

THE OVERVIEW

5

CANADA

THE LOCATION

THE BUILDING

THE AVAILABILITY

DE

FE



INSPIRED

THE OVERVIEW



HSBC

HSBC

CIT

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BARCLAYS

BIG EASY

COCKLES FISH LOBBY

MENU



THE OVERVIEW

Perfectly positioned adjacent to the new Crossrail station, at the heart of the Canary Wharf estate, this striking building can offer up to 91,992 sq ft of prime office space across four contiguous floors.



BB



CONFIDENT

THE BUILDING



THE WELCOME

The impressive double-height reception was recently refurbished, now featuring a café and co-working area.

There is also a private entrance to the Canary Wharf Shopping Centre on the lower ground level.





THE RECEPTION

The office floors are served by a designated reception desk and self-contained lift bank, for the exclusive use of the occupiers within this stack. The floors can be leased independently of one another.

THE AMENITIES

5 Canada Square offers an array of tenant facilities including a newly refurbished meeting area at reception, a restaurant and Starbucks, cycle storage, lockers and changing rooms.



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- 1 The restaurant
- 2 Direct entrance to the shopping centre
- 3 Self-contained lift lobby
- 4 In-house Starbucks
- 5 Changing rooms and shower facilities
- 6 Bike storage
- 7 Lounge area
- 8 Co-working area



FLEXIBLE WORK SPACE

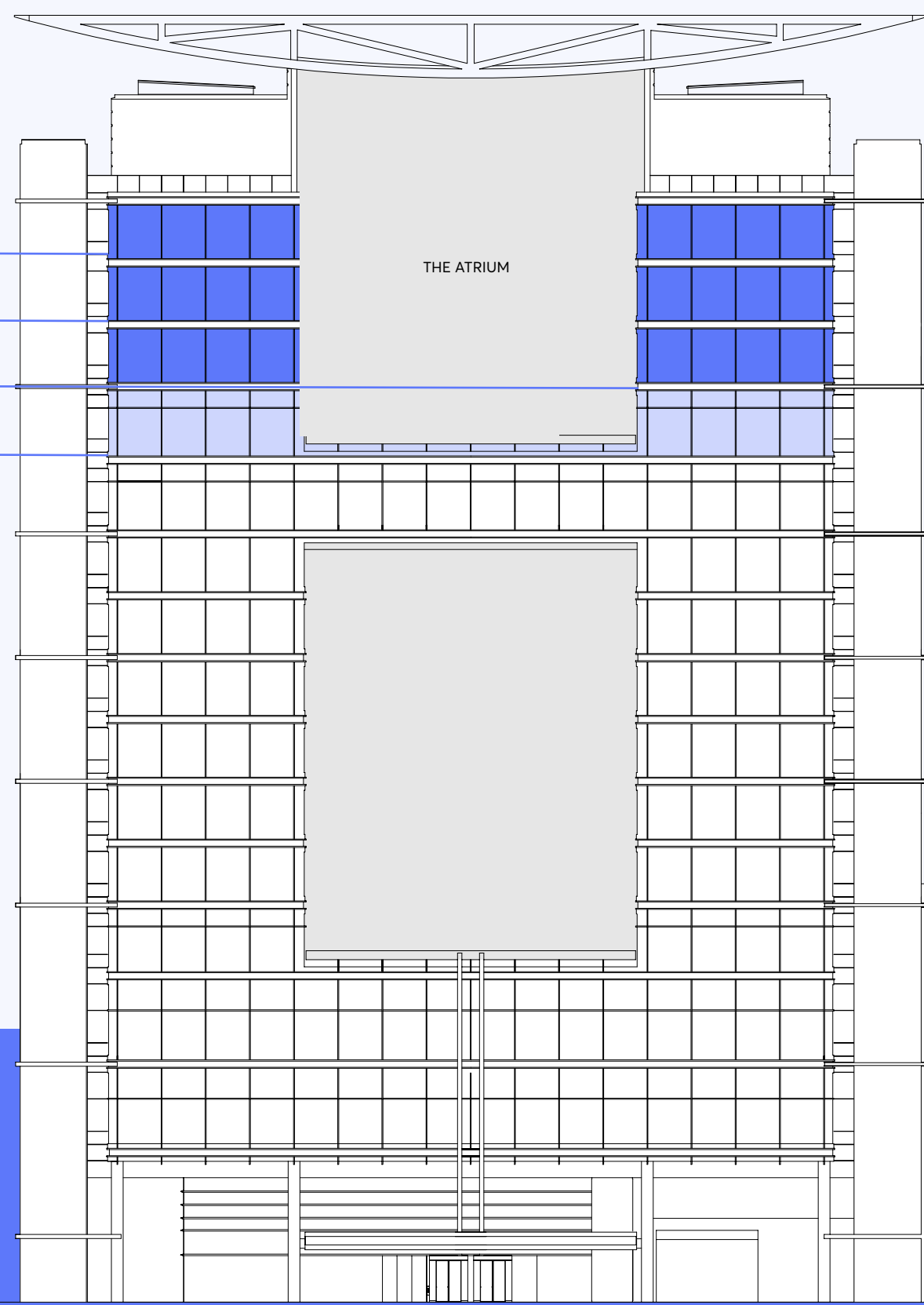
Self-contained unit over 4 contiguous floors served by their own designated lift bank and reception desk. The building can allow 1:8 occupancy levels (level 11 could be enhanced to allow for a trading operation and 1:7 occupancy).





