

CABOT
Canary Wharf

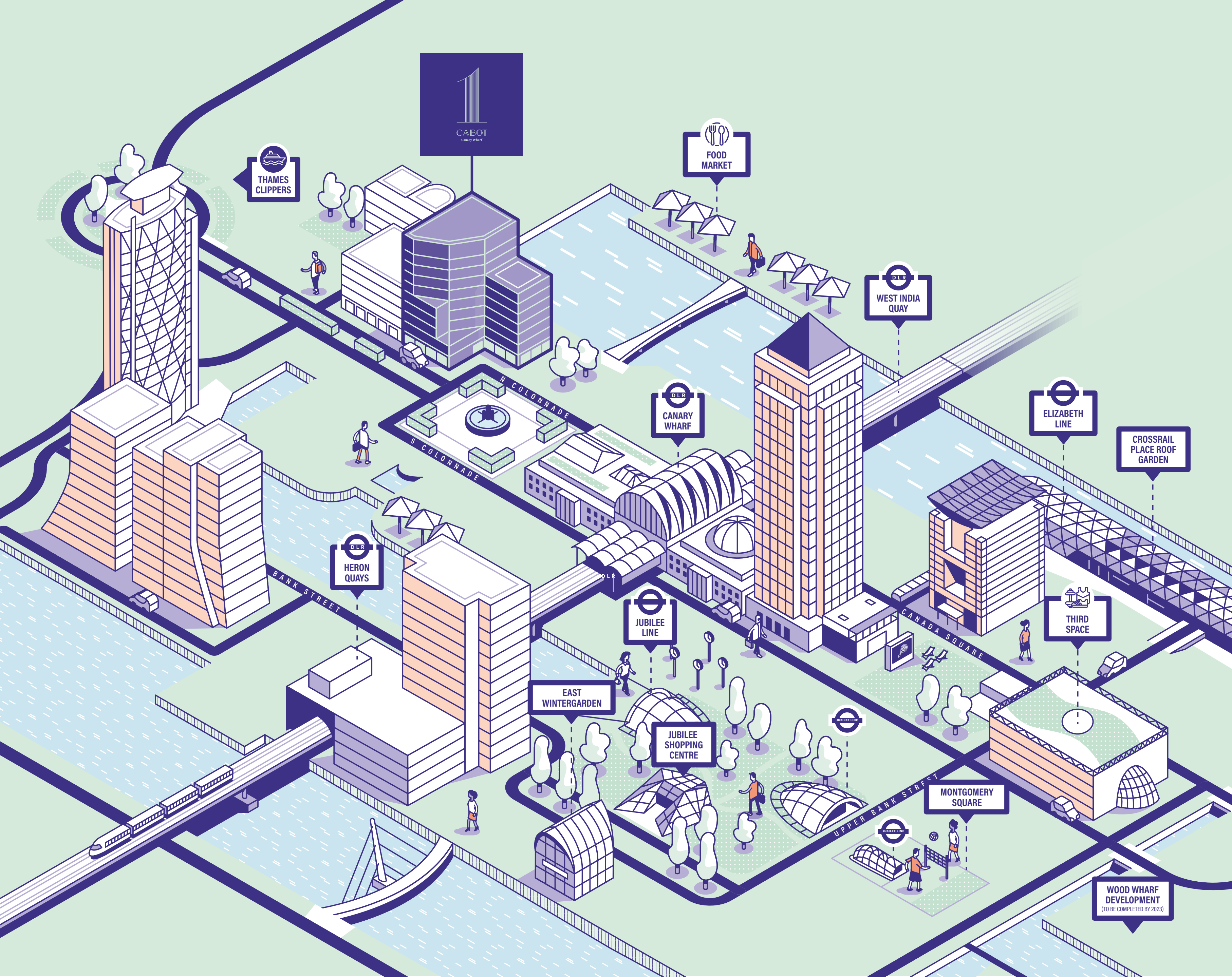
C. 145,000 SQ FT
AVAILABLE TO LET

GROUND FLOOR RECEPTION



One Cabot Square offers up to c. 145,000 sq ft of refurbished modern and flexible office floors with good sustainability credentials and a wide range of amenities within the building.

WELCOME

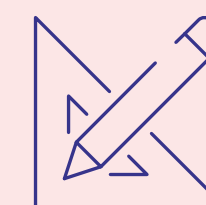


THE LOCAL AREA

Located at the heart of London's financial, tech and professional hub, and soon to be joined by life sciences. Canary Wharf offers impressive retail, lifestyle and entertainment with over 300 shops, bars, restaurants, sports facilities and green open spaces overlooking the water.



