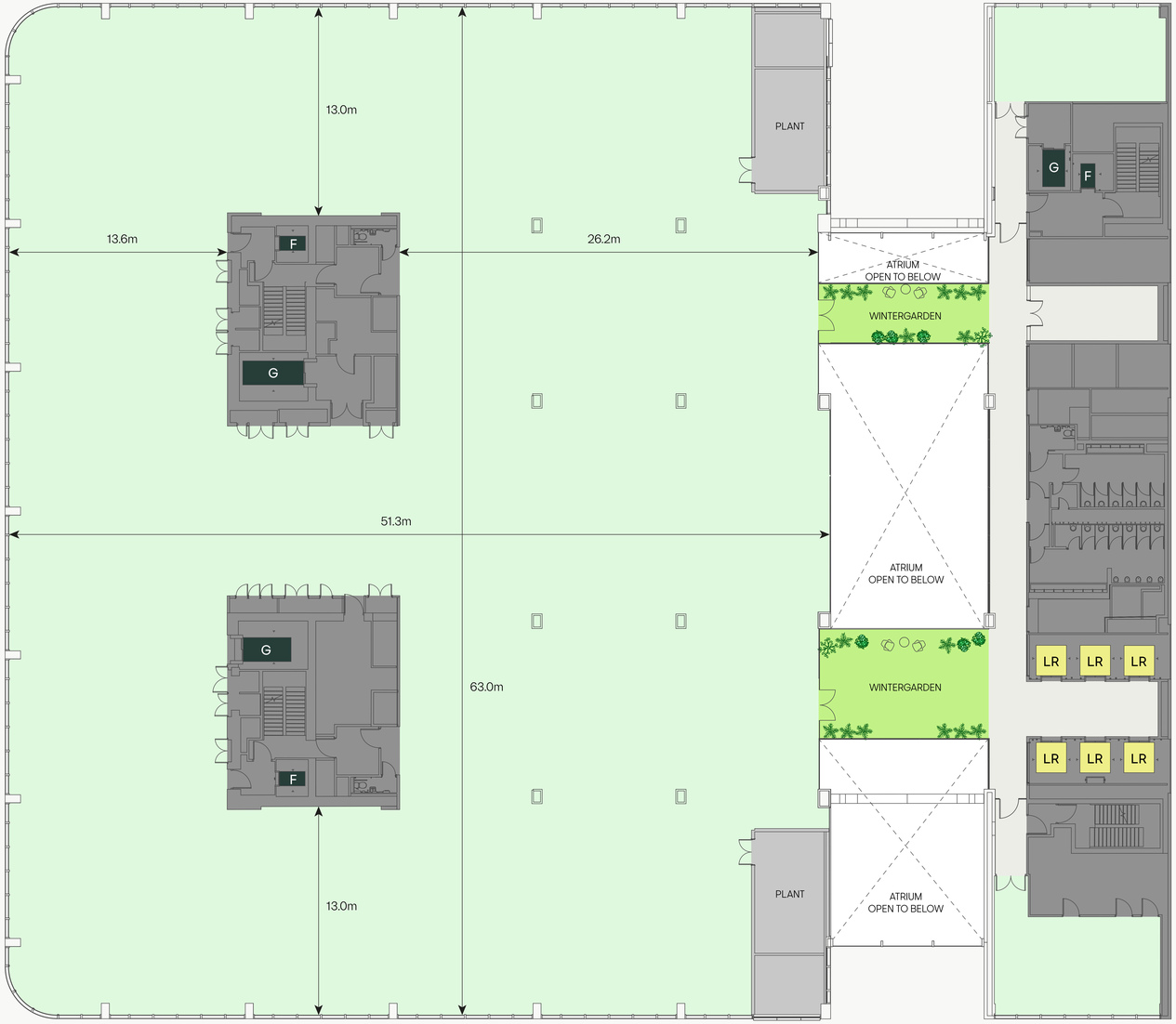
N

ONE EDEN

LEVEL 3

Office
30,236 sq ft

- Wintergarden: 1,249 sq ft



KEY

- Low Rise Lift
- Goods Lift
- Firemans' Lift

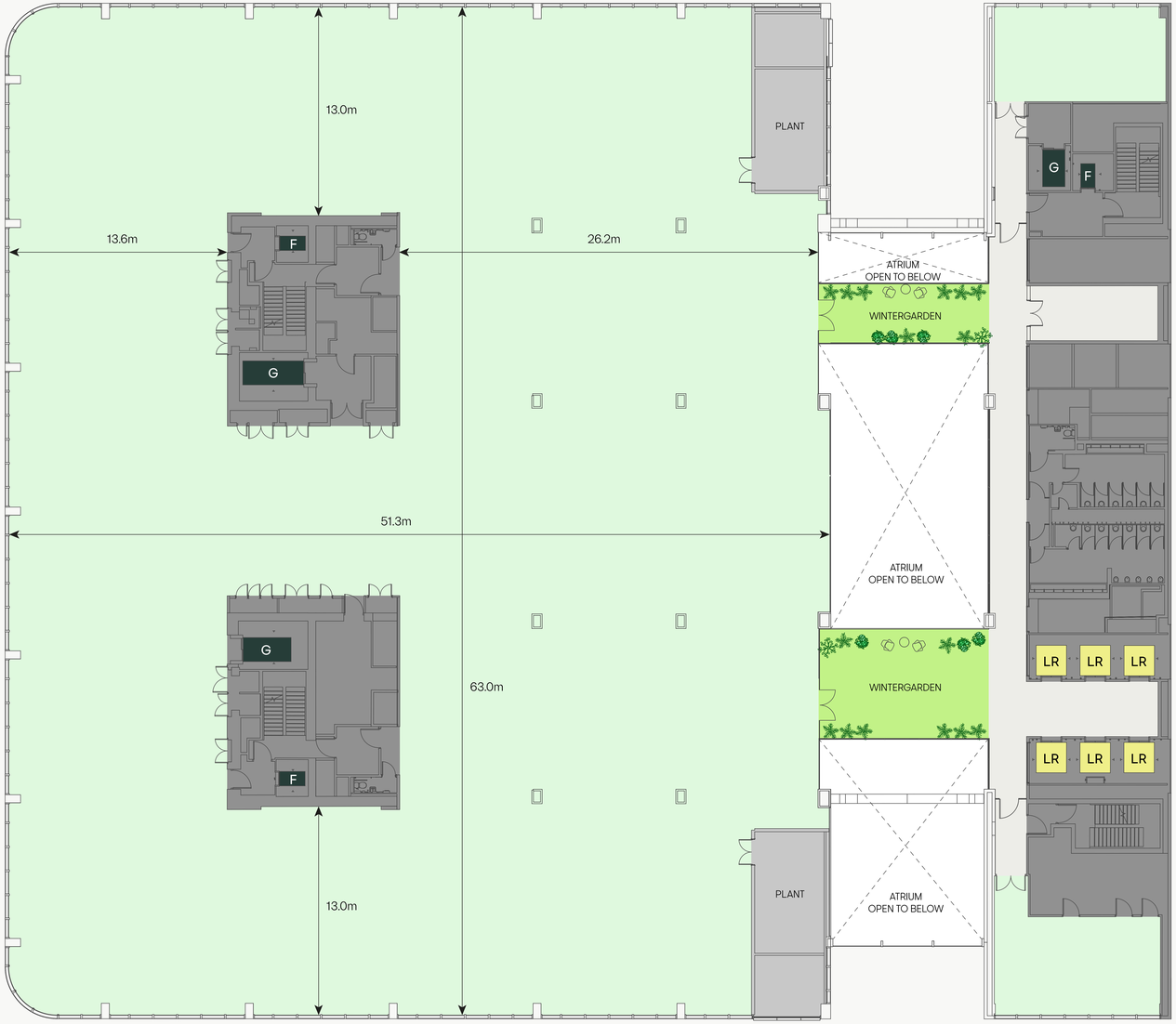
N