AVAILABILITY

FLOOR	AREA AVAILABLE	VIEW FLOOR PLAN	VIEW SPACE PLAN
15	29,926 SQ FT	▶	▶
14	31,053 SQ FT		
12	31,013 SQ FT	▶	
11	UNDER OFFER	▶	▶
TOTAL	91,992 SQ FT		

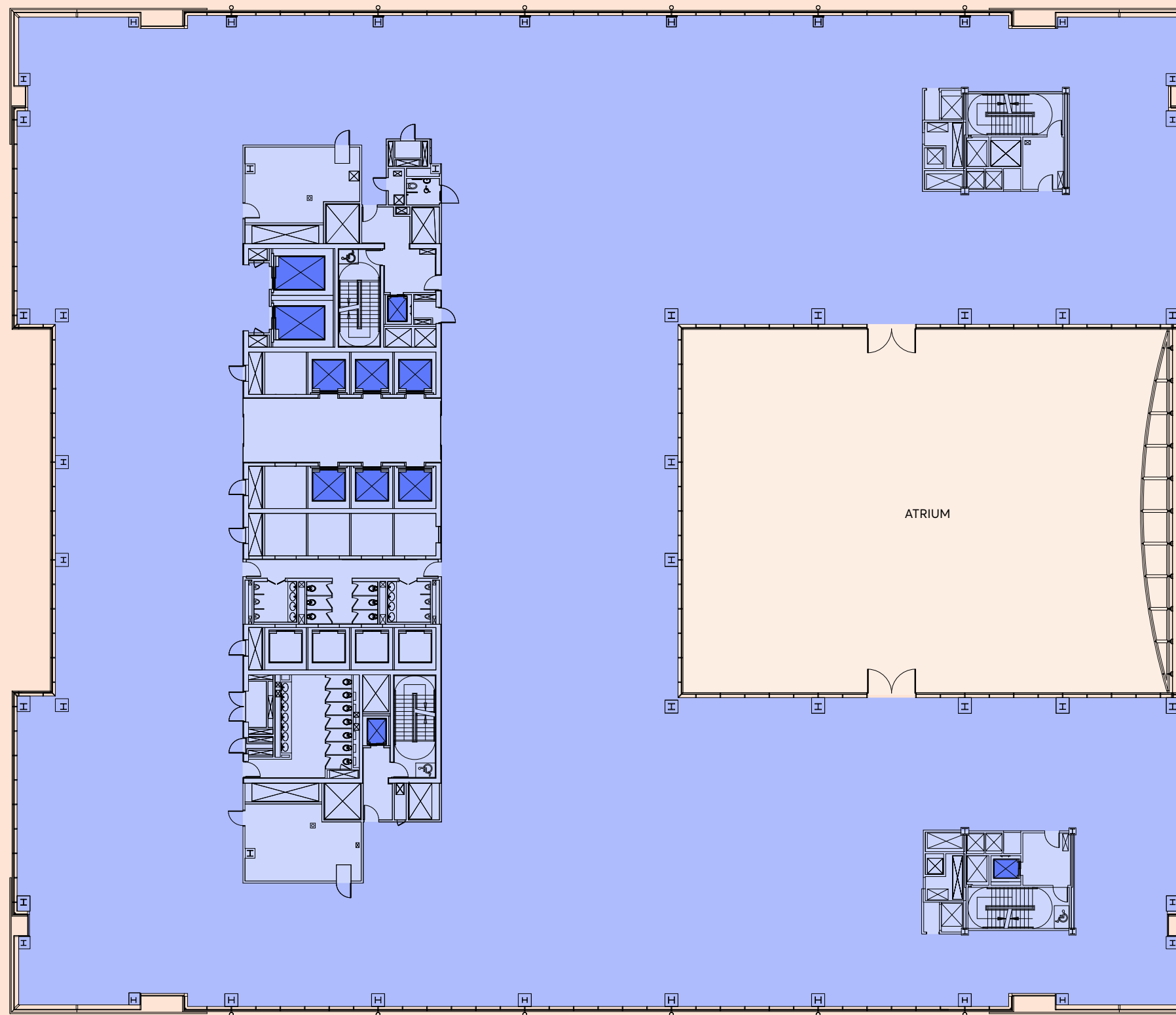


ELEVENTH FLOOR

UNDER OFFER

▶ VIEW STACKING PLAN

▶ VIEW SPECIFICATION



◀ NORTH

TWELFTH FLOOR

31,013 SQ FT

▶ VIEW STACKING PLAN

▶ VIEW SPECIFICATION



CANADA SQUARE

◀ NORTH

FIFTEENTH FLOOR

29,926 SQ FT

▶ VIEW STACKING PLAN

▶ VIEW SPECIFICATION



CANADA SQUARE

◀ NORTH

SPACE PLAN OPEN PLAN

