



THE CABOT
25 CABOT SQUARE



Welcome to
The Cabot, one
of the original
Canary Wharf
success stories

- 01 Introduction
- 02 Building
- 03 Location
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A true waterfront landmark

Welcome to The Cabot – a landmark business address in the heart of Canary Wharf.

With its magnificent panoramic views, unrivalled connectivity and proximity to a host of attractive retail and leisure amenities, The Cabot is a dynamic office development for tomorrow's entrepreneurs.

THE CABOT

02

Building

The place to be

Canary Wharf has a jewel in its crown. Occupying a prominent 1.7-acre site right on the river, The Cabot is one of the business district's most vibrant developments.

The building is a smart mix of office, retail, leisure and ancillary accommodation, arranged over basement, ground, mezzanine and thirteen upper floors.





From the building's main entrance on Cabot Square, the first impression is one of scale.

The newly-remodelled entrance hall is an expansive double-height space with a carefully crafted interior design scheme combining contemporary style and high-end finishes. The thriving café brings its own vibrancy to the space, ensuring a warm welcome for tenants and visitors.



We serve great tasting coffee, by Old Spike.

Founded in Peckham in 2014, Old Spike was the first speciality coffee roastery operating as a social enterprise. Using coffee as a vehicle for social change, it has made a commitment to plant a tree for every bag of coffee, help reduce homelessness with barista training programmes and continue to focus on direct trade and seasonability.

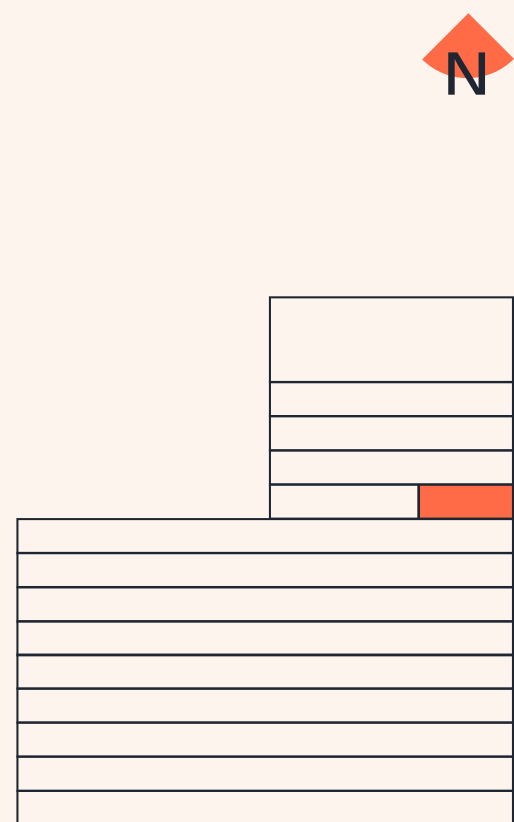


Set above the reception, the mezzanine lounge area offers a quiet area for collaboration and productivity.

A flexible break out space perfect for a team catch up or an informal client meeting.

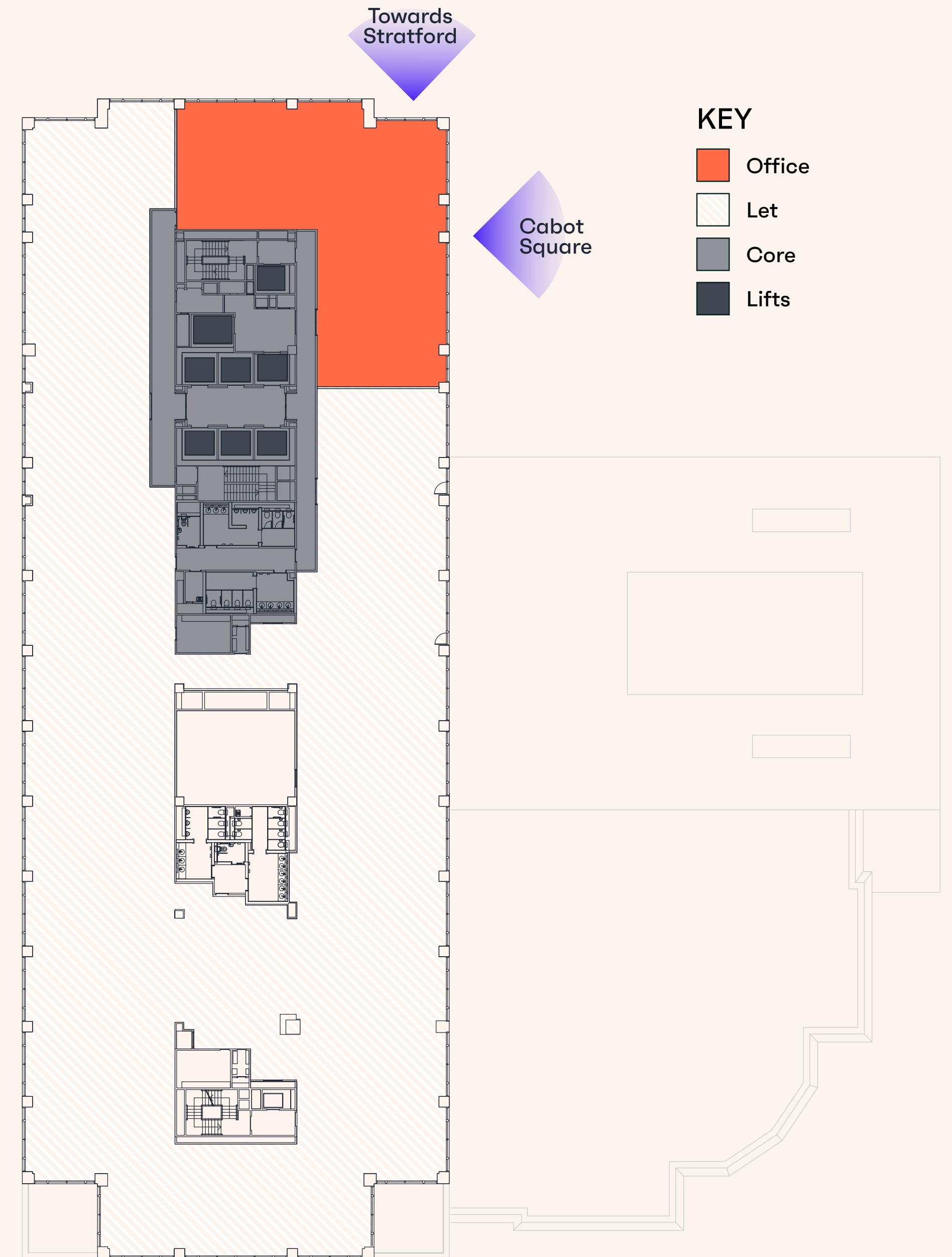
10th (part)

3,612 sq ft | 335.5 sq m



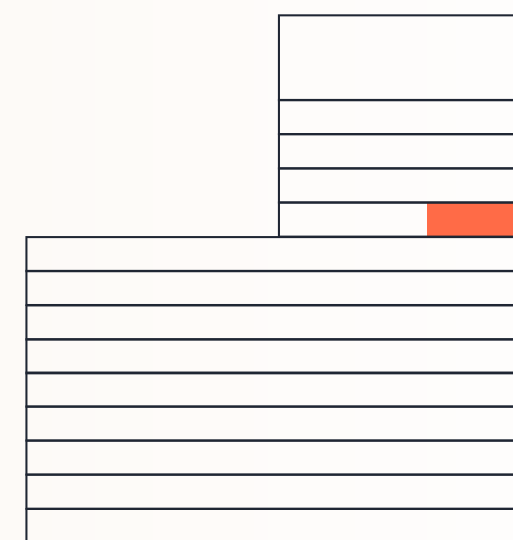
Floor plans not to scale. For indicative purposes only.

