

## 20 WATER STREET

### OVERVIEW

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20 Water Street is a brand-new development from Canary Wharf Group and offers best in class office accommodation and lab space.

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The building also has planning permission for 100,000 sq ft of education use and has achieved BREEAM “outstanding”.

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The building boasts a range of part-floors and whole floors available on a fully managed basis.

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Each floor consists of a mix of open plan workspaces, breakout areas, meeting rooms and smaller focus rooms.

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### AMENITIES

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Flexible terms

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High speed broadband

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24 Hour access

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Bike storage

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Showers

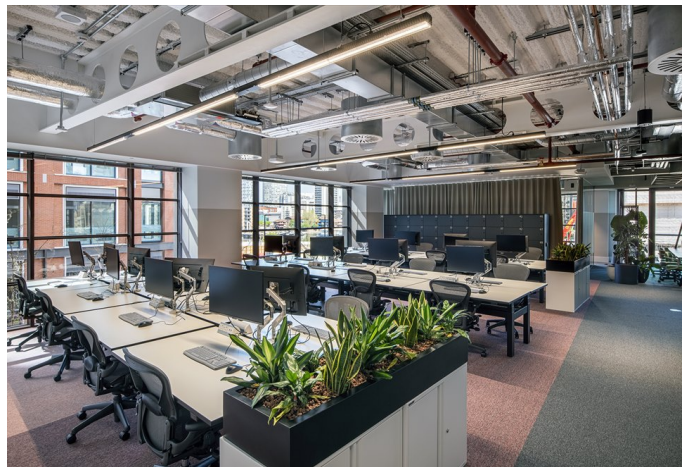
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Fully furnished

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Air conditioning

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# 20 Water Street

## Open Plan Layout

Office NIA

**19,267 SQ FT**

Indicative Workspace Allocation

210	12	222	87 SQ FT
Open Plan Workstations	1 Person Offices	Total Population	Indicative Planning Ratio

Ancillary Spaces

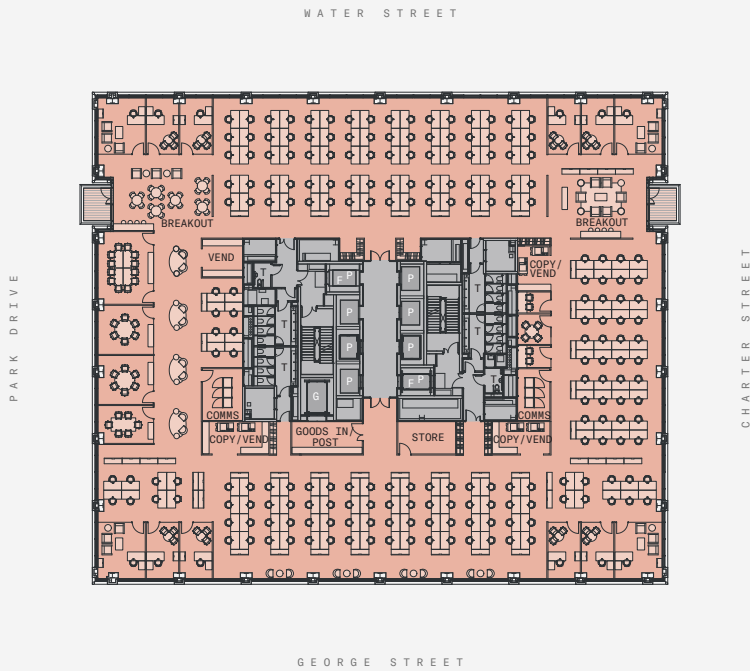
- 1 Twelve Person Meeting Room
- 3 Six Person Meeting Rooms
- 1 Four Person Meeting Room
- 2 Quiet Rooms
- 3 Copy and Vending Rooms
- 1 Vending Room
- 2 Communications Rooms
- 1 Goods In and Post Room
- 1 Store Room
- 2 Breakout Areas

Key

- P Passenger Lift
- G Goods Lift
- F Firemens' Lift

Scale

0 5m 10m



## TERMS

Flexible by arrangement

## SUMMARY

Available Size 7,750 sq ft to 24,255 sq ft

Rent £140 per square foot

Business Rates Included

Service Charge Included

VAT Elected

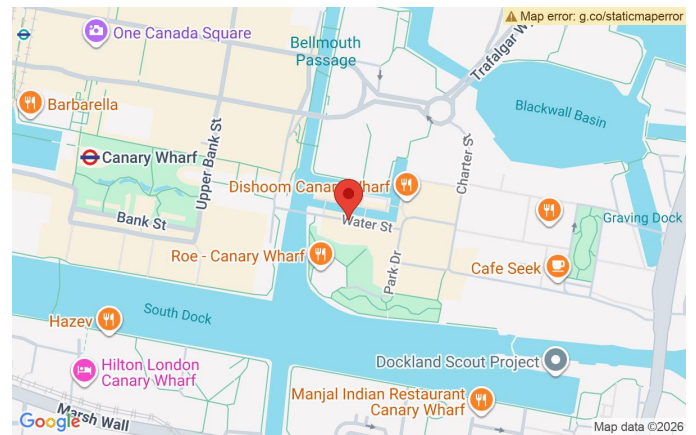
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

**CATHERINE ALEXANDER**

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## LOCATION

20 Water Street is situated in the heart of Wood Wharf, Canary Wharf's new neighbourhood, which will provide up to 3,600+ new homes, 2 million sq ft of office space, 350,000 sq ft of retail space and over nine acres of public spaces, squares and parks.

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