▶ VIEW STACKING PLAN

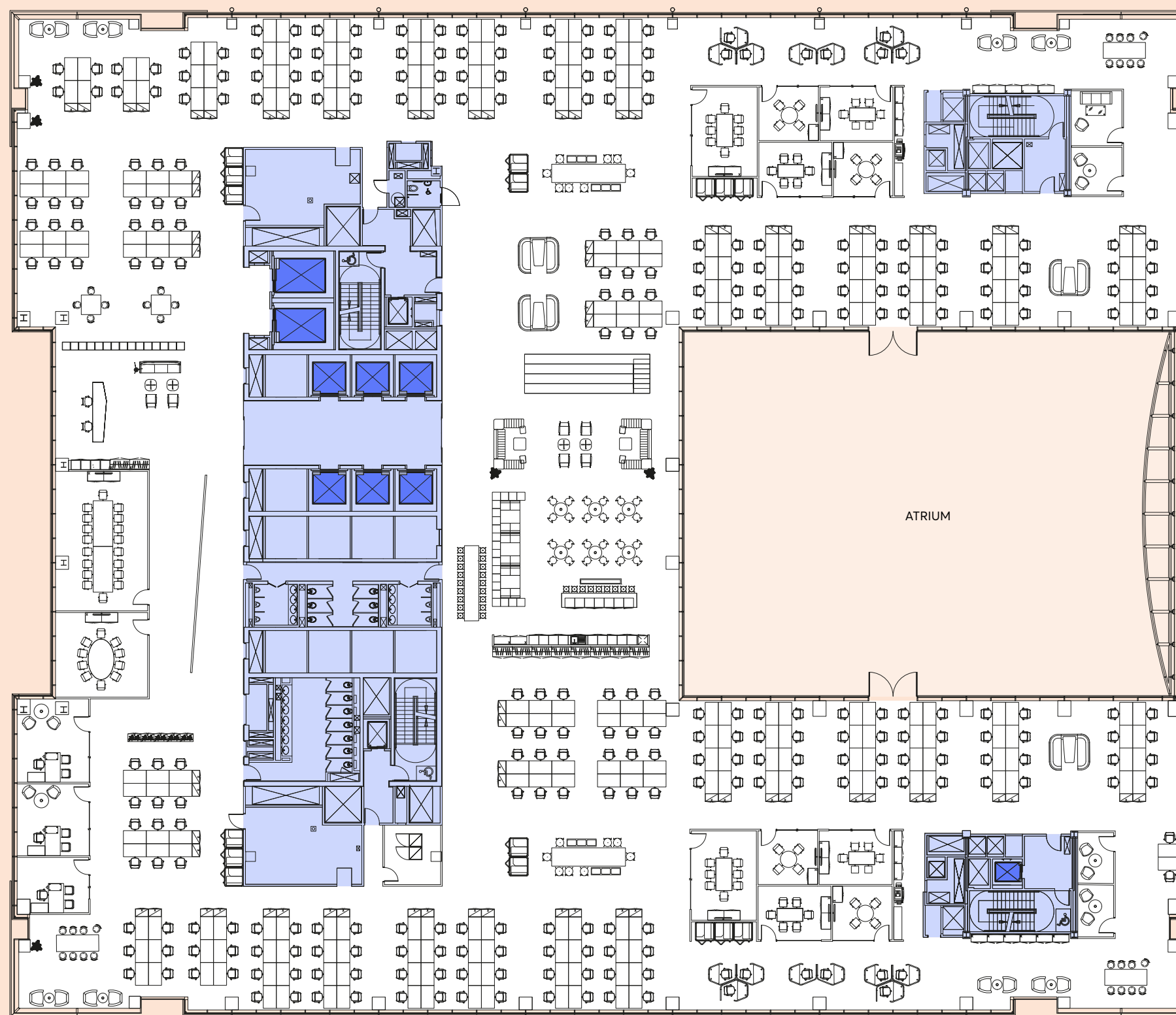
▶ VIEW CGI

WORKSTATIONS

Open Plan Workstations	292
Private Office	1
Executive Office	2
Reception	1
Total Workstations	296

MEETING / COLLABORATION AREAS

Client Waiting Area	1
Boardroom (18 Person)	1
Meeting Room (10 Person)	1
Meeting Room (8 Person)	2
Meeting Room (6 Person)	4
Meeting Room (4 Person)	4
1 to 1	3
Breakout Area	6
Comms Room	1
Large Tea Point/Lounge/Agile	1
Phone Booths	16
Open Collaboration	2
Print Room	2
Wellness Room	1
Coats	2



