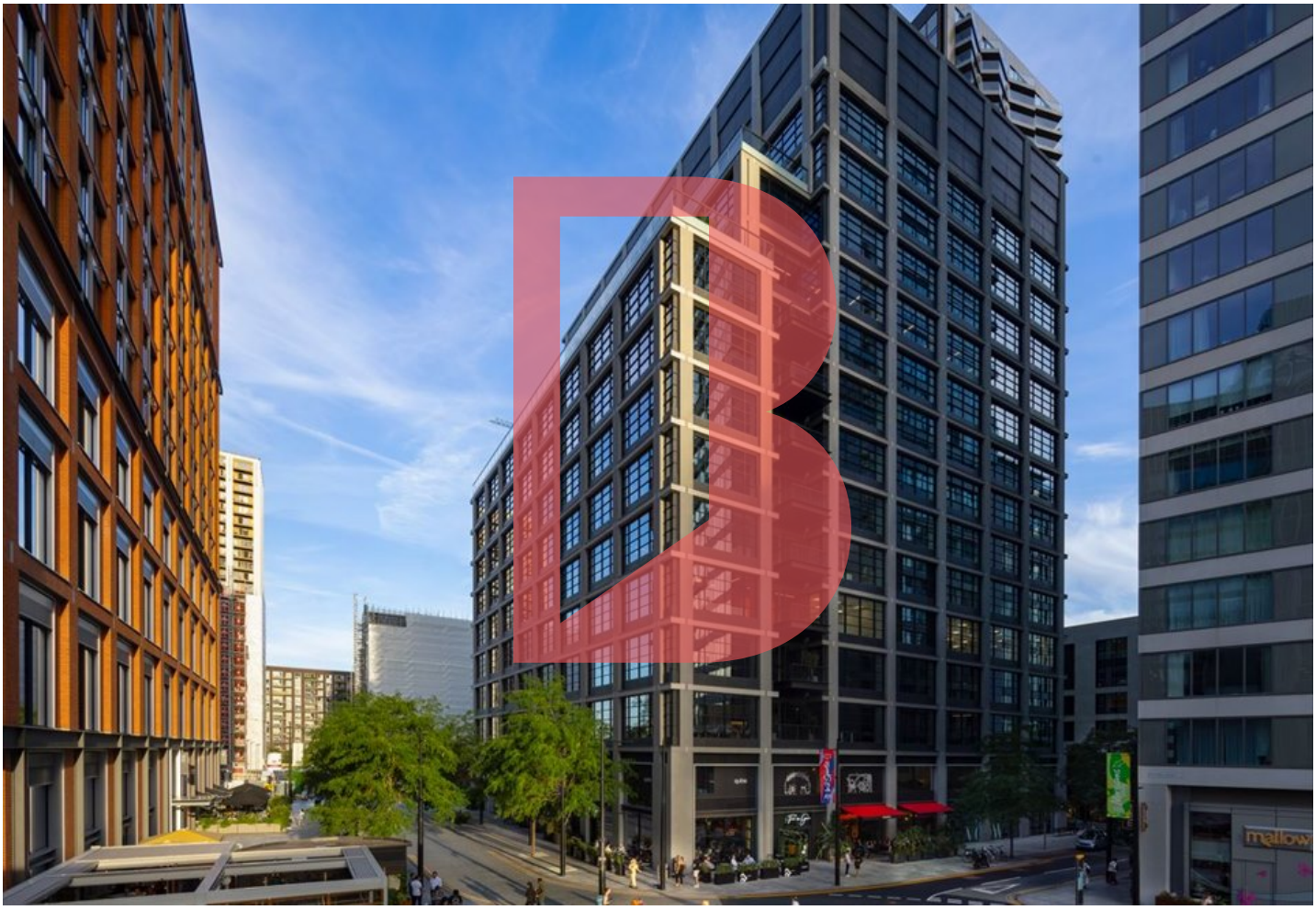


20 WATER STREET

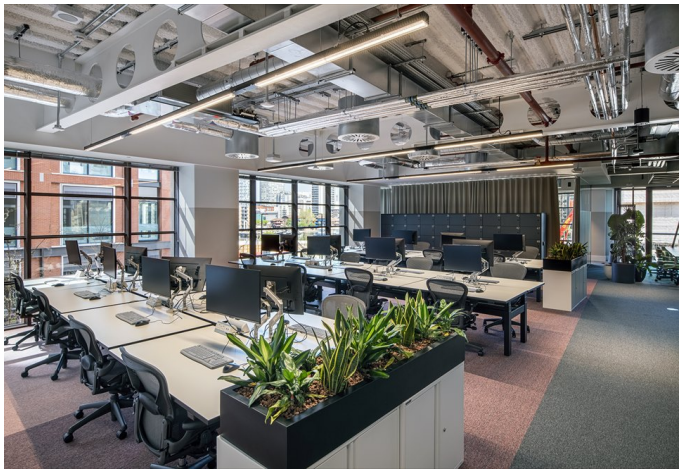
OVERVIEW

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

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

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

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





AMENITIES

- Flexible terms
- High speed broadband
- 24 Hour access
- Bike storage
- Showers
- Fully furnished
- Air conditioning

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