ONE EDEN

LEVEL 4

Office
30,247 sq ft

- Wintergarden: 1,205 sq ft



KEY

- Low Rise Lift
- Goods Lift
- Firemans' Lift

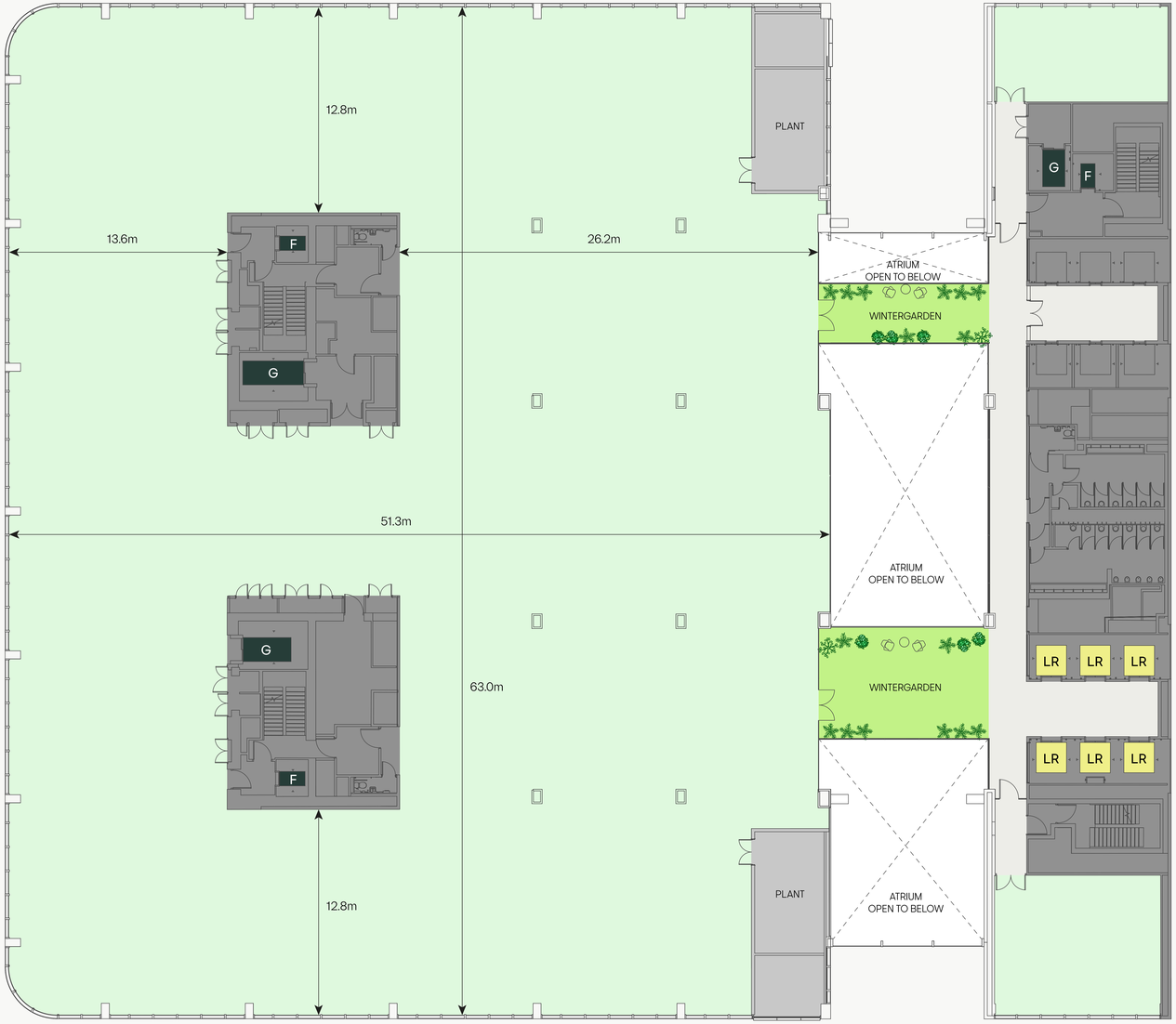
N

ONE EDEN

LEVEL 5

Office
30,247 sq ft