◀ NORTH

SPACE PLAN MAX PACK

▶ VIEW STACKING PLAN

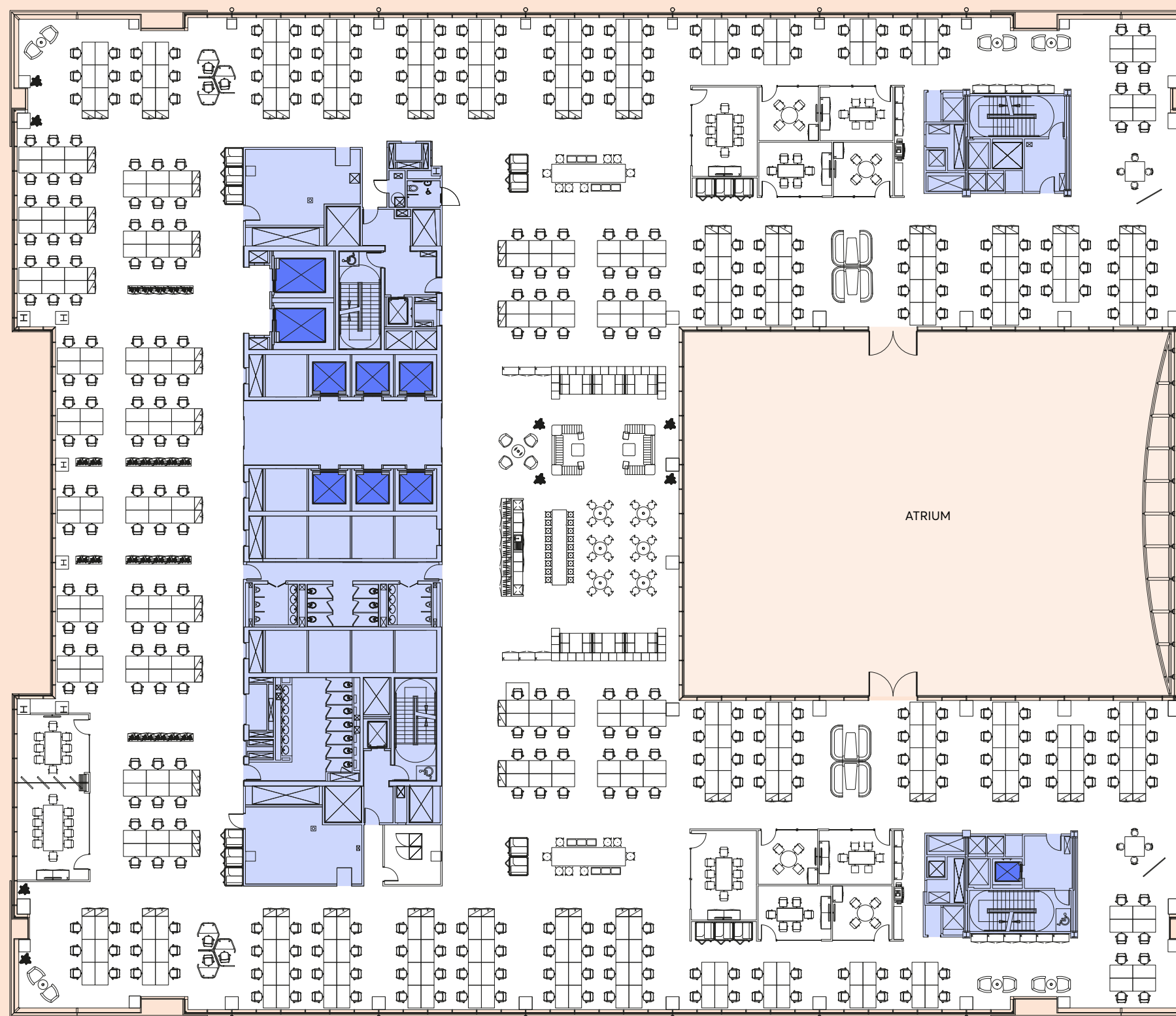
▶ VIEW CGI

WORKSTATIONS

Open Plan Workstations	400
Total Workstations	400

MEETING / COLLABORATION AREAS

Meeting Room (10 Person)	1
Meeting Room (8 Person)	3
Meeting Room (6 Person)	4
Meeting Room (4 Person)	4
Breakout Area	1
Comms Room	1
Tea Point	1
Phone Booths	16
Open Collaboration	2
Break Out	6
Print Room	2
Coats	1



CANADA SQUARE

◀ NORTH

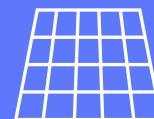
VIEW STACKING PLAN



Fan Assisted Terminal
Variable Air Volume system



Floor-to-ceiling height 3.1m (Level 11)
2.75m (Levels 12 – 15)



Raised floor void 300mm (Level 11)
200mm (Levels 12 – 15)



6 x 21 person passenger lifts
& 2 x 3,000kg goods lifts

SPECIFICATION



Dual power supply
from two separate London
electricity substations



Standby generation



New bike racks facility & showers



Restaurant

BE



SURPRISED

THE LOCATION



THE LOCATION

Located at the heart of London's financial, tech and professional hub, Canary Wharf also provides impressive retail and lifestyle, with over 300 shops, bars, restaurants and a stunning entertainment venue: the East Wintergarden.

Day and night, seven days a week, the area boasts inspiring events and entertainment and an abundance of outdoor spaces including waterside walkways and roof terraces.



