

The background is a solid yellow color. It features several large, overlapping white curved shapes. On the left side, there are two large white shapes that resemble the top-left and bottom-left corners of a square with rounded edges. On the right side, there is a large white circle. The text 'FIVE CANADA SQUARE' is positioned in the bottom-left area, and 'E14' is in the bottom-right area.

**FIVE CANADA SQUARE**

**E14**

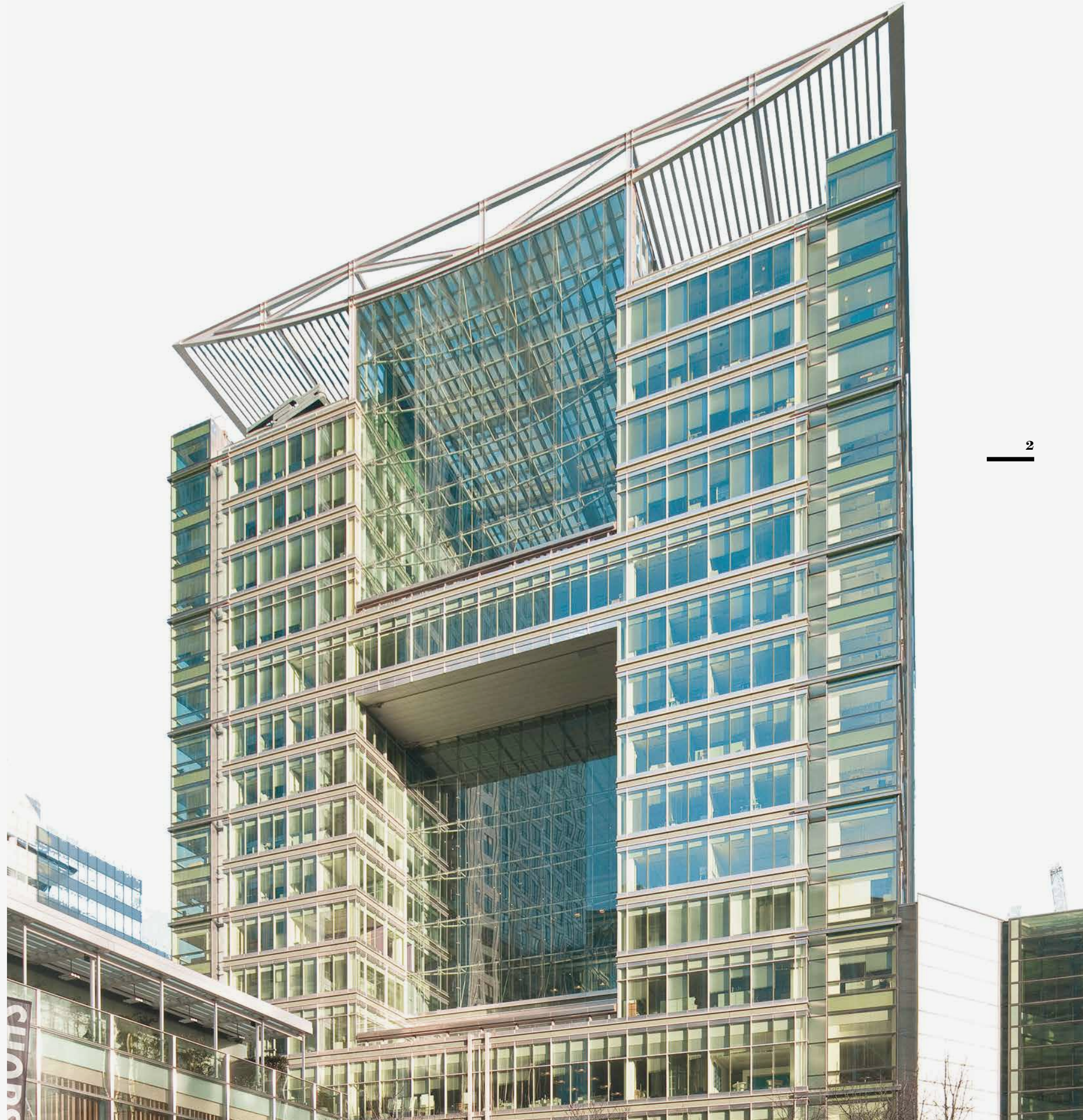


# THE OASIS IN LONDON'S BUSINESS CENTRE, WITH UNRIVALLED CONNECTIONS.

Perfectly positioned adjacent to the new Crossrail station, at the heart of the Canary Wharf estate, this impressive, architecturally distinct building can offer up to 122,977 sq ft of CAT A office space across four contiguous floors.

Accessed through an impressive double height reception area the floors are served by a designated reception desk and self contained lift bank solely serving the vacant space. The floors can be leased independent of one another, or work exceptionally well as a self contained unit.

