



1 CANADA SQUARE

OVERVIEW

Fitted out part 32nd floor offices in the iconic 1 Canada Square, E14

Available immediately by way of assignment or sub-lease until June 2025

New lease potentially available from the landlord, subject to terms

From 2,023 to 8,243 sq ft available

AMENITIES

Tower floor with impressive views across central London

Fitted and ready to occupy immediately

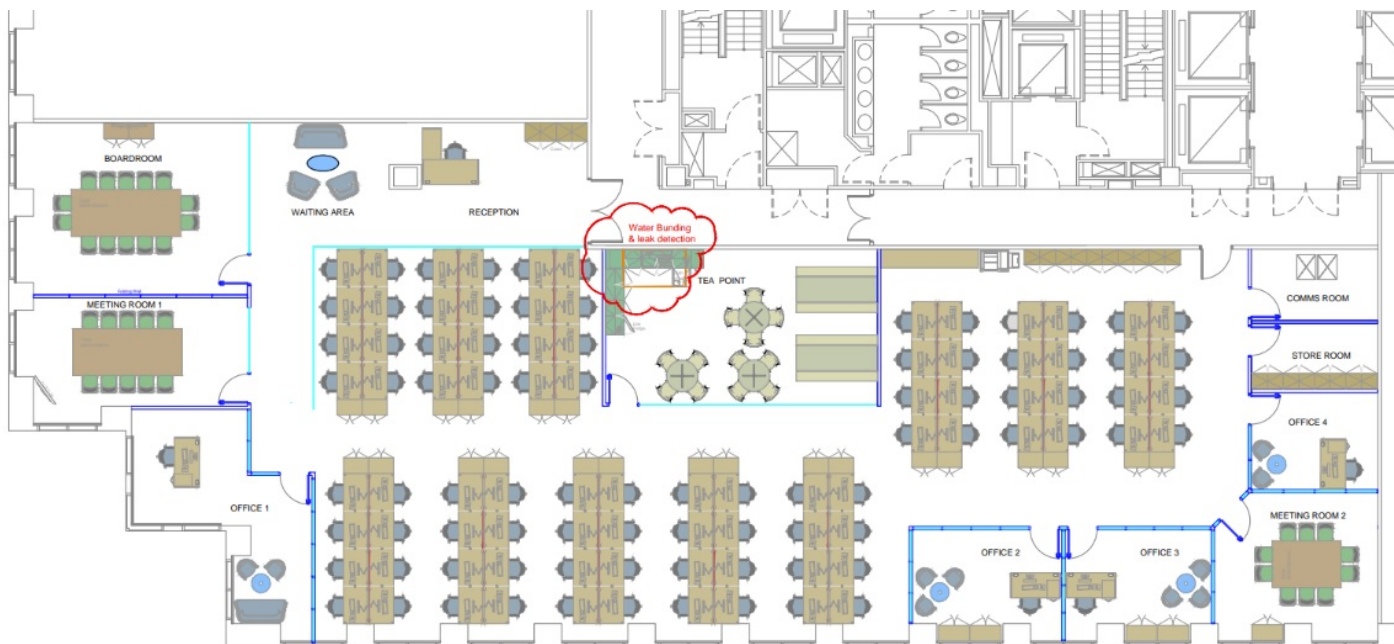
Available for c. 2+ years or more by arrangement

Highspeed fibre

Furniture available

Elizabeth Line, Jubilee and DLR all within a short walk





TERMS

Flexible by arrangement

SUMMARY

Available Size	2,083 sq ft to 8,243 sq ft
Rent	£57.50 per square foot (passing)
Business Rates	£19.71 per square foot
Service Charge	£16.95 per square foot including £3.50 per square foot Estate Charge
VAT	Elected

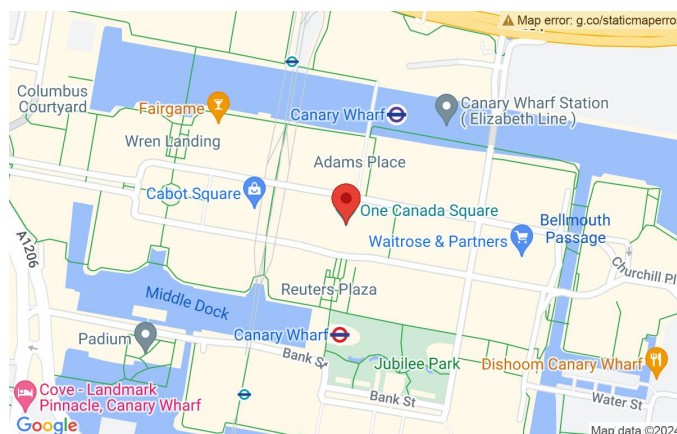
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

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LOCATION

One Canada Square is situated in the heart of Canary Wharf, directly above the DLR and Jubilee line stations and a short walk from the new Elizabeth Line Station. Canary Wharf has excellent road and rail connections. All four London airports are within an hour and Canary Wharf's London Underground and DLR stations take you to Bank or the West End in under 15 minutes. The arrival of the Elizabeth line has put Canary Wharf within 6 minutes of Liverpool Street and 39 minutes of London Heathrow.

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