THE BUILDING

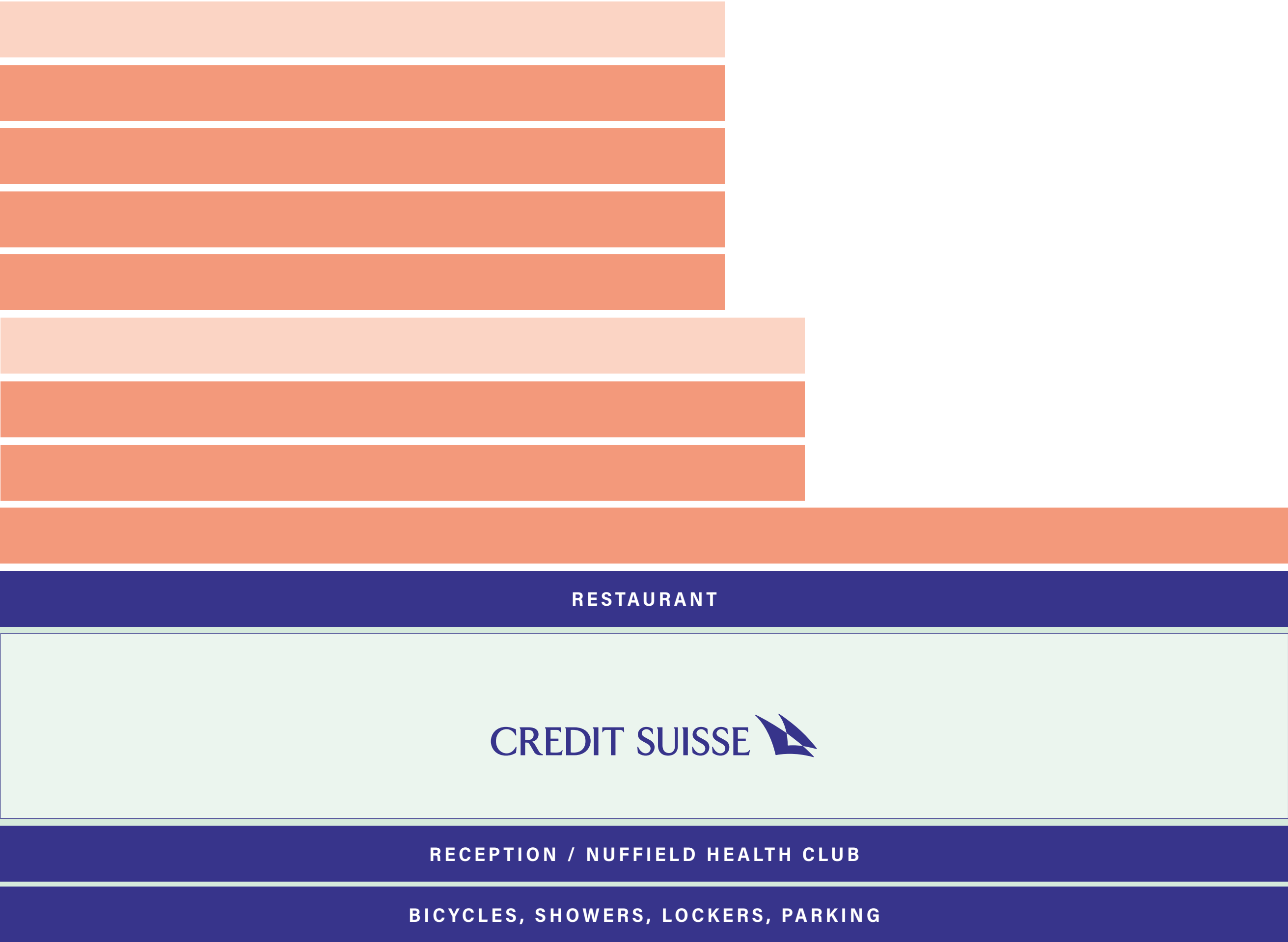


NEWLY REFURBISHED
GROUND FLOOR RECEPTION

AVAILABILITY

FLOOR	AVAILABILITY SQ FT
19	LET
18	19,289
17	19,270
16	19,295
15	19,292
14	LET
12	21,055
11	19,974
10	27,667

TOTAL 145,842