BUILDING EXTERIOR

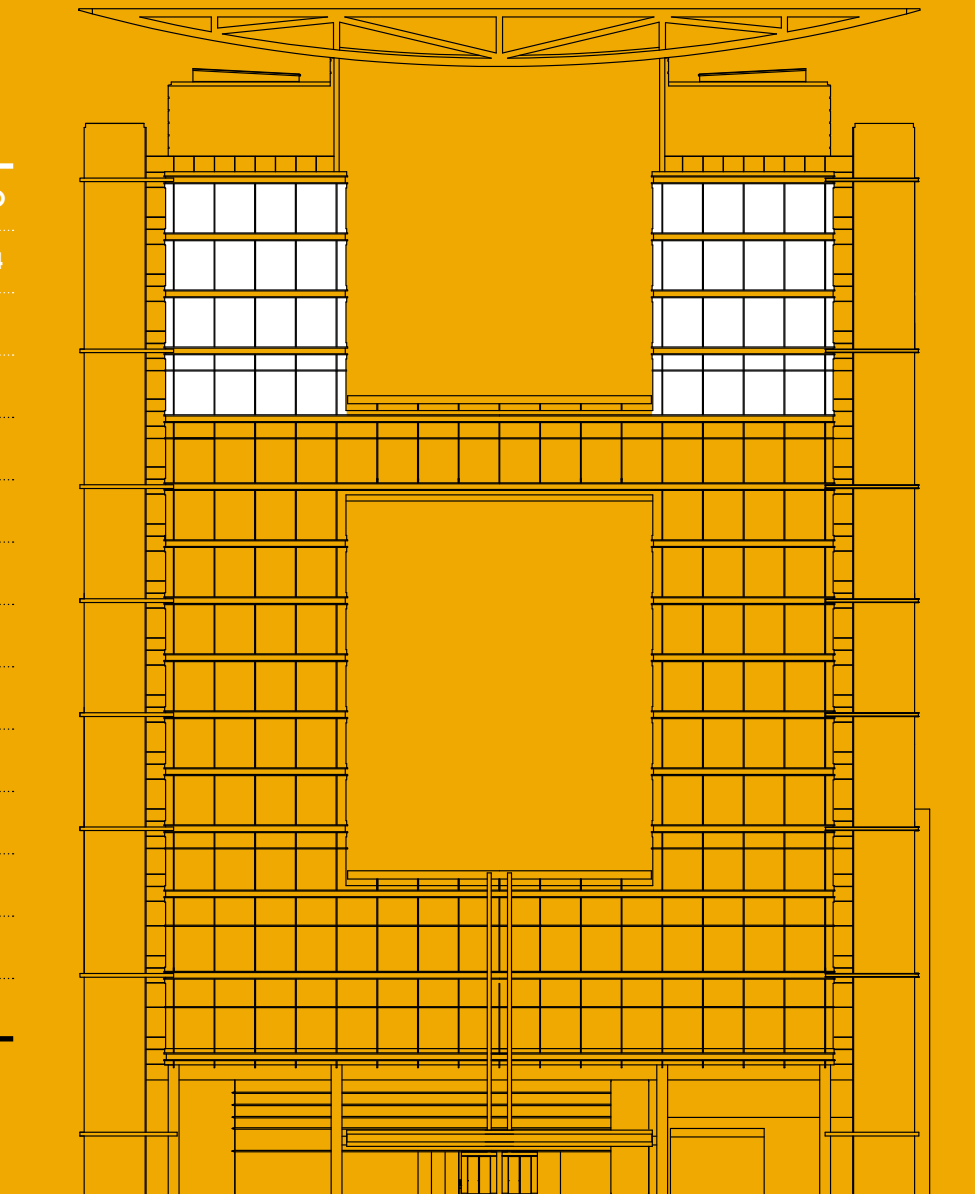




# AVAILABLE OFFICE SPACE

29,926–122,977 SQ FT

FL.	SQ FT	SQ M
15	29,926	2,780
14	31,053	2,884
12	31,013	2,881
11	30,985	2,879
10	LET	
9	LET	
8	LET	
7	LET	
6	LET	
5	LET	
4	LET	
3	LET	
2	LET	
1	LET	
<b>TOTAL</b>	<b>122,977</b>	<b>11,424</b>



RECEPTION



**ONSITE:  
RESTAURANT  
CAFE  
BIKE STORAGE  
SHOWERS**



# ADAPTABLE ON FLOOR FINISH TO SUIT A RANGE OF OCCUPIERS



CGI ILLUSTRATING PROPOSED CAT A REFURBISHMENT



CGI'S ILLUSTRATING INDICATIVE FIT-OUT OPTIONS