Introduction — Building — Location — Contacts

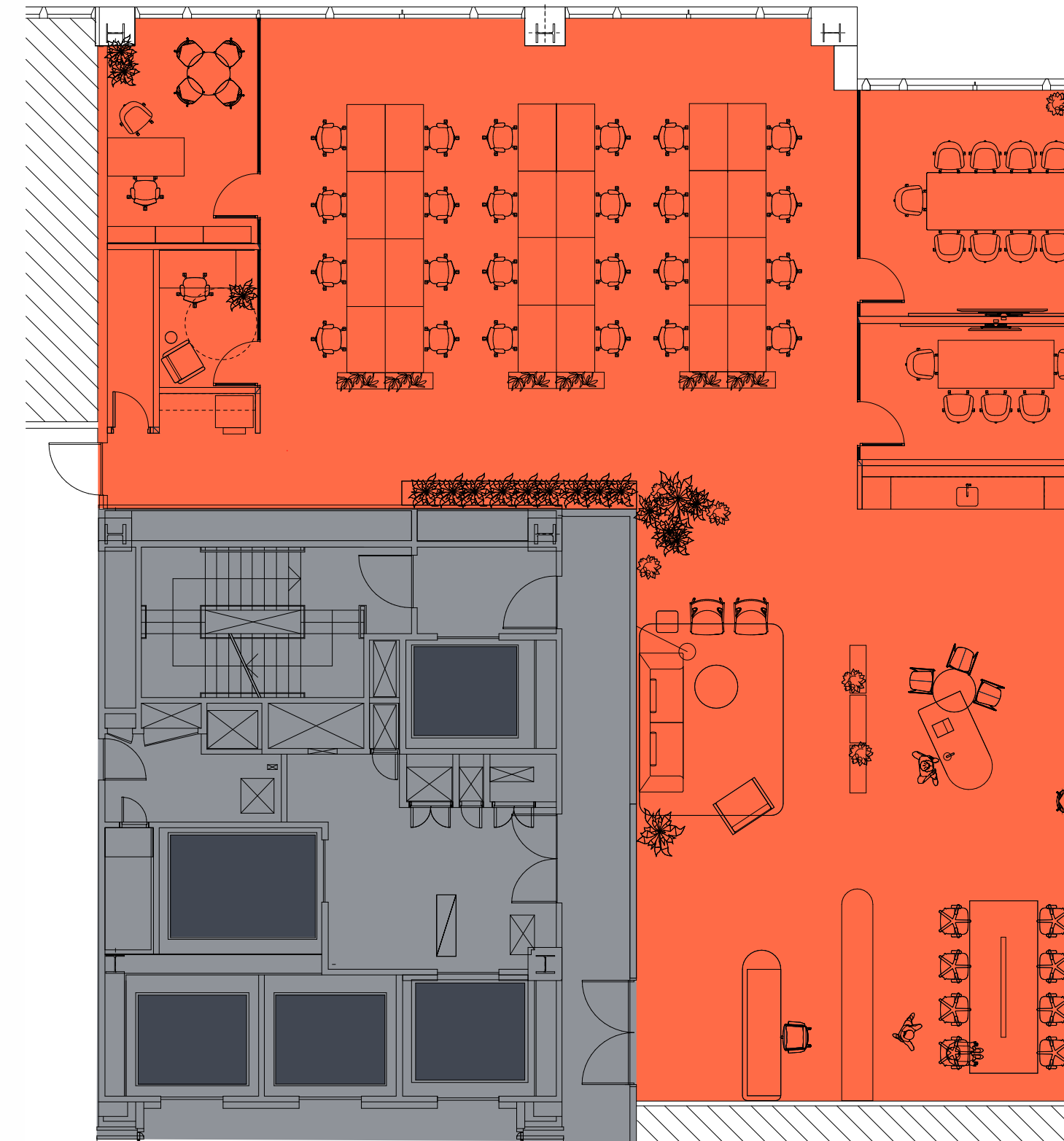


10th (part) Creative space

3,612 sq ft | 335.5 sq m



Floor plans not to scale. For indicative purposes only.



KEY

- Office
- Core
- Lifts

24 desks

8 hot desks

1 x private office /
4 pax meeting room

1 phone booth

1 collaborative area

1 x 9 pax meeting room

1 x 5 pax meeting room

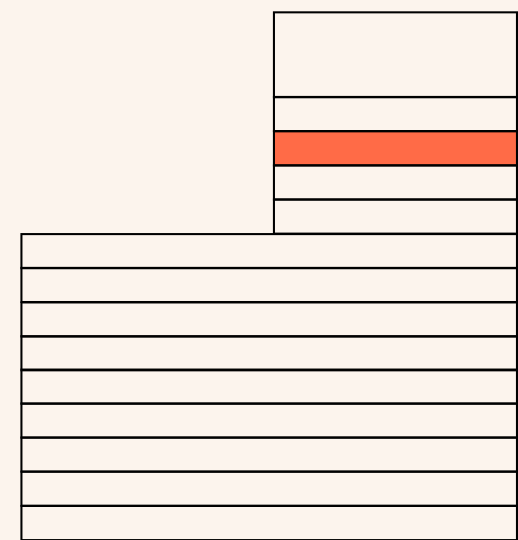
Arrival area

Teapoint



12th

24,534 sq ft | 2,279.3 sq m



Floor plans not to scale. For indicative purposes only.