- Wintergarden: 1,216 sq ft



KEY

- Low Rise Lift
- Goods Lift
- Firemans' Lift

N

ONE EDEN

LEVEL 6

Office
30,247 sq ft

- Wintergarden: 1,238 sq ft

KEY

- Low Rise Lift
- Goods Lift
- Firemans' Lift

N

ONE EDEN

LEVEL 7

Office
30,236 sq ft

- Wintergarden: 1,216 sq ft

KEY

- Low Rise Lift
- Goods Lift
- Firemans' Lift

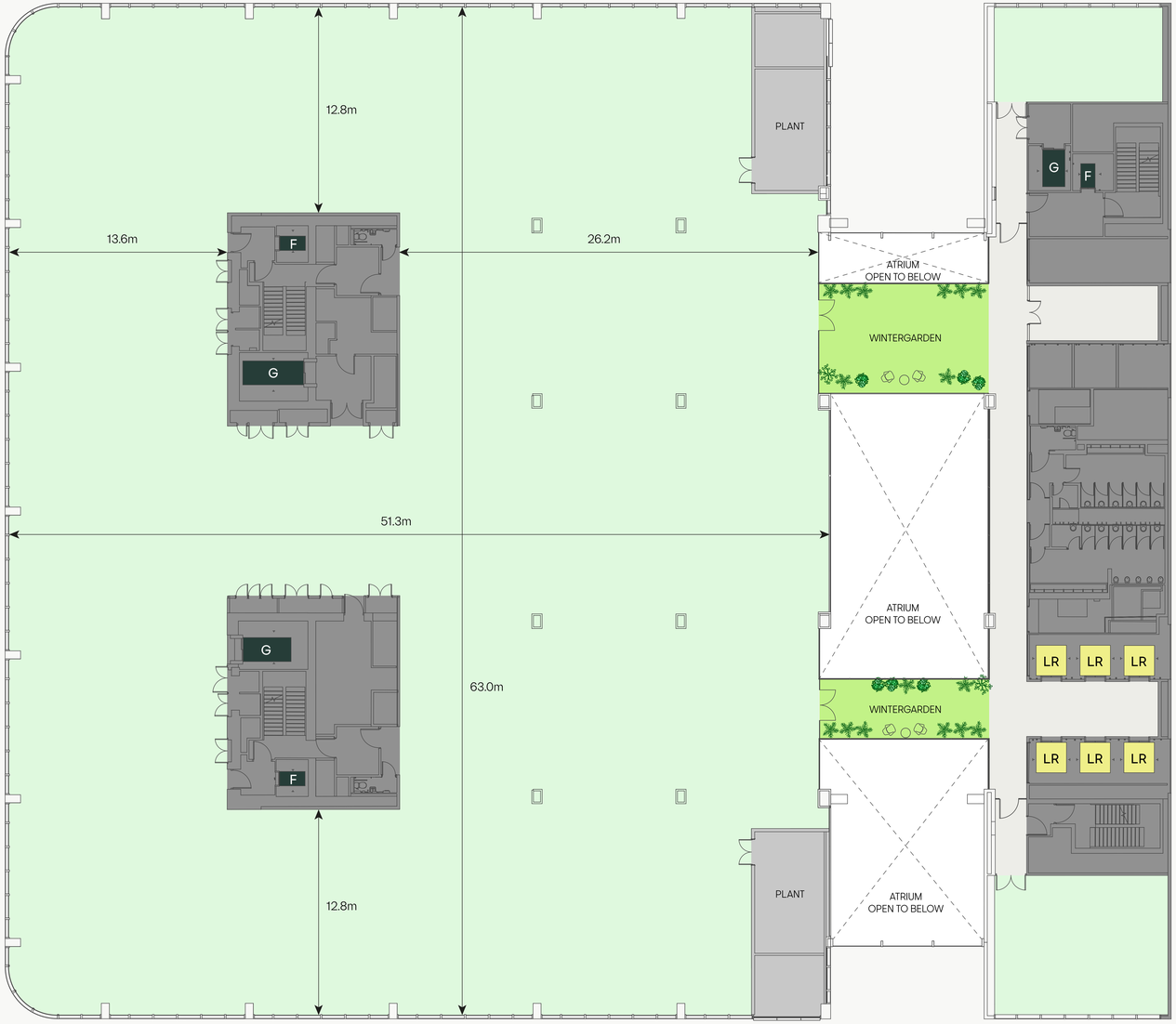
N

ONE EDEN

LEVEL 8

Office
30,236 sq ft