- The building's position within the estate is perfectly positioned adjacent to the new Crossrail Station and allows easy access to the DLR and Jubilee lines.
- Self-contained unit over 4 contiguous floors served by their own designated lift bank and reception desk.

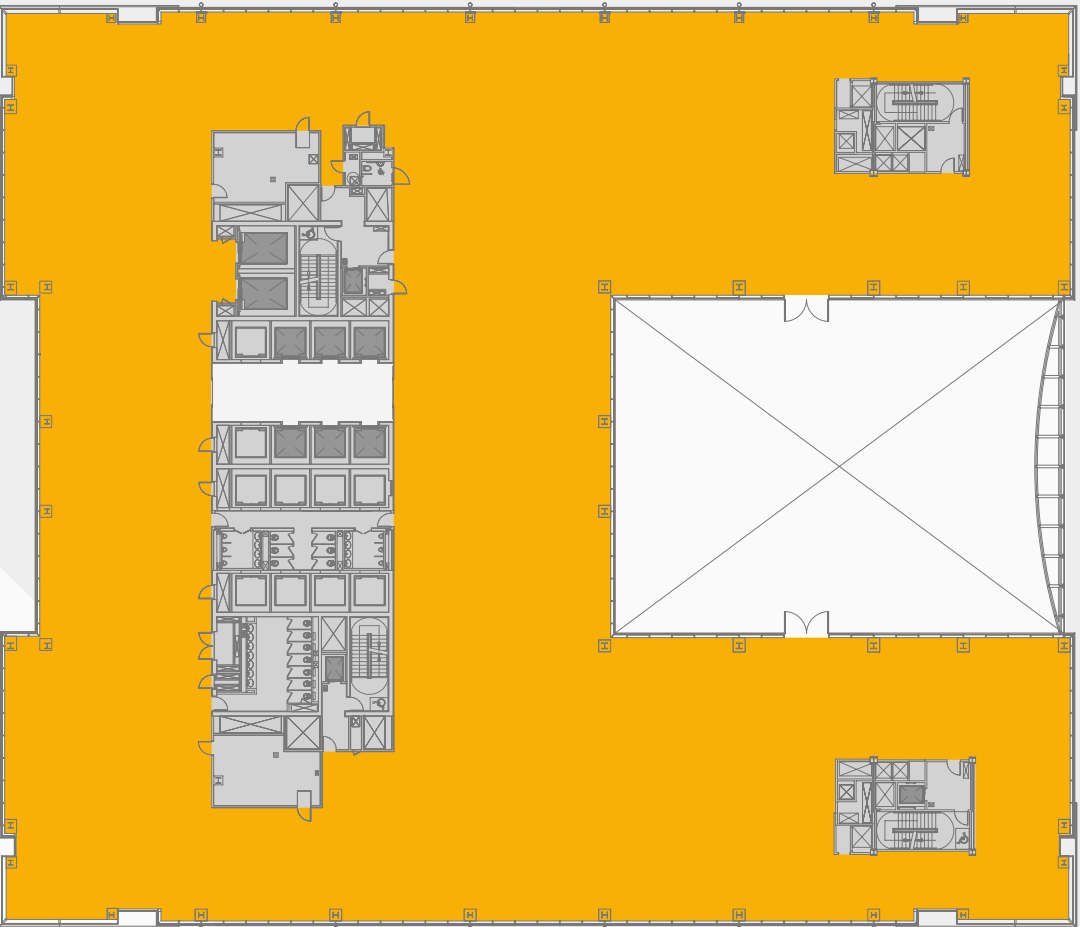
- The building can allow 1:8 occupancy levels (level 11 could be enhanced to allow for a trading operation and 1:7 occupancy).
- The building is not elected for VAT.
- New bike racks and showers facility.