O2 ARENA

BILLINGSGATE MARKET

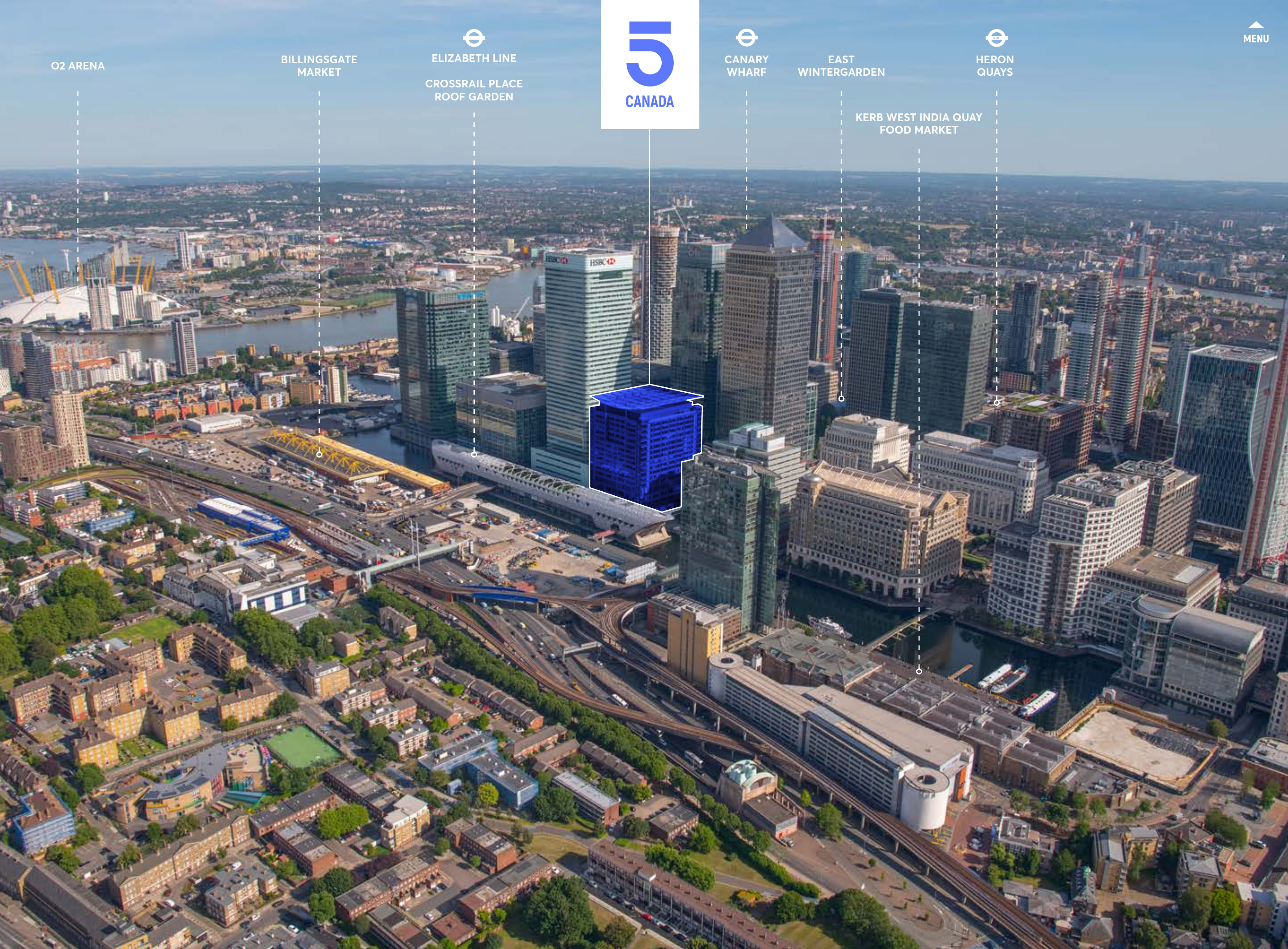
ELIZABETH LINE
CROSSRAIL PLACE
ROOF GARDEN