- Wintergarden: 1,205 sq ft



KEY

- Low Rise Lift
- Goods Lift
- Firemans' Lift

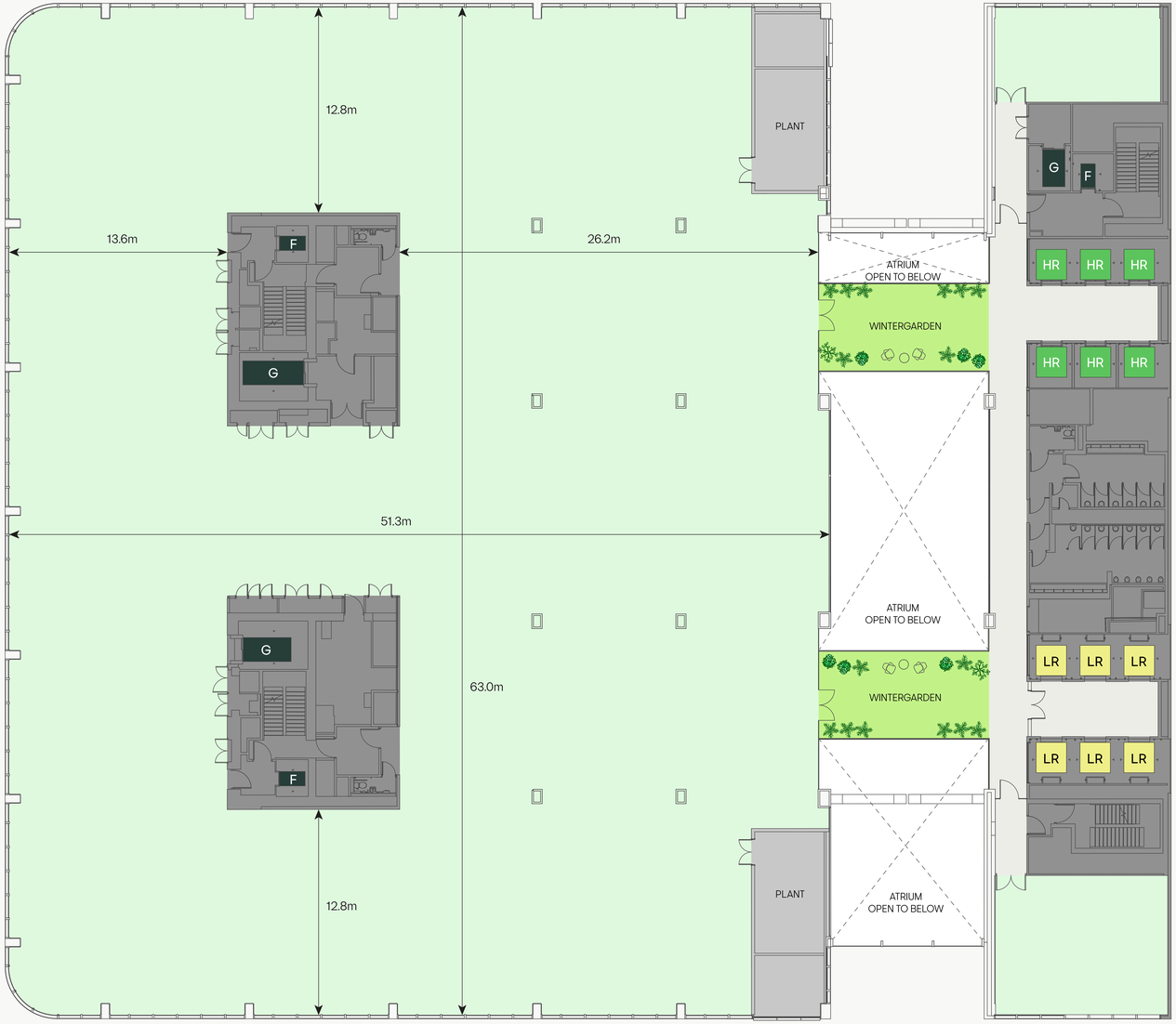
N

ONE EDEN

LEVEL 9

Office
30,236 sq ft

- Wintergarden: 1,249 sq ft



KEY

- Low Rise Lift