## SUMMARY SPECIFICATION

- Fan Assisted Terminal (FAT) Variable Air Volume (VAV) system
- Floor to ceiling height 3.1m (Level 11) 2.75 m (Levels 12 – 15)
- Raised floor void 300mm (Level 11) 200 mm (Levels 12 – 15)
- Six x 21 person passenger lifts
- Two x 3,000 kg goods lifts
- Duplicate power supplies from two separate London electricity substations.
- Standby Generation (load shedding to be agreed)

# A TYPICAL FLOOR & SPACE PLAN (LEVEL 11)

- Office
  - Core
  - Lift Lobby
  - Lifts
- ↑  
N



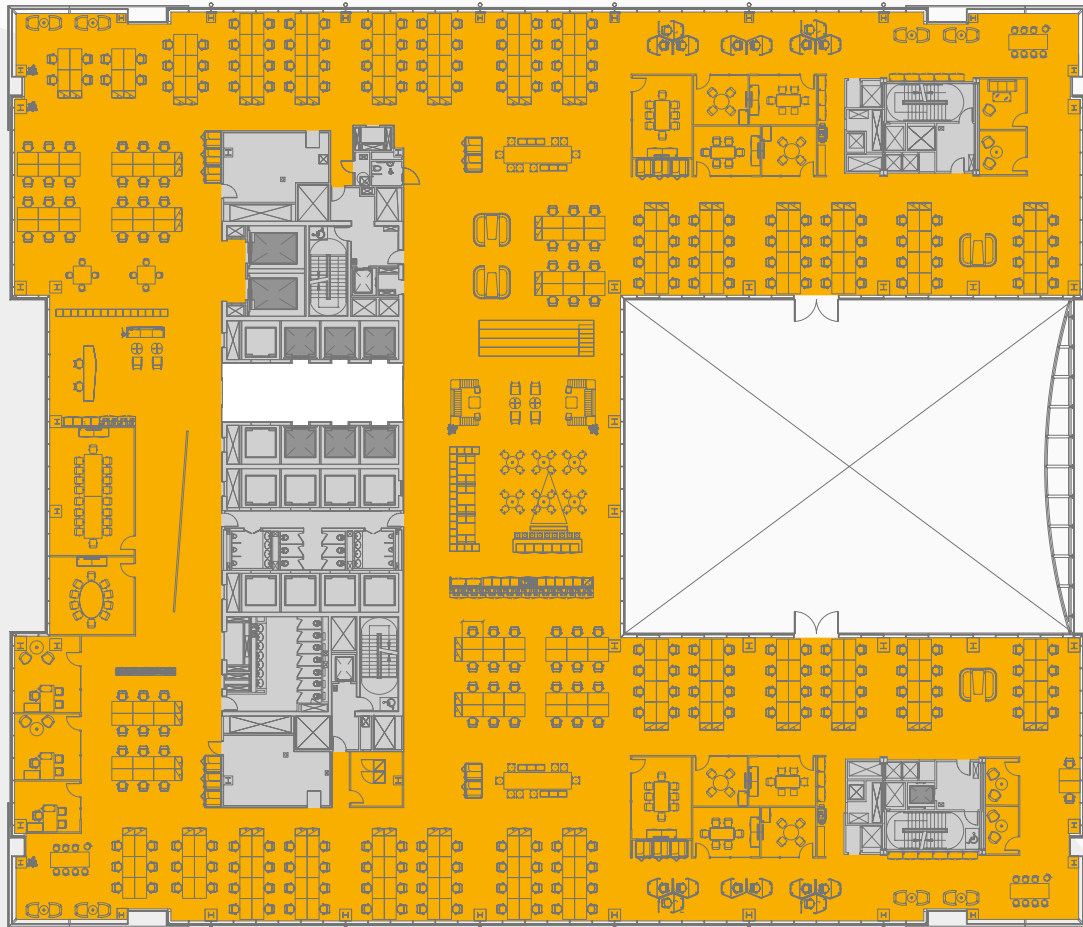
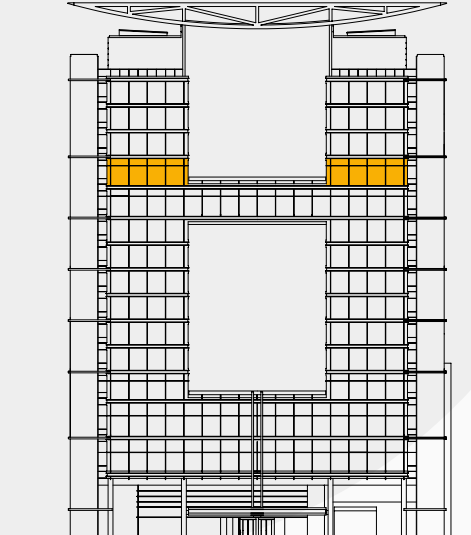
## Open plan (NIA) 30,985 sq ft / 2,879 sq m

Open-Plan Workstations	420
Executive Office	3
<b>Total Workstations</b>	<b>423</b>

IPR Per Total Workstations 73 sq ft / 7 sq m

### Meeting / Collaboration areas

18 Person Board Room	1
10 Person Meeting Room	1
8 Person Meeting Room	2
6 Person Meeting Room	4
4 Person Meeting Room	4
Phone Booths	16
Collaboration Areas	2
One to one	3
Wellness Room	1