CANARY WHARF

EAST WINTERGARDEN

HERON QUAYS

KERB WEST INDIA QUAY
FOOD MARKET



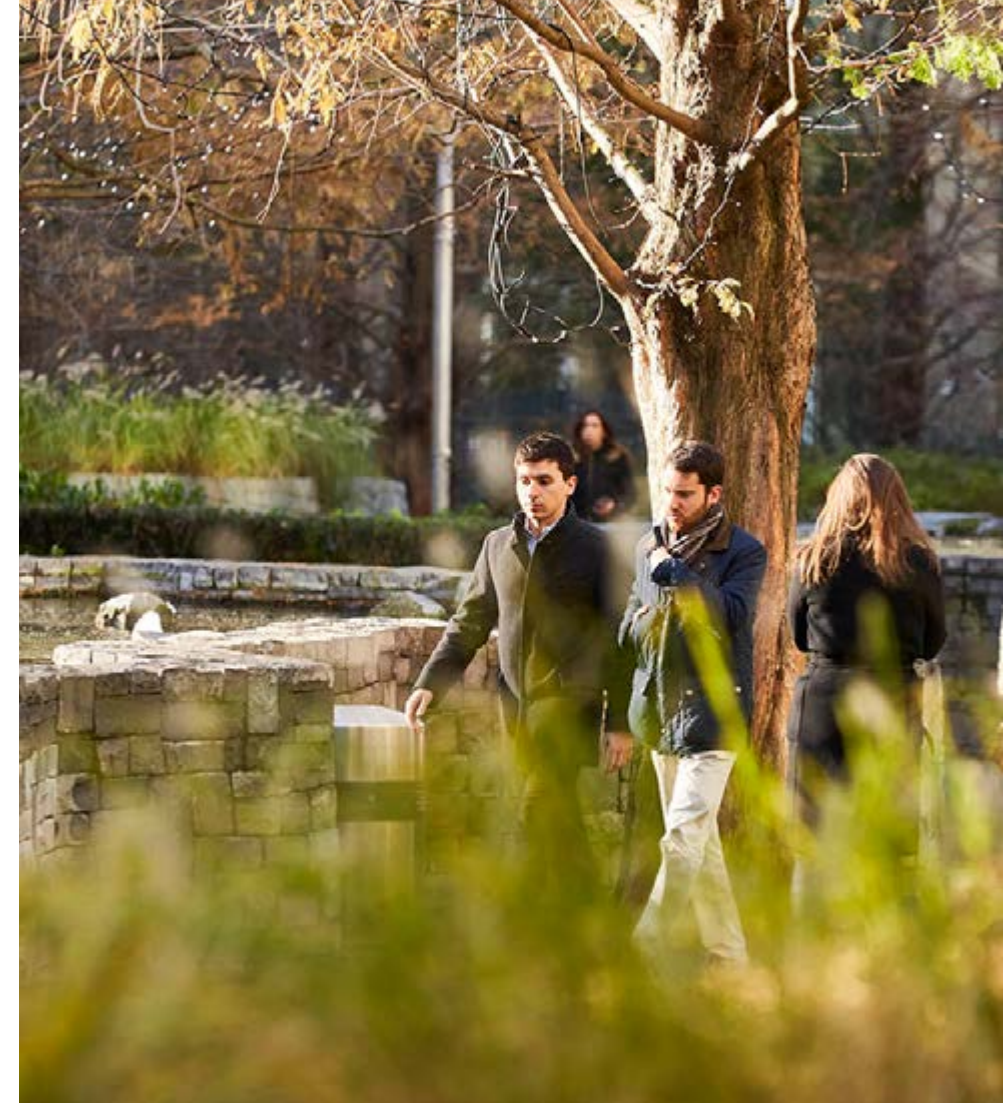


DISCOVER THE OFFER

From Crossrail Place roof garden with its own street food market to ROKA, Plateau and The Ivy on Canada Square, 5 Canada is surrounded by a vast selection of lunch spots and high-end restaurants, right on your doorstep.



1



2



3

PARK & WELLNESS

- 1 Crossrail Place Roof Garden
- 2 Jubilee Park
- 3 Art in Canary Wharf
- 4 Sweat by BXR in Crossrail Place



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SHOPPING & LEISURE

- 1 Tennis in Canada Square
- 2 Jubilee Shopping Centre
- 3 Hugo Boss
- 4 Winter Lights Festival