- High Rise Lift
- Goods Lift
- Firemans' Lift

N

ONE EDEN

LEVEL 10

Office
30,236 sq ft

- Wintergarden: 1,205 sq ft

KEY

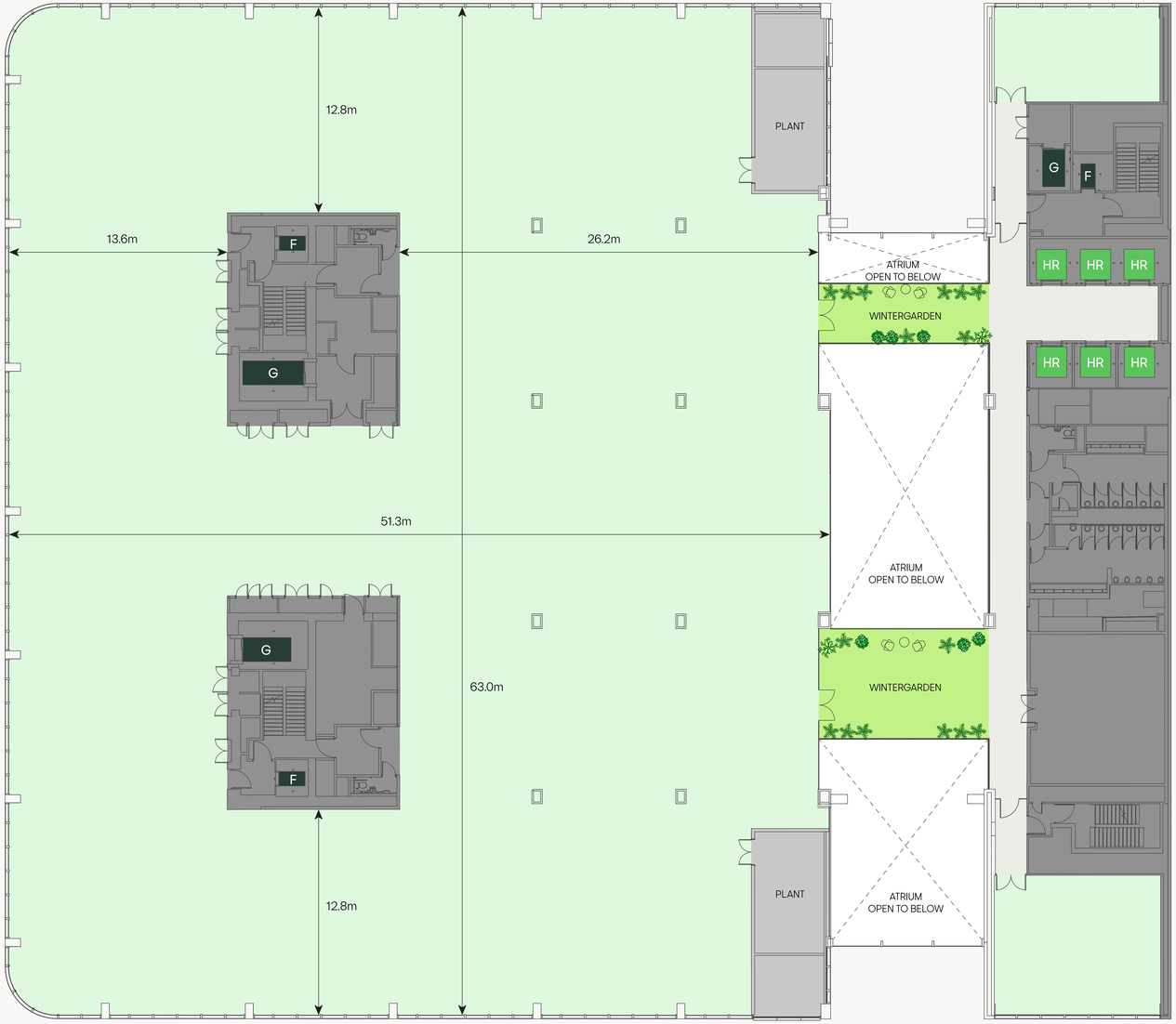
- High Rise Lift
- Goods Lift
- Firemans' Lift