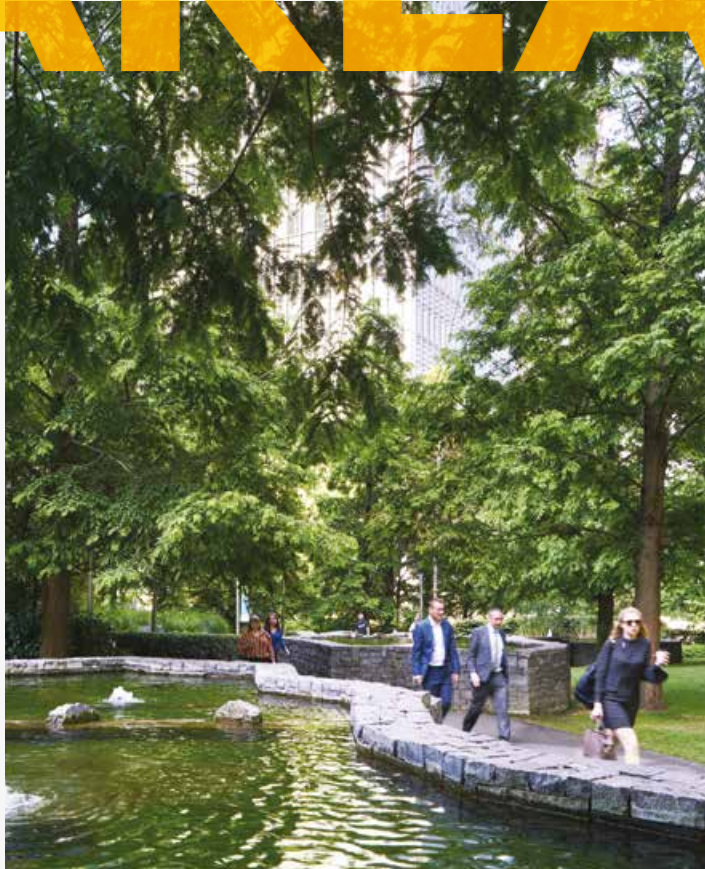




CROSSRAIL PLACE



CROSSRAIL PLACE



JUBILEE PARK



CROSSRAIL PLACE

Canary Wharf is not only at the heart of London's finance, technology and professional services, it also provides the working population of 120,000 people with excellent food, retail and green spaces.



# AN EXCITING CULINARY EXPERIENCE



With over 300 shops, cafes, bars and restaurants in the area, some of the highlights include:

## RETAIL

- THE KOOPLES**  
Mall Level -I  
Crossrail Place  
E14 5AR
- PAUL SMITH**  
Street Level O  
Cabot Place  
E14 4QT
- L'ORCHIDEE**  
Mall Level -I  
Crossrail Place  
E14 5AH
- BREMONT**  
Mall Level -I  
Cabot Place  
Canary Wharf  
E14 4QT
- OASIS**  
Mall Level -I  
Jubilee Place  
Canary Wharf  
E14 5NY
- ASICS**  
Mall Level -I  
Jubilee Place  
Canary Wharf  
E14 5NY