The City

Canary Wharf

Middle Dock

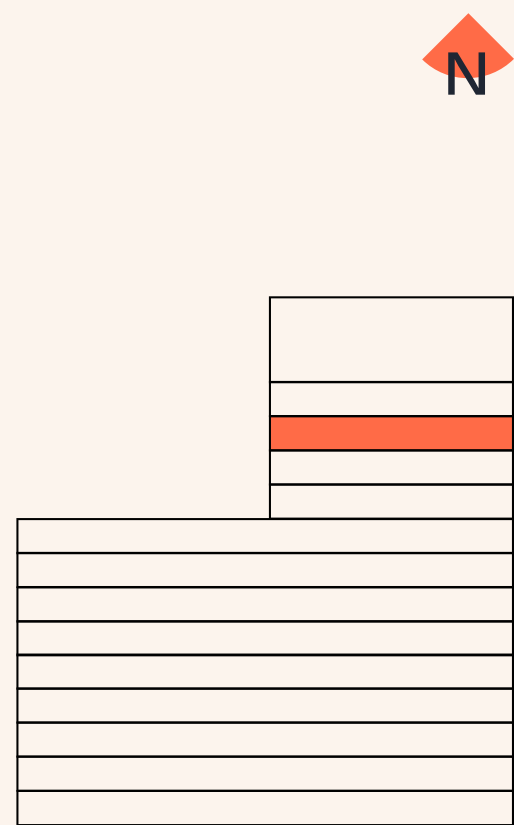
KEY

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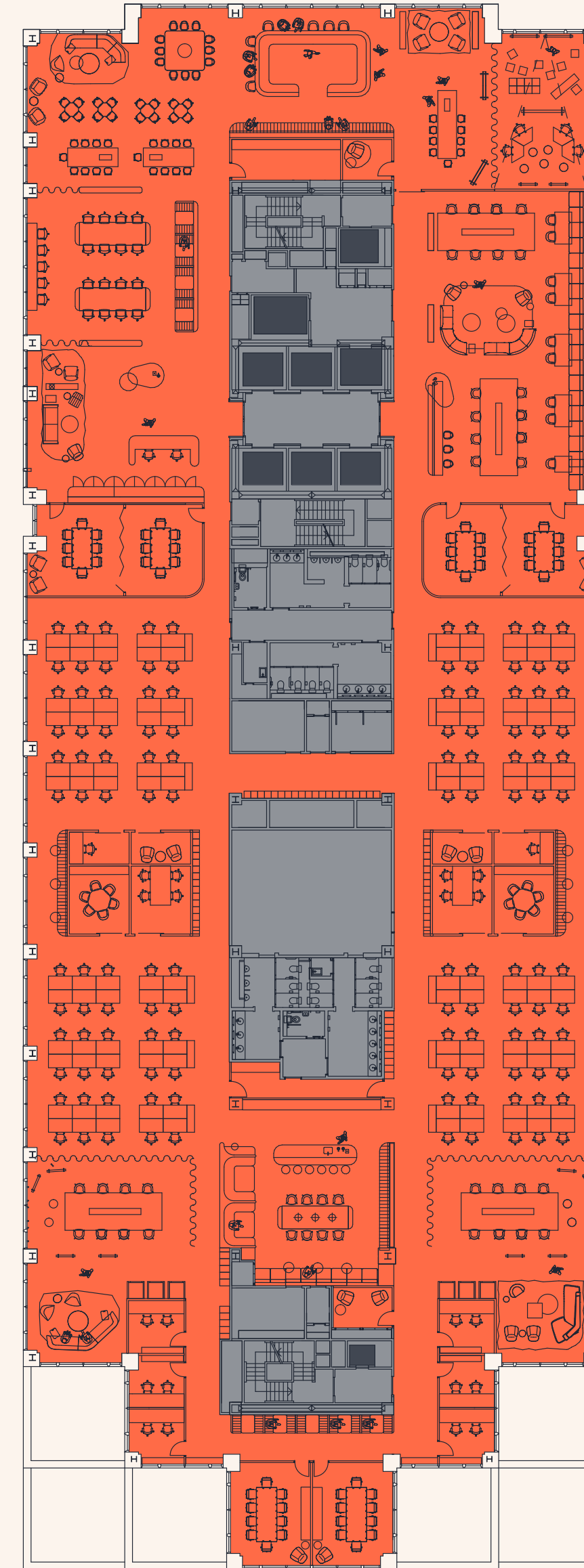


12th Creative space

24,534 sq ft | 2,279.3 sq m



Floor plans not to scale. For indicative purposes only.



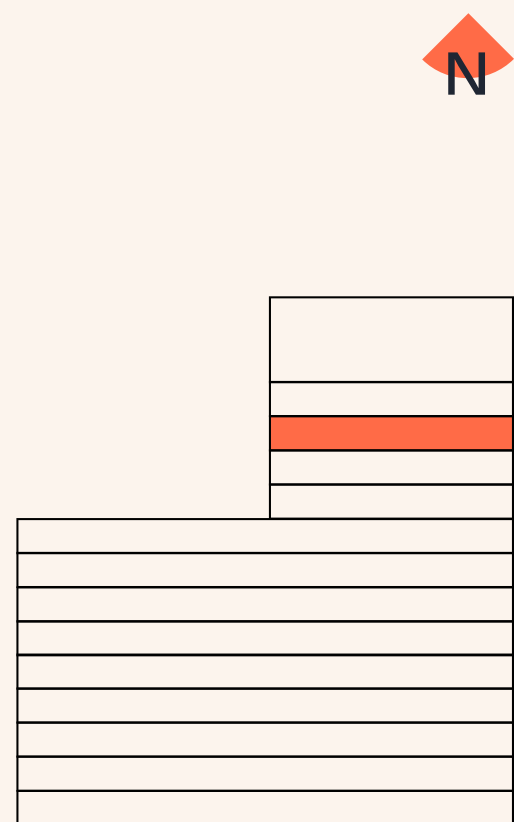
KEY

- Office
- Core
- Lifts

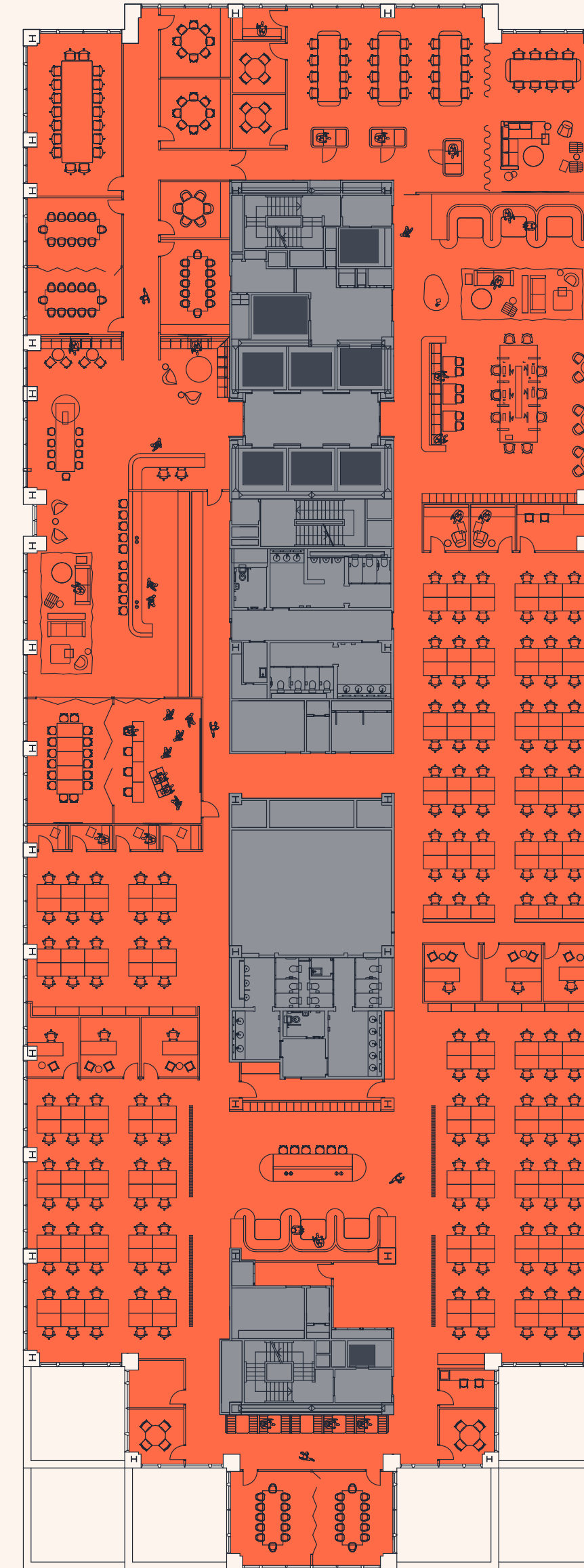
- 120 desks
- 87 hot desks
- 2 x 10 pax meeting rooms
- 4 x 8 pax meeting rooms
- 2 x 4 pax meeting rooms
- 2 x 6 pax meeting rooms
- 6 x quiet booths
- 4 x phone booths
- 1 x parents room
- 1 x wellness room
- 1 x first aid room
- 1 x business lounge
- 1 x breakfast lounge
- Café
- Bar and kitchen area
- Tea point
- 2 x agile seating areas

12th Corporate space

24,534 sq ft | 2,279.3 sq m



Floor plans not to scale. For indicative purposes only.