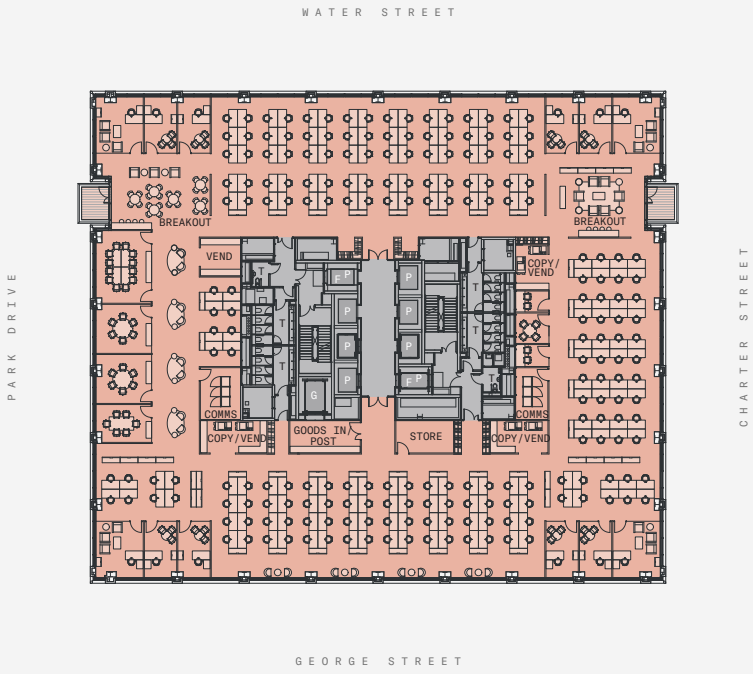
Ancillary Spaces

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

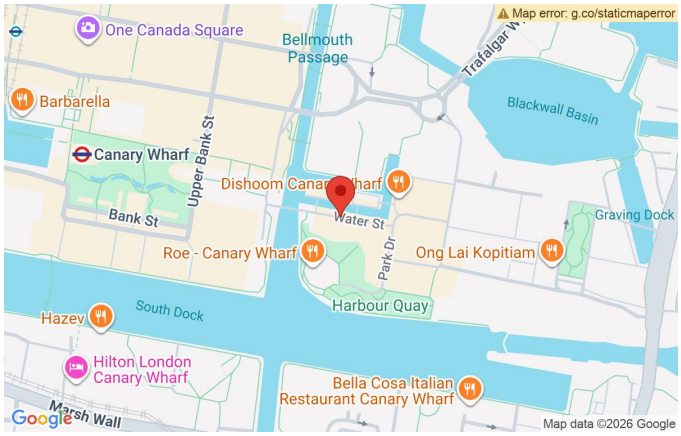
Available Size	7,750 sq ft to 24,255 sq ft
Rent	£140 per square foot
Business Rates	Included
Service Charge	Included
VAT	Elected

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

CATHERINE ALEXANDER

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+44 (0)7811 111600



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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