# BOUTIQUES TO DESIGNER LABELS



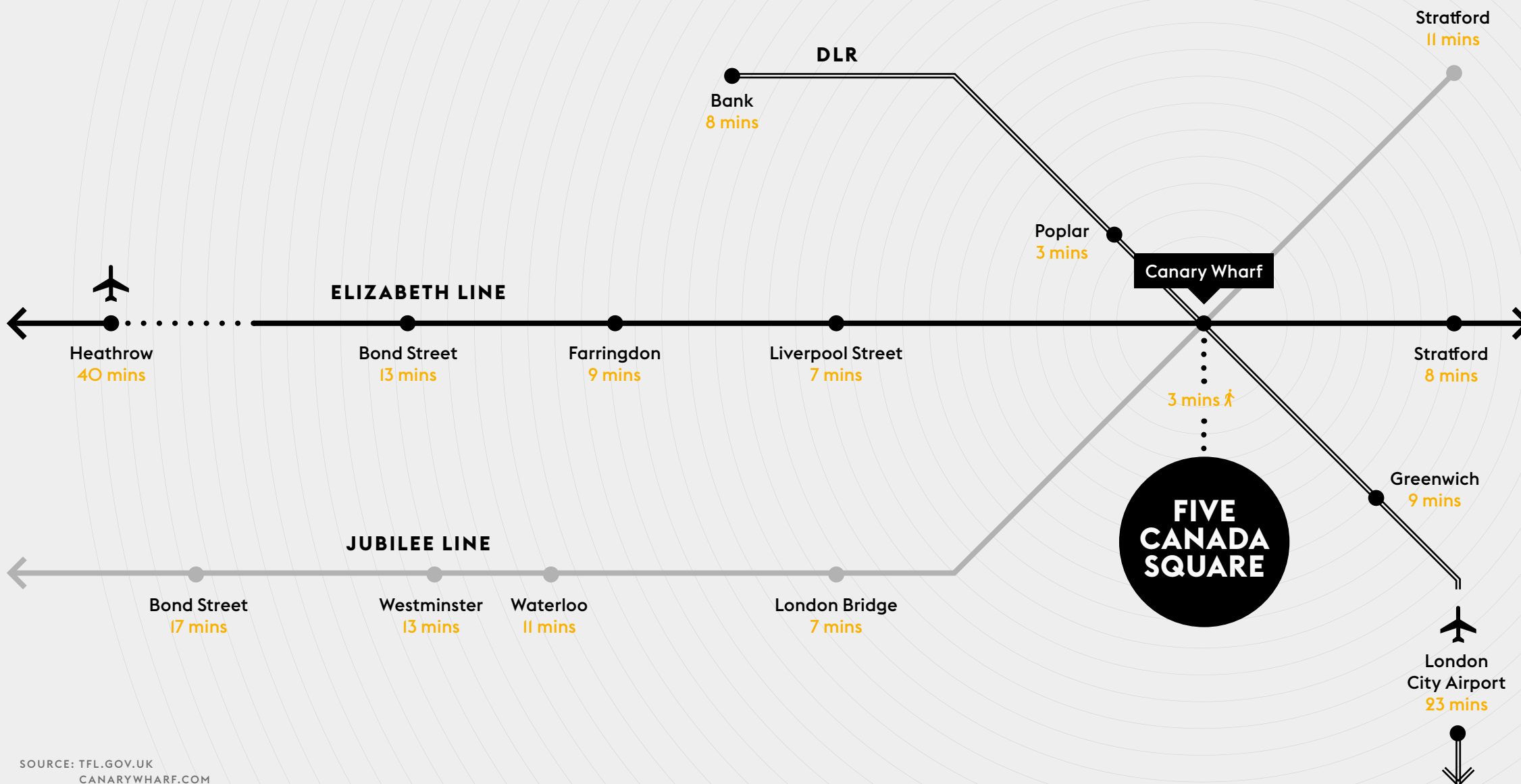
## F & B

- FRANCO MANCA**  
Mall Level -I  
Crossrail Place  
E14 5AR
- BIG EASY**  
Park Level  
Crossrail Place  
E14 5AR
- THE BREAKFAST CLUB**  
Mall Level -I  
Crossrail Place  
E14 5AR
- GIANT ROBOT**  
Garden Level  
Crossrail Place  
E14 5AR
- 640 EAST**  
Mall Level -I  
Canada Place  
E14 5AH
- THE PARLOUR**  
Street Level O  
The Park Pavilion  
Canada Square  
E14 5FW



# THE WORLD AT YOUR FEET

International destinations on your doorstep with London City Airport only 23 minutes away and Heathrow, 40 minutes.