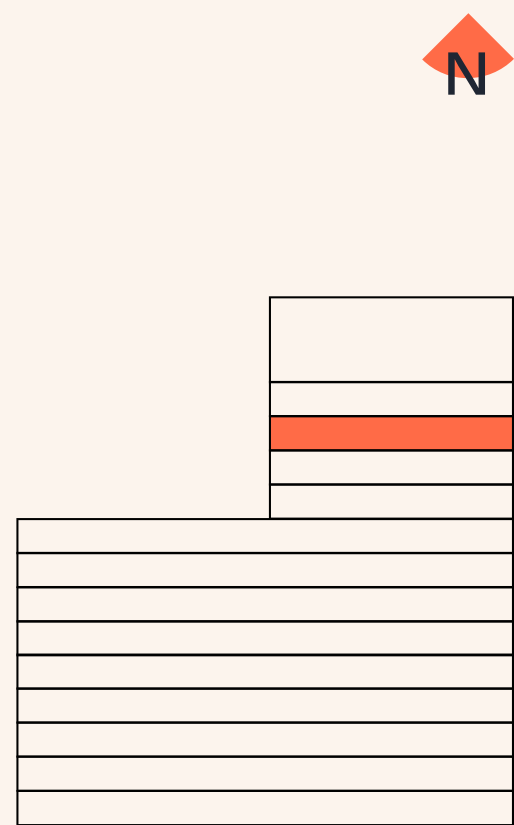
KEY

- Office
- Core
- Lifts

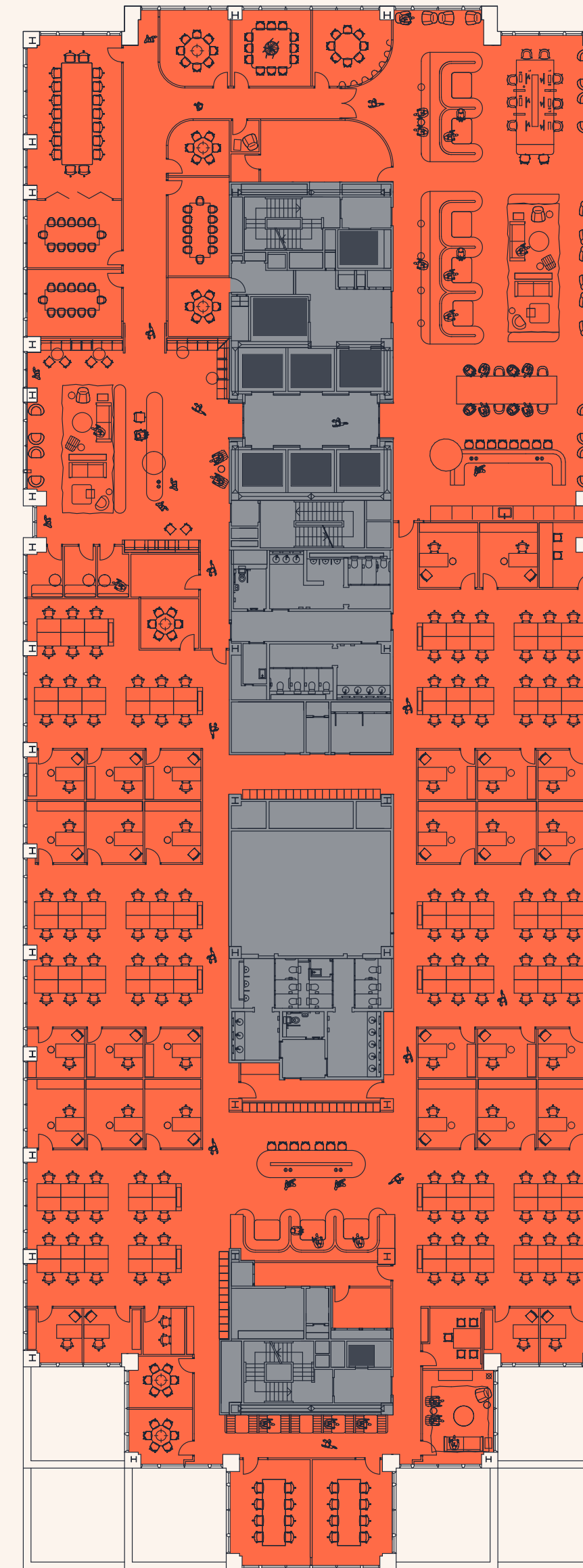
- 178 desks
- 6 x private offices
- 49 hot desks
- 1 x 18 pax meeting room
- 5 x 12 pax meeting rooms
- 2 x 10 pax coloration rooms
- 2 x 8 pax collaboration rooms
- 2 x 4 pax meeting rooms
- 1 x quiet lounge
- 10 x quiet work rooms
- 8 x phone booths
- 185 pax town hall space
- 2 x social refresh areas
- Café

12th Legal space

24,534 sq ft | 2,279.3 sq m



Floor plans not to scale. For indicative purposes only.



KEY

- Office
- Core
- Lifts

- 212 desks
- 12 private offices
- 39 hot desks
- 18 flex to 26 pax board room
- 3 x 12 pax meeting rooms
- 1 x 10 pax meeting room
- 4 x 8 pax meeting room
- 2 x 8 pax team rooms
- 4 x 6 pax team rooms
- 3 x 5 pax team rooms
- 2 x informal meeting room
- 1 x hospitality kitchen
- 2 x touch down areas
- 1 x wellness room
- 1 x parents room



The part 10th and 12th floors both benefit from floor to ceiling glazing offering excellent levels of natural light.

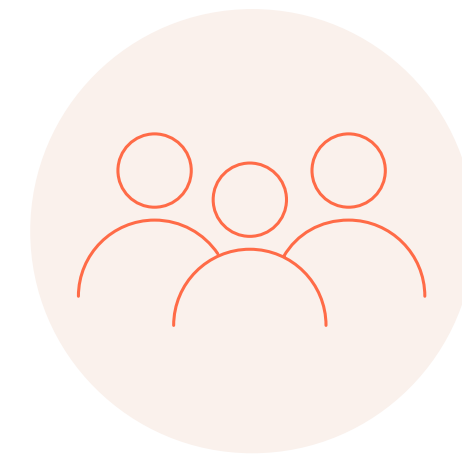


Stunning panoramic views over Cabot Square and across the river towards the City and beyond.