4



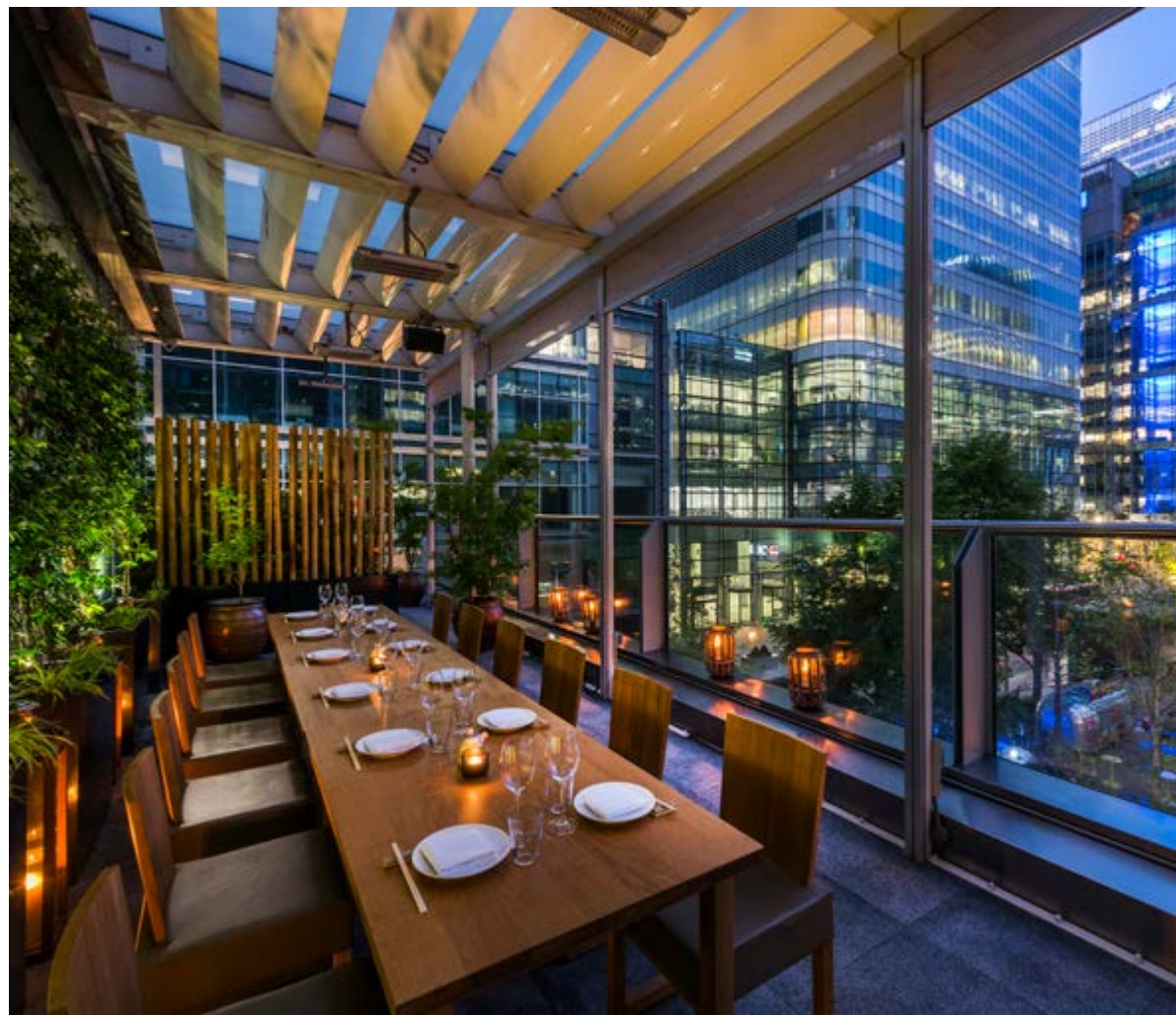
3





FOOD & BEVERAGE

- 1 Giant Robot
- 2 640 East
- 3 Ole & Steen
- 4 The Ivy
- 5 ROKA group dining on the terrace
- 6 Sticks'n'Sushi



5 CANADA



THAMES CLIPPERS

FOOD MARKET

WEST INDIA QUAY

QUAY CLUB (ARTS CLUB)

CANARY WHARF

ELIZABETH LINE

CROSSRAIL PLACE ROOF GARDEN

HERON QUAYS

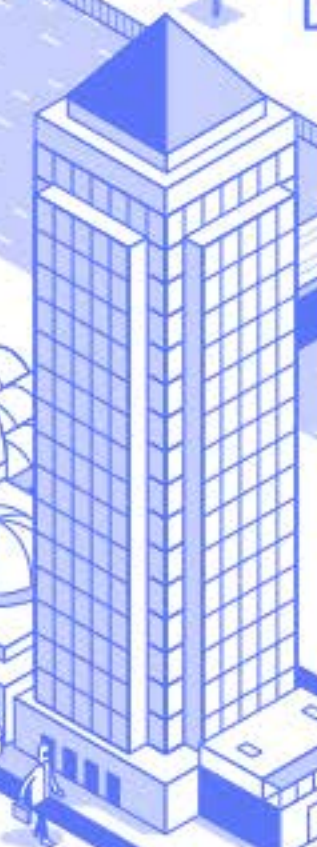
THIRD SPACE

EAST WINTERGARDEN

JUBILEE SHOPPING CENTRE

MONTGOMERY SQUARE

WOOD WHARF DEVELOPMENT (TO BE COMPLETED BY 2021)





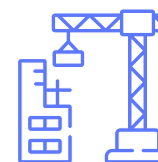
97 acre estate with a working population of 120,000 with c. 16.5M sq ft of offices



5 malls including the award-winning Crossrail Place and over c. 1M sq ft of retail

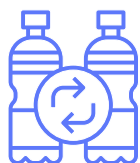


8,000 sq m of living, roof space and 4 urban parks within 20 acres of gardens, squares and fountains

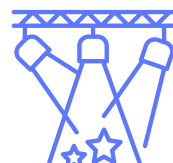


11.9M sq ft of office, residential, retail and social buildings under construction or design

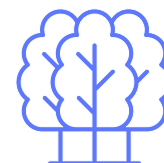
KEY FACTS



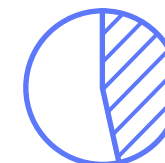
Worlds' first commercial district to be awarded plastic free community status from environmental charity Surfers Against Sewage



Over 200 Arts + Events, many free to attend, including the hugely popular Winter Lights festival



650 trees representing 2,000 sq m of tree cover, including over 30 species



The ratio between financial and non-financial tenants is now 55:45 in comparison to 70:30 ten years ago

B
B



CONNECTED

THE TRANSPORT



THE TRANSPORT

With three of the newest lines on the London network (Jubilee, DLR, Elizabeth Line) and eight London mainline stations accessible within 10-30 mins, this makes Canary Wharf the ideal location to travel to and from.



30 trains per hour

The Jubilee Line runs between Stanmore and Stratford. Canary Wharf Station has become one of the busiest stations on the network, serving the ever-expanding Canary Wharf business district.

JOURNEY TIMES

- London Bridge: 6 mins
- Waterloo: 8 mins
- Stratford: 10 mins
- Baker Street: 17 mins



45 East London stations

The Docklands Light Railway provides access to London City Airport in 18mins. The DLR extension to Stratford International provides links to the high speed services to Kent, Paris and Brussels via St Pancras or Ebbsfleet.

JOURNEY TIMES

- Poplar: 3 mins
- Stratford International : 9 mins
- Bank: 11 mins
- London City Airport: 18 mins



40 minutes direct to Heathrow

The Elizabeth Line will provide faster journey times with up to 24 trains per hour. The catchment population increased by 1.5 million within one hour of Canary Wharf.

