



NUVO, 4 TRAFALGAR WAY

OVERVIEW

Nuvo is an energy efficient mixed-use scheme in East London providing 30,602 sq ft of contemporary office space over three podium floors, close to the outstanding amenity offering of Canary Wharf. The scheme has excellent sustainability features and aims to obtain Passivhaus certification which, when achieved, will make it the largest Passivhaus development in Europe.

AMENITIES

Self-contained HQ opportunity

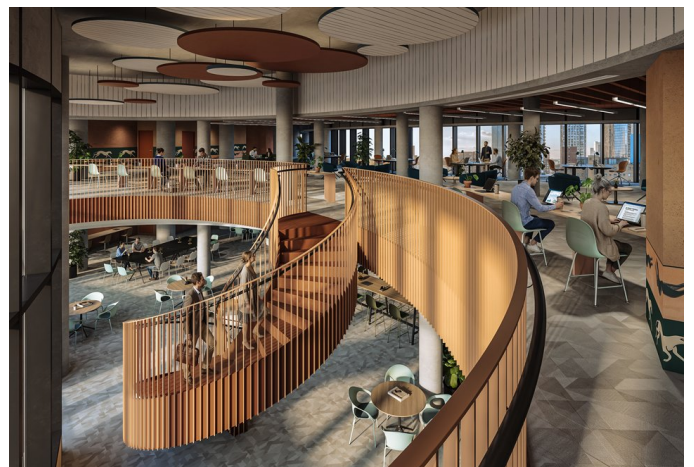
Landscaped private terrace of 7,431 sq ft

Dual office / F1 educational use STP

BREEAM excellent

Less than 9 mins walk to Canary Wharf Station

End of trip facilities



Apt



2 Trafalgar Way Summary Document - Commercial



TERMS

Flexible by arrangement

SUMMARY

Available Size	30,602 sq ft
Price	POA
Business Rates	Included in desk rate
VAT	Elected

VIEWING & FURTHER INFORMATION

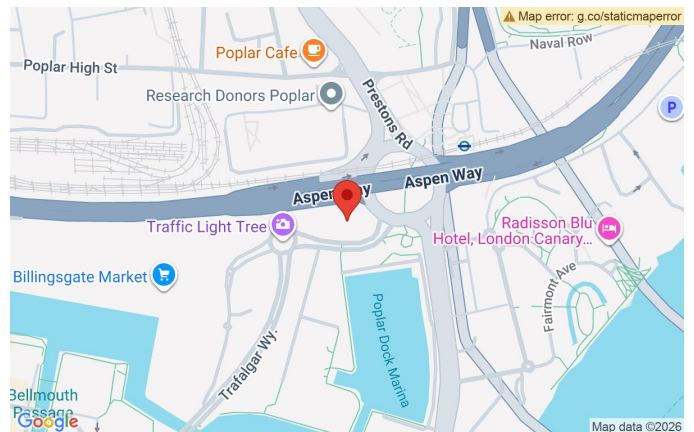
Viewing strictly by prior appointment with the sole agent:

STEPHEN FOSTER

stephen@bureauoffice.co.uk
+44 (0) 7917 841 891

CHARLIE MILLER

Charlie@bureauoffice.co.uk
+44(0)7946 631482



LOCATION

Nuvo's locations offers occupiers the perfect surrounding environment to relax, connect and recharge. Canary Wharf offers curated and considered mix of restaurants, bars and cafés - alongside over 120 retail stores, there is something for every time of day and every taste. Transport connections are excellent with Blackwall and Canary Wharf stations nearby offering access to underground and DL services. Elizabeth line services are accessible from Crossrail Place.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.