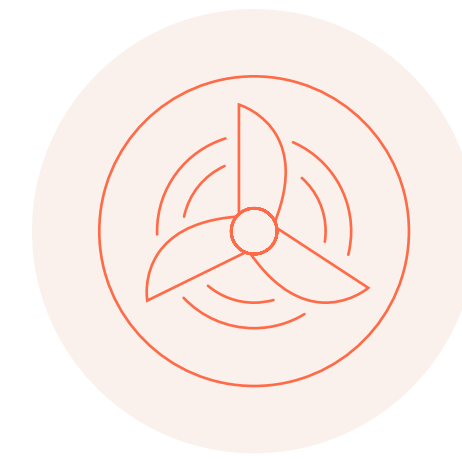


Summary Specification

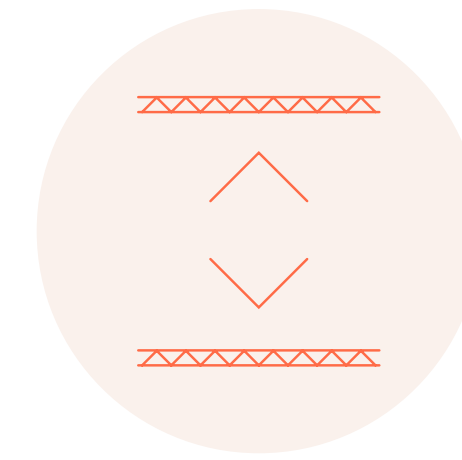
High-specification finishes underscore every touchpoint of The Cabot and give it a distinctly modern yet relaxed look and feel.