JOURNEY TIMES

- Liverpool Street: 6 mins
- Stratford: 8 mins
- Farringdon: 8 mins
- Bond Street: 13 mins



Access to 45 destinations from London City Airport

Canary Wharf has excellent links to London airports with the following times:

JOURNEY TIMES

- London City: 18 mins
- Gatwick: 42 mins
- Heathrow: 47 mins*
- Stansted: 60 mins



River Bus service

Regular ferry service is available from Canary Wharf, west to Waterloo and east to the O2 and Woolwich Arsenal.

JOURNEY TIMES

- Tower Bridge: 9 mins
- London Bridge: 13 mins
- Blackfriars: 20 mins
- Waterloo: 32 mins



Cycle routes

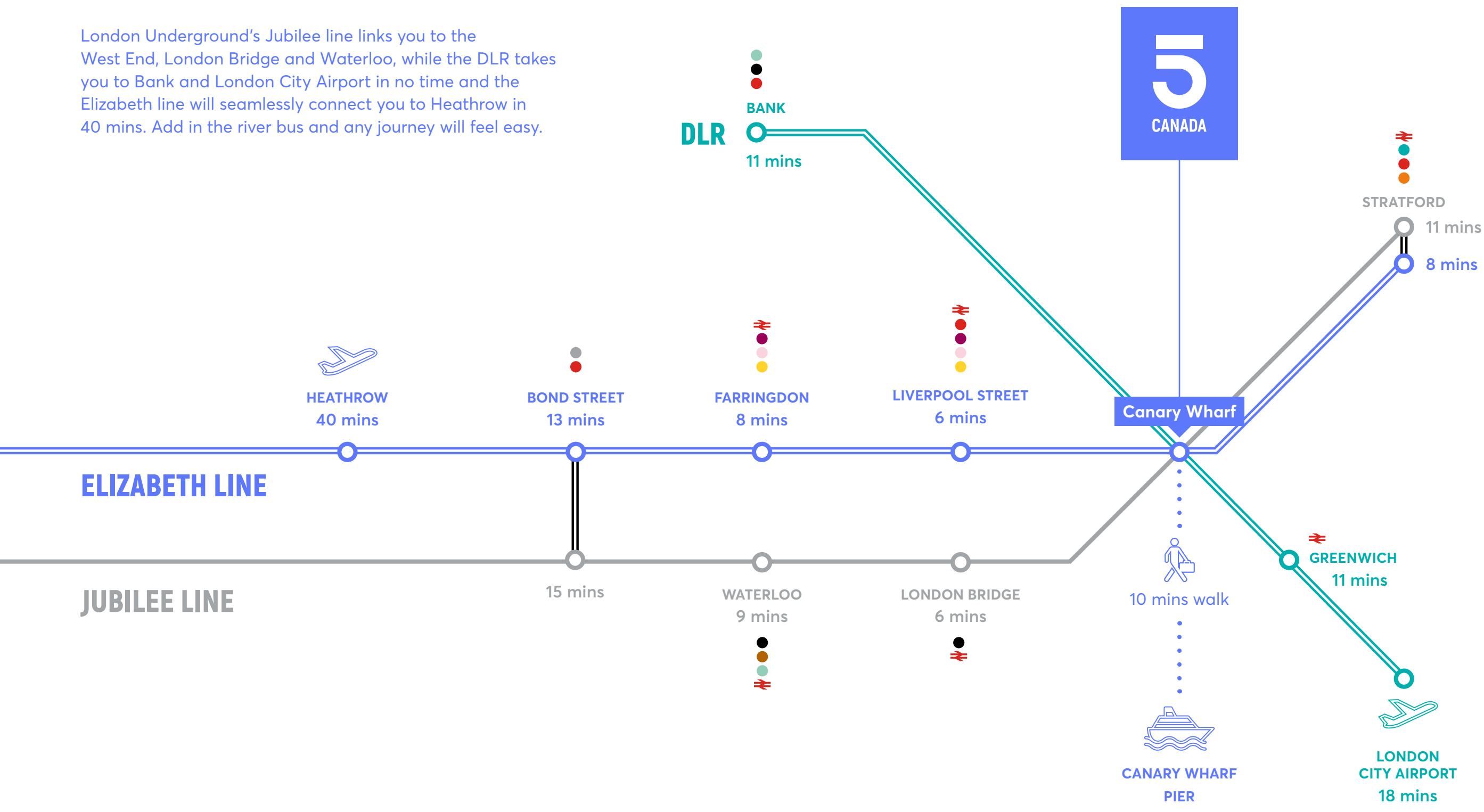
Within a ten minute walk there are more than ten Santander bicycle docking locations. The Cycle Superhighway is a direct route to The City of London.

* Before The Elizabeth Line.

EASILY CONNECTED

MAP YOUR JOURNEY

London Underground's Jubilee line links you to the West End, London Bridge and Waterloo, while the DLR takes you to Bank and London City Airport in no time and the Elizabeth line will seamlessly connect you to Heathrow in 40 mins. Add in the river bus and any journey will feel easy.





CONTACT

For further information or to arrange an inspection of the property,
strictly by appointment only, please contact:

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