

FOR LEASE

20 CANADA SQUARE

40,736 – 81,507 SQ FT

GRADE A CANARY WHARF OFFICE SPACE

London, E14



A WORLD CLASS OFFICE BUILDING

IN THE CORE OF CANARY WHARF

20 Canada Square is an SOM designed top specification building located in the heart of Canary Wharf, on the south east corner of the Canada Square park. With a south facing atrium, the floorplate has an offset-core with clear runs of efficient space. The entrance hall has also recently been refurbished to create a contemporary style, complemented by world class artwork. The newly available levels 11 and 12 have been recently fitted out in a mostly open plan format that could have considerable capital savings for ingoing occupiers.

Located on the doorstep of Jubilee park, tenants benefit from the wealth of retail amenity the Canary Wharf Estate has to offer. Canary Wharf Tube station is less than 2 minutes walk away, only 3 minutes to the DLR and less than 5 minutes to Crossrail, scheduled to open in 2018.

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CBRE

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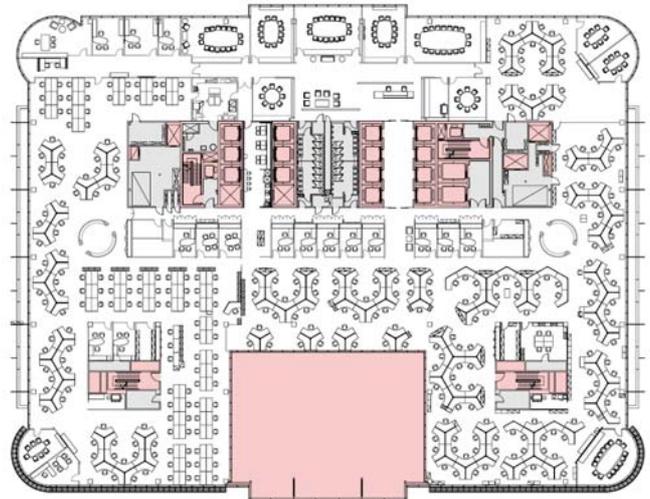


FLEXIBLE SPACE

The top two floors offer light filled office space with impressive views over the docks and Canary Wharf. The space can be offered in new refurbished CAT A condition or with the opportunity to utilise the existing high quality, open plan fit out.

A range of floor splits are available on flexible sub-leases through to Nov 2027.

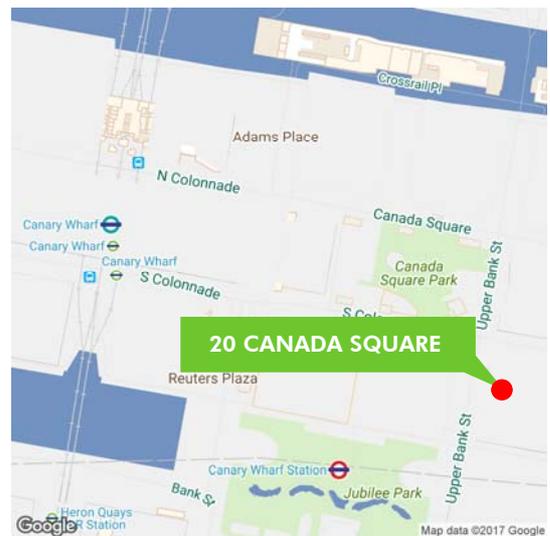
Level	sq ft	sqm
12	40,771	3,788
11	40,736	3,785
TOTAL	81,507	7,573



LEVEL 12 FIT OUT PLAN

TERMS

- + Lease: Sub-lease through to Nov 2027
- + Guiding Rent: £40.00 per sq ft pa
- + Rates (2017/18): est £14.38 per sq ft
- + Estate Charge: est £3.32 per sq ft



MAP



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