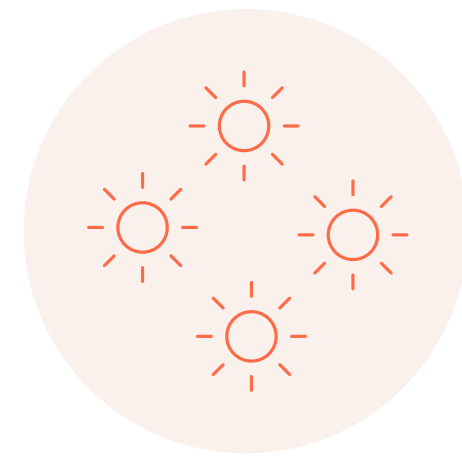
Occupational density 1:8 sq m



4-pipe fan coil air conditioning



2.75m floor to ceiling



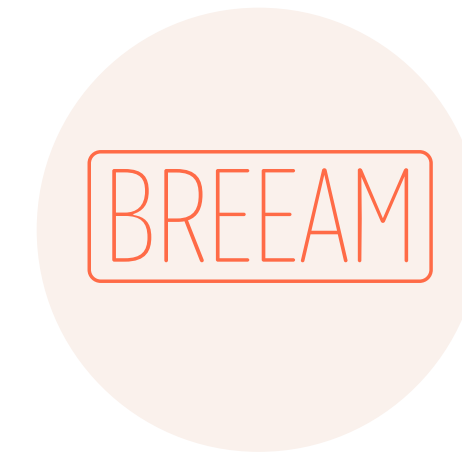
LED lighting



6 passenger lifts



Ground floor tenant lounge & cafe



BREEAM Excellent



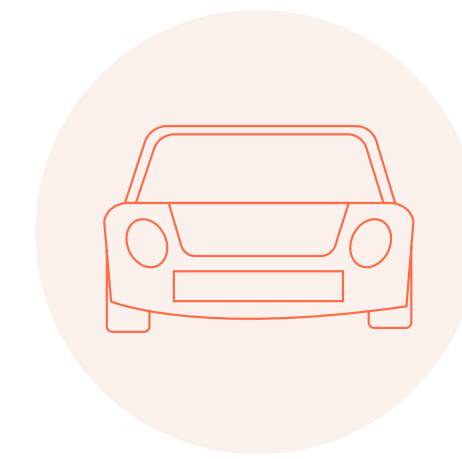
18 showers



44 cycle spaces



Motorcycle spaces available



4 car spaces



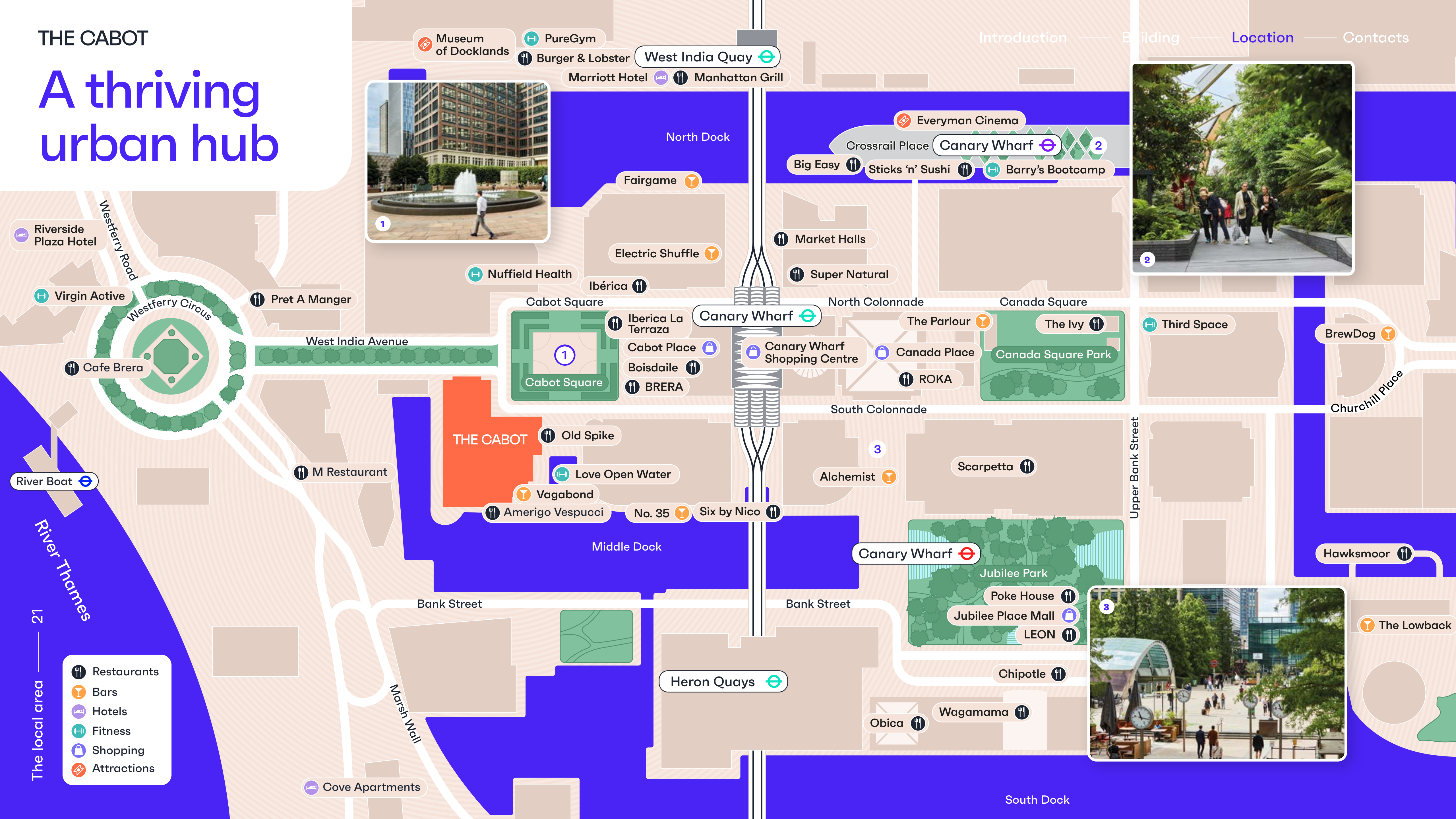
96 lockers

THE CABOT

Location

THE CABOT

A thriving urban hub



Museum of Docklands

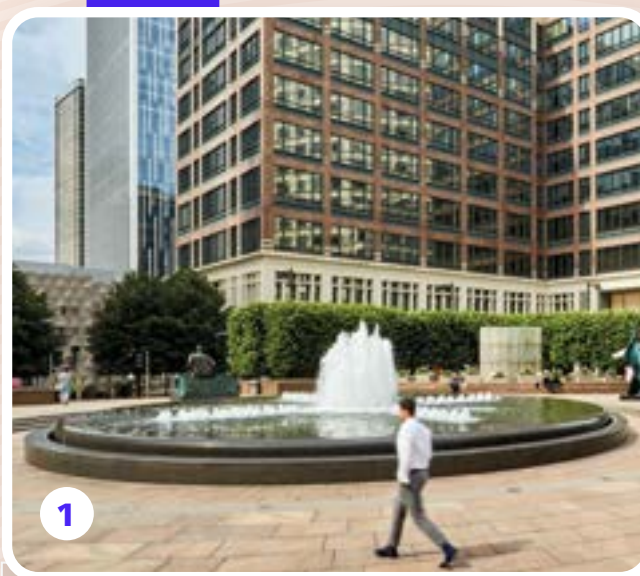
PureGym

Burger & Lobster

West India Quay

Marriott Hotel

Manhattan Grill



1

North Dock

Everyman Cinema

Crossrail Place

Canary Wharf

2

Big Easy

Sticks 'n' Sushi

Barry's Bootcamp

Fairgame

Market Halls

Super Natural

Nuffield Health

Ibérica

Cabot Square

Iberica La Terraza

Canary Wharf

The Parlour

The Ivy

Third Space

BrewDog

Cabot Place

Boisdaile

BRERA

Canary Wharf Shopping Centre

Canada Place

ROKA

Canada Square Park

Churchill Place

THE CABOT

Old Spike

Love Open Water

Vagabond

Alchemist

Scarpetta

Upper Bank Street

Hawksmoor

Amerigo Vespucci

No. 35

Six by Nico

Canary Wharf

Jubilee Park

Poke House

Jubilee Place Mall

LEON

The Lowback



3

Heron Quays

Chipotle

Obica

Wagamama

South Dock

Cove Apartments

Riverside Plaza Hotel

Virgin Active

Pret A Manger

Cafe Brera

River Boat

M Restaurant

The local area — 21

Restaurants

Bars

Hotels

Fitness

Shopping

Attractions

Marsh Wall

Westferry Road

Westferry Circus

West India Avenue

Middle Dock

Bank Street

Bank Street

Churchill Place

Drink



Explore

Eat



Canary Wharf is a smorgasbord of cultures and cuisines.