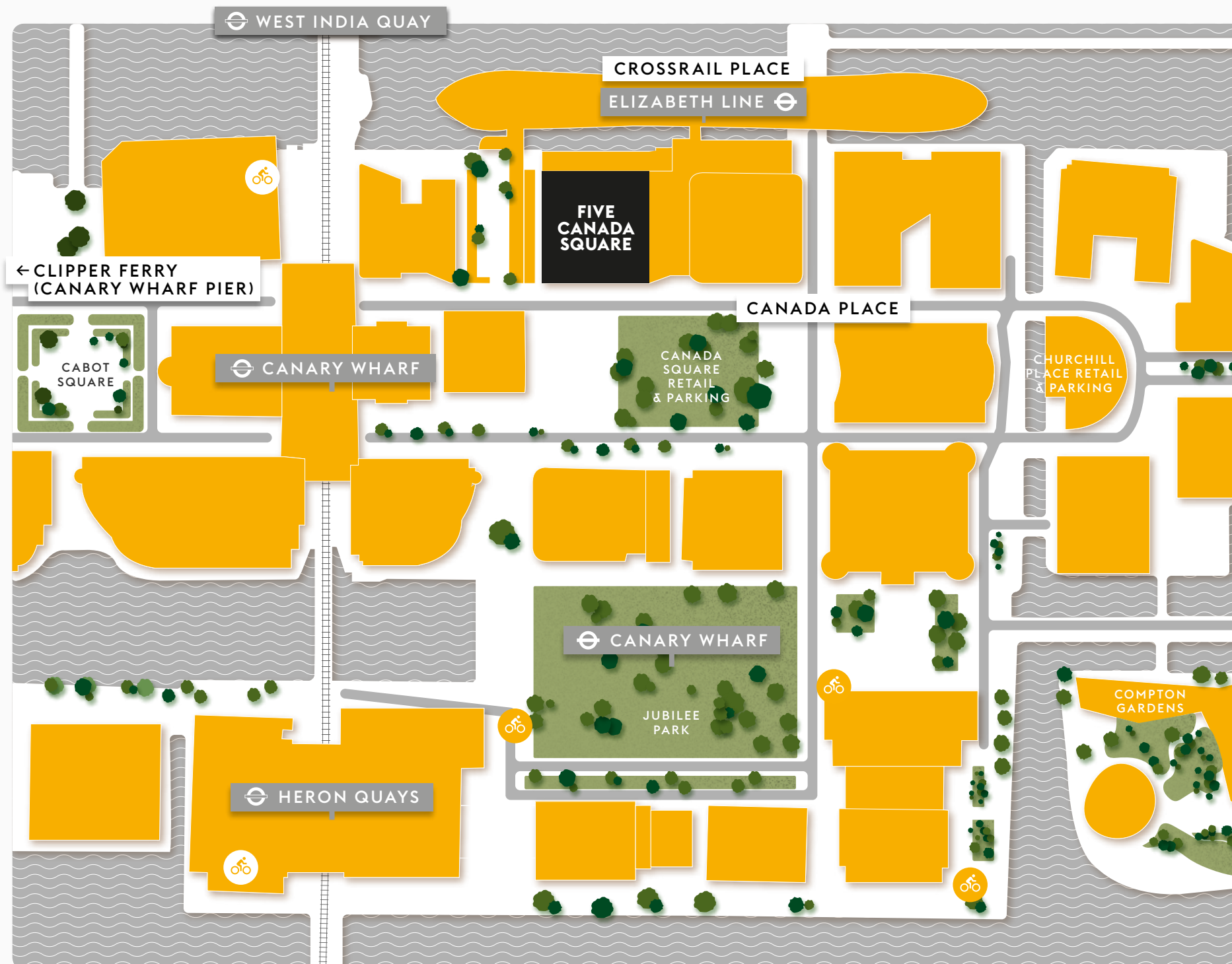


CROSSRAIL PLACE





# CONVENIENT & STRAIGHTFORWARD CONNECTIONS



CANARY WHARF TUBE STATION



## EASILY CONNECTED

### Walking 🚶

- Crossrail Place/Elizabeth Line **3 mins**
- Canary Wharf (DLR) **3 mins**
- Canary Wharf **4 mins**
- Heron Quays **5 mins**
- Canary Wharf Pier **10 mins**

### Cycling 🚲

Within a ten minute walk there are more than ten Santander bicycle docking locations.

### River Bus 🚢

- Tower Bridge **9 mins**
- London Bridge **13 mins**
- Blackfriars **20 mins**
- Embankment **26 mins**
- Waterloo **32 mins**

JOURNEY TIMES TAKEN FROM GOOGLE MAPS.





## CONTACT

**Rob Macnab**  
Rob.Macnab@knightfrank.com  
T +44 (0)20 7861 5354  
M +44 (0)7905 300 160

**Rory Paton**  
Rory.Paton@knightfrank.com  
T +44 (0)20 7861 1335  
M +44 (0)7900 245 221



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