N

LEVEL 11

Office
30,236 sq ft

- Wintergarden: 1,205 sq ft



KEY

- High Rise Lift
- Goods Lift
- Firemans' Lift

N

LEVEL 12

Office
30,247 sq ft

- Wintergarden: 1,249 sq ft

KEY

- High Rise Lift
- Goods Lift
- Firemans' Lift

N

ONE EDEN

LEVEL 13

Office
30,247 sq ft

- Wintergarden: 1,216 sq ft

KEY

- High Rise Lift
- Goods Lift
- Firemans' Lift

N

ONE EDEN

LEVEL 14

Office
30,247 sq ft

- Wintergarden: 1,205 sq ft

KEY

- High Rise Lift
- Goods Lift
- Firemans' Lift

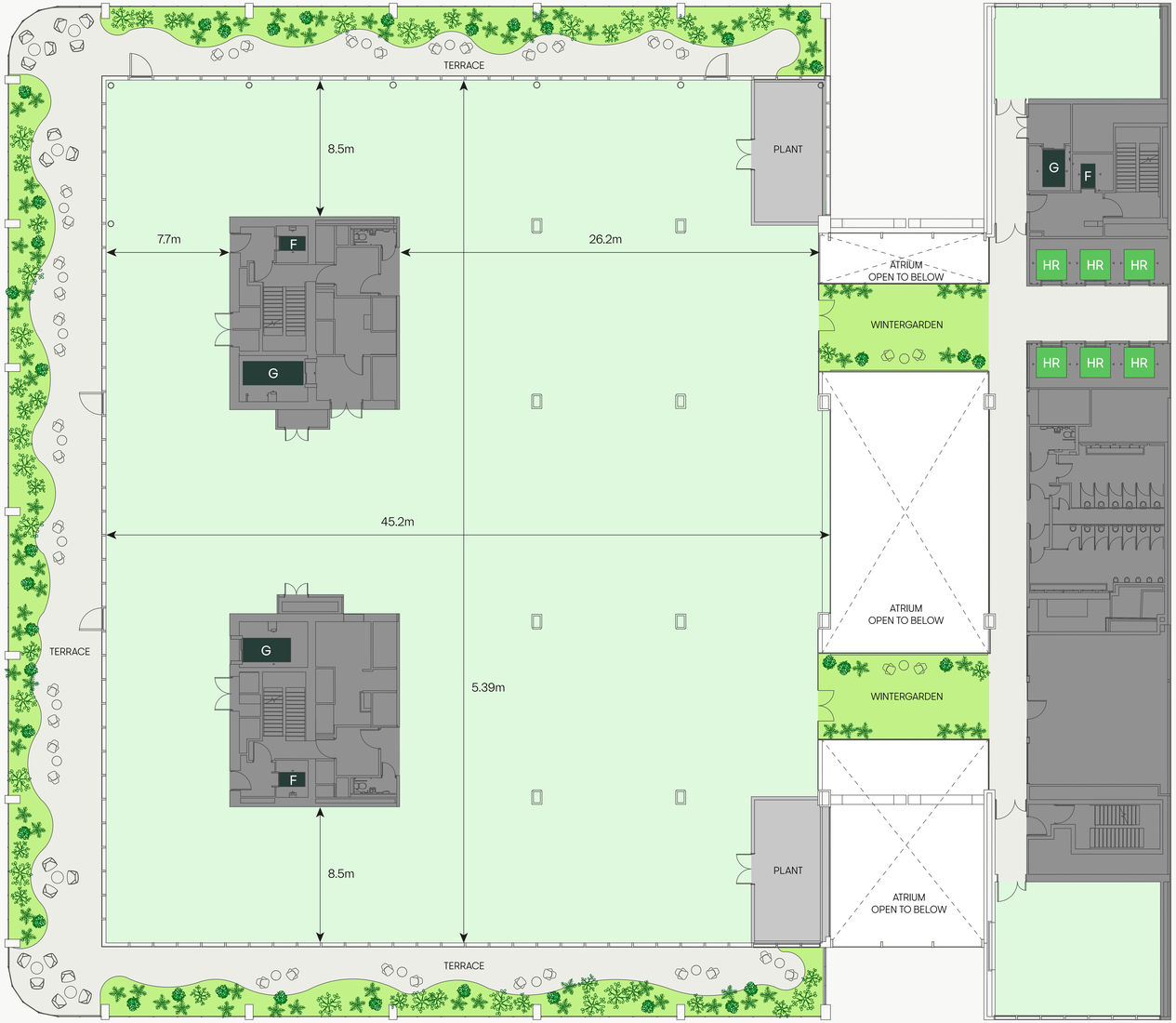
N

ONE EDEN

LEVEL 15

Office
22,238 sq ft

- Wintergarden: 1,238 sq ft
- Terrace: 8,041 sq ft



KEY

- High Rise Lift
- Goods Lift
- Firemans' Lift

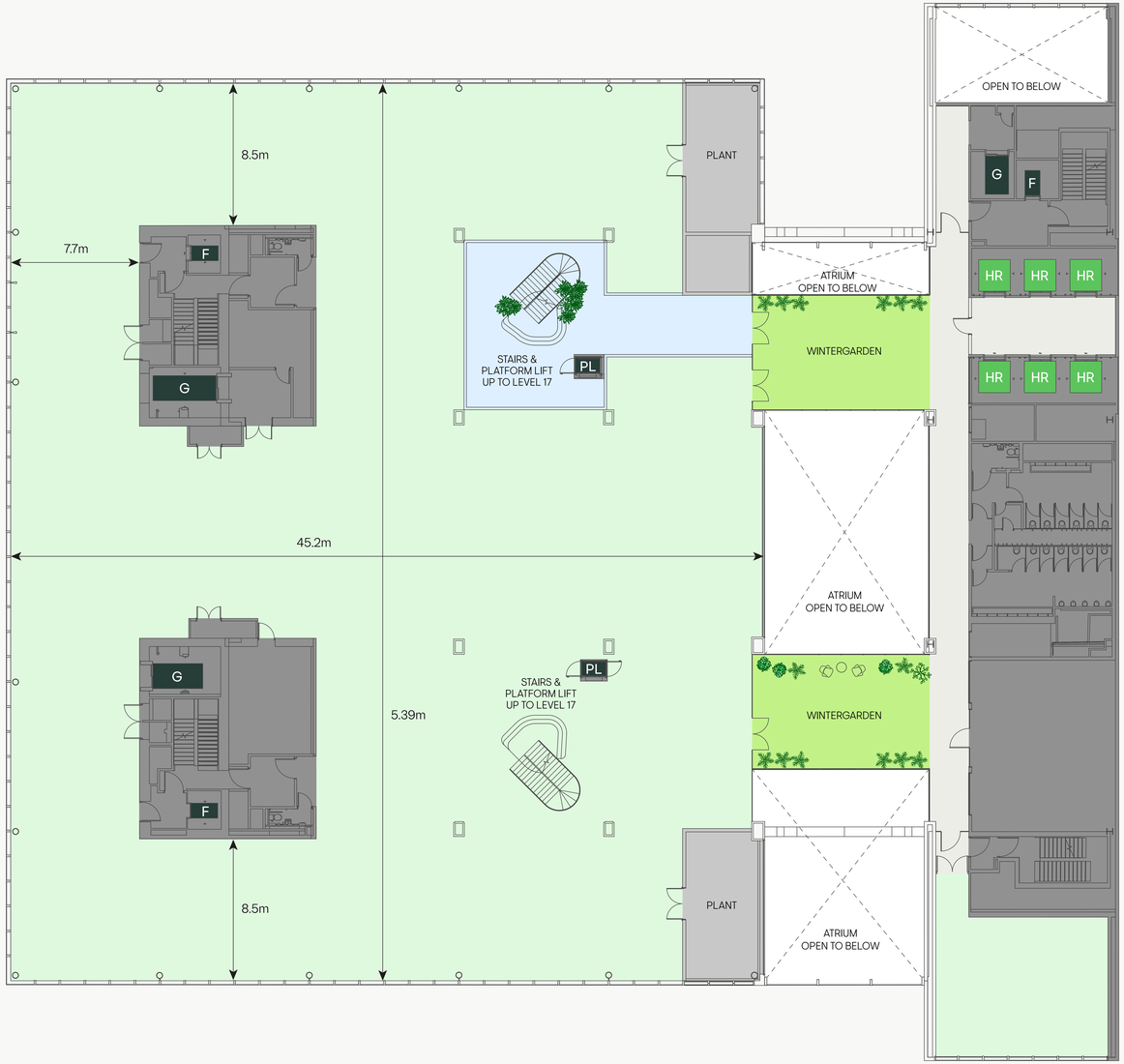
N

ONE EDEN

LEVEL 16

Office
21,442 sq ft

- Wintergarden: 1,571 sq ft



KEY

- Tenant Amenity
- High Rise Lift
- Platform Lift
- Goods Lift
- Firemans' Lift

N

ONE EDEN

LEVEL 17

Office
3,853 sq ft

- Terrace: 6,814 sq ft

KEY

- Tenant Amenity
- Platform Lift
- Goods Lift
- Firemans' Lift

N

SUSTAINABILITY AT IT'S HEART

97%
of substructure and superstructure retained

47%
less carbon produced in construction BAU new build scheme (900kgCO2/m2)

62,000 TONNES
of concrete retained in the existing structure

<471 KGCO2/M2
of embodied carbon

12.7% LOWER
than the UK Net Zero Carbon Buildings Standard target for retrofit projects commencing in 2027 (540kgCO2/m2)

FULLY ELECTRIC BUILDING

TARGET BREEAM 'OUTSTANDING'

EPC RATING A

NABERS 5*

WELL PLATINUM ENABLED

BUILDING HIGHLIGHTS

33.578 M3
of internal atrium equivalent to approximately 14 Olympic swimming pools

25,575 SQ FT
of internal atrium balconies and terraces

19,644 SQ FT
of external terraces

1:8
occupational density at 80% for the whole building, and 1:7 at L1 & L2

DUAL POWER SUPPLY
and tenant generator capacity

SCENIC VIEWS
overlooking Eden Dock, Jubilee Park and Canada Square Park

12,065 SQ FT
of on-site amenities including multi-function room, theatre/town-hall, studios and gym

WIREDSCORE
Platinum enabled

ADJACENT TO JUBILEE LINE STATION
and close proximity to DLR and Elizabeth Line stations

ONE EDEN

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