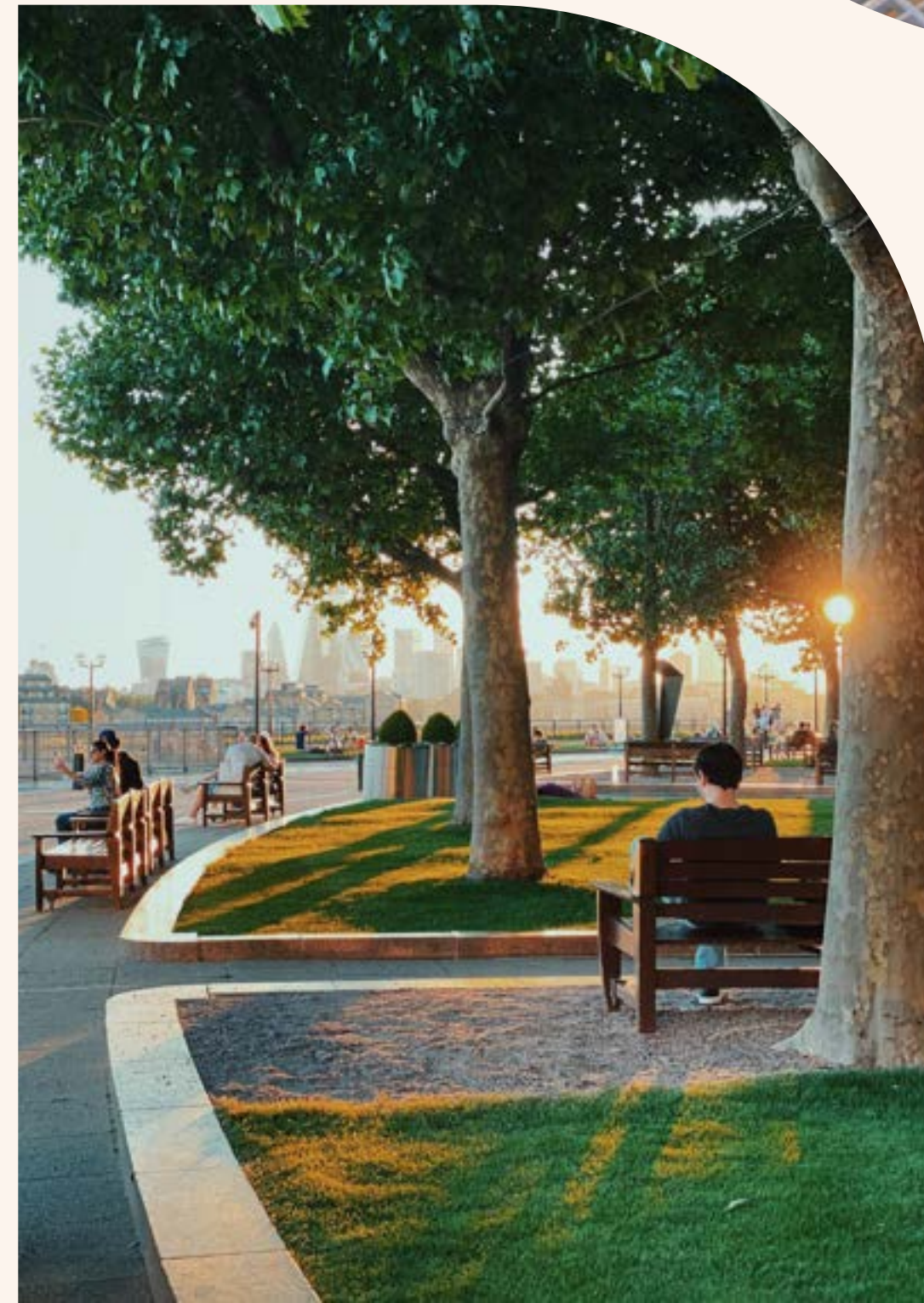
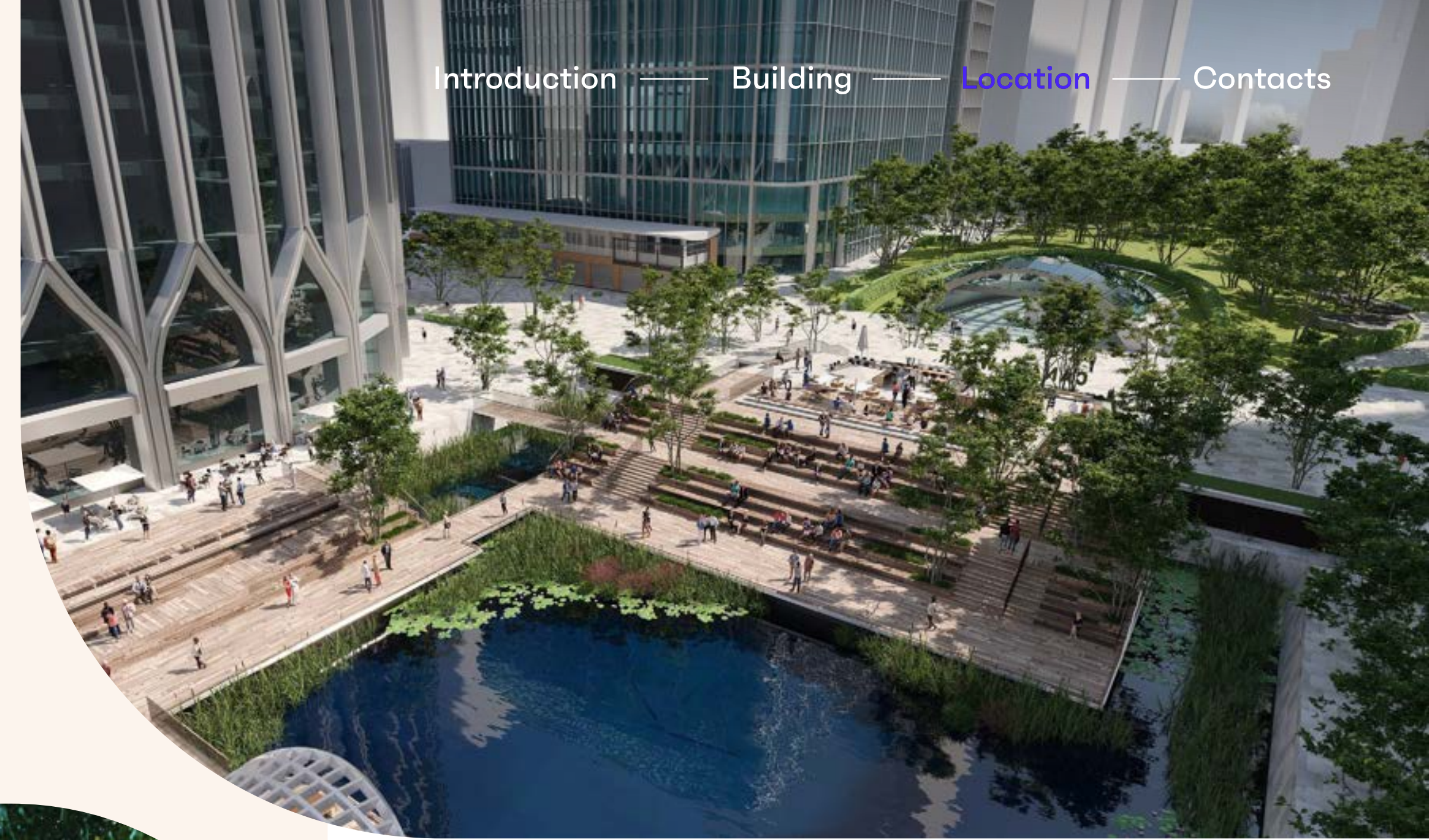
From healthy breakfasts to mouth-watering dinners, the restaurants here are legendary. And there's a dazzling variety of cafes and bars too, many with outdoor terraces, perfect for after-hours drinks and business meet-ups.

When it comes to retail therapy, Canary Wharf has it all. From small boutiques to designer labels, fashion to fitness and homewares, this is shopping heaven. There are more than 120 stores across five malls, including London's third largest shopping centre.

Shop



Lush green spaces



Canary Wharf Group is launching a revolutionary partnership with the Eden Project. The ambition is for Canary Wharf to become a global example of best practice and innovation on biodiversity in a dense urban environment.

The first project will be the creation of a green spine through the centre of the estate with additional green public realm, parks and gardens, waterside access, performance spaces, new bridges, boardwalks and floating pontoons. It will animate the docks with new spaces for arts and culture, and for water sports such as paddle-boarding, open water swimming and kayaking.

Canary Wharf has an abundance of green spaces, all within a stone's throw of The Cabot.

From the idyllic riverside walks to the many relaxing green parks and flower-filled gardens, plus the iconic Cabot Square fountain, this is one of Europe's greenest business districts.



Crossrail Place Roof Gardens

An open green space housing plants from around the world and one of the largest roof gardens in London.

Adams Plaza Bridge

The iconic bridge at One Canada Square now showing everything from light shows to public art.



Public Art

Canary Wharf is dotted with beautiful sculptures, paintings and mosaics in all kinds of unlikely places.

