



To Let

**Premium Headquarters building opportunity
available 1 Cabot Sq.**

- Core Canary Wharf location
- Nuffield Health Club in the building (incl pool)
- Undergoing refurbishment
- Excellent natural light
- Views across Canary Wharf, the River Thames and Central London

1 Cabot Square

London, E14 4QJ

10,000 to 166,490 sq ft

929.03 to 15,467.43 sq m

Reference: #7680

1 Cabot Square

London, E14 4QJ



Summary

Available Size	10,000 to 166,490 sq ft / 929.03 to 15,467.43 sq m
Rent	Rent on application
Service Charge	£12.50 per sq ft
Estate Charge	(estimated 2022)
EPC	B (43)

Location

Located in the heart of Canary Wharf and with access to 300+ shops bars and restaurants, 20 acres of outdoor space and a calendar of 200+ arts and events, One Cabot Square offers the perfect balance of work and play.

Canary Wharf Underground Station (Jubilee Line, DLR & Crossrail) and West India Quay (DLR) are both within close proximity of the building.

Accommodation

New sublease via arrangement available up to 2034.

Floor/Unit	sq ft	Availability
19th	19,222	Let
18th	19,221	Available
17th	19,202	Available
16th	19,227	Available
15th	19,224	Available
14th	21,056	Let
12th	21,055	Available
11th	19,906	Available
10th	27,599	Available
Total	185,712	

Specification

The floors will be delivered in a combination of shell and floor and CAT A.

CAT A description:

- Ceiling detail open for discussion
- Floor to ceiling heights - c.2.7 metres (assuming suspended ceiling)
- LED lighting
- Metal tiled raised floor (Typical void 145mm - 300mm)
- Refurbished WCs
- FAT VAV air conditioning system
- 8 x 24 person passenger lifts serving the upper stack
- 1 x 3,900 kg goods
- 8 standby generators
- Bicycle racks & Showers
- Nuffield Health club (with swimming pool)

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