Canary Wharf's first open water swimming venue

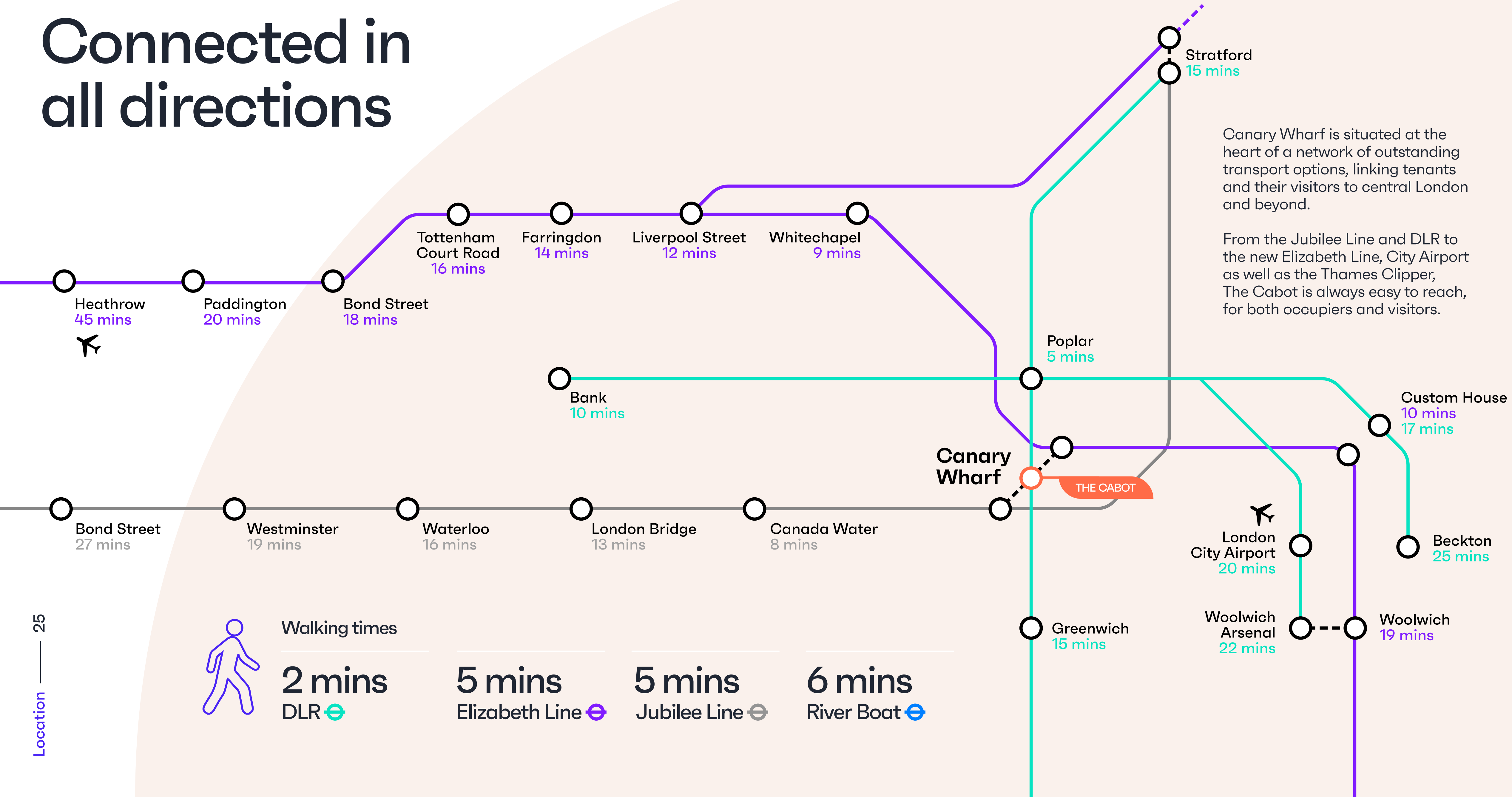
In partnership with LoveOpenWater Swimming, invites local visitors and workers to take an invigorating dip in the waters of Middle Dock.

Visit www.loveopenwater.co.uk to find out more



Uniquely Canary Wharf

Connected in all directions



Walking times

2 mins
DLR

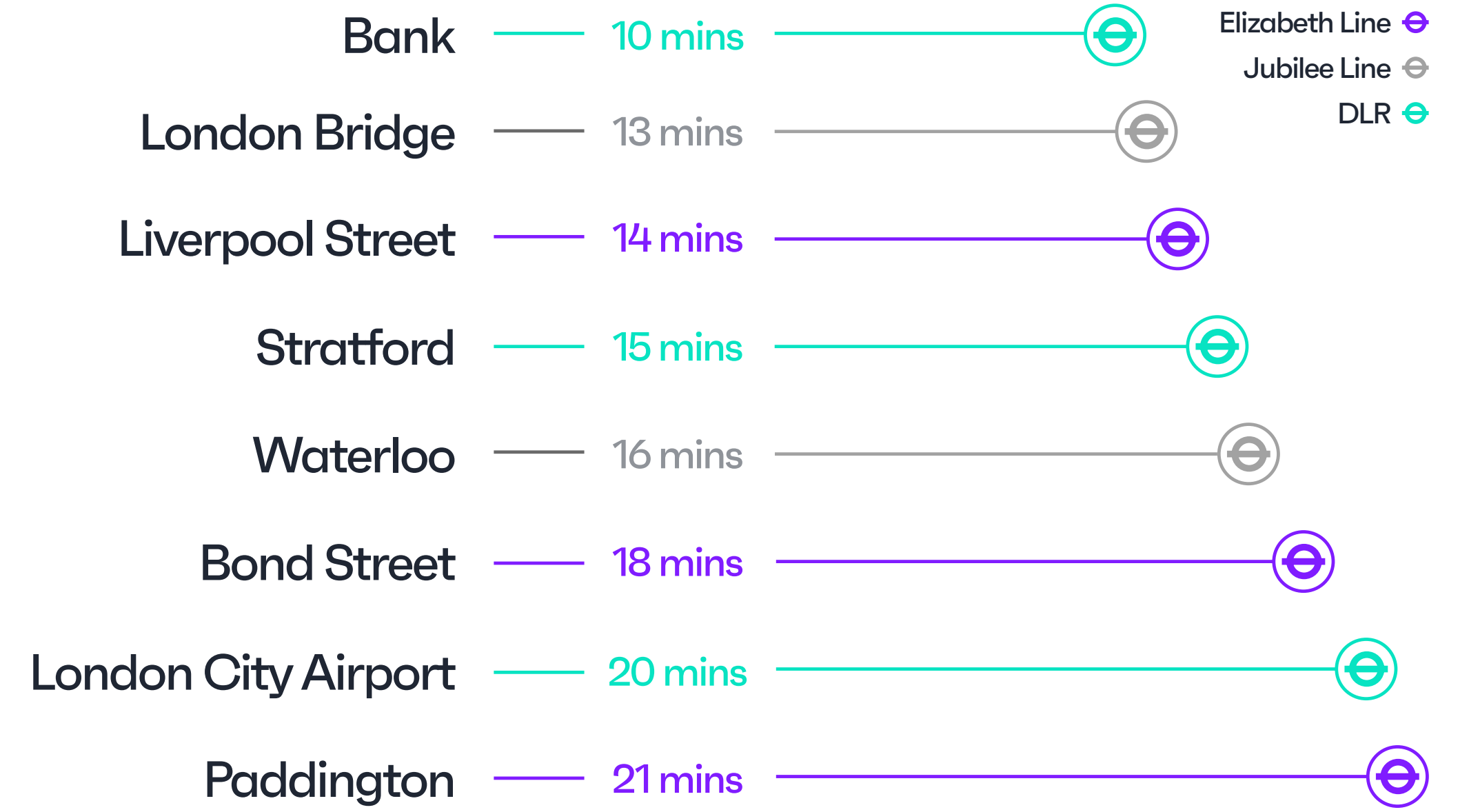
5 mins
Elizabeth Line

5 mins
Jubilee Line

6 mins
River Boat



Introduction — Building — Location — Contacts



Key travel times



Contact

Toby Pritchard-Davies

toby.pritchard-davies@knightfrank.com
+44 (0)20 7861 5212
+44 (0)7468 724 284

Abby Dwan

abby.dwan@knightfrank.com
+44 (0)20 8187 8680
+44 (0)7976 084 158

Abby Brown

abby.brown@knightfrank.com
+44 (0)20 7861 1306
+44 (0)7468 083 969

Alfie John

alfie.john@rx.london
+44 (0)20 7096 7050
+44 (0)7377 885 814

Dan Burn

dan.burn@rx.london
+44 (0)20 7096 7050
+44 (0)7515 607 011

Jack Moates

jack.moates@rx.london
+44 (0)20 7096 7050
+44 (0)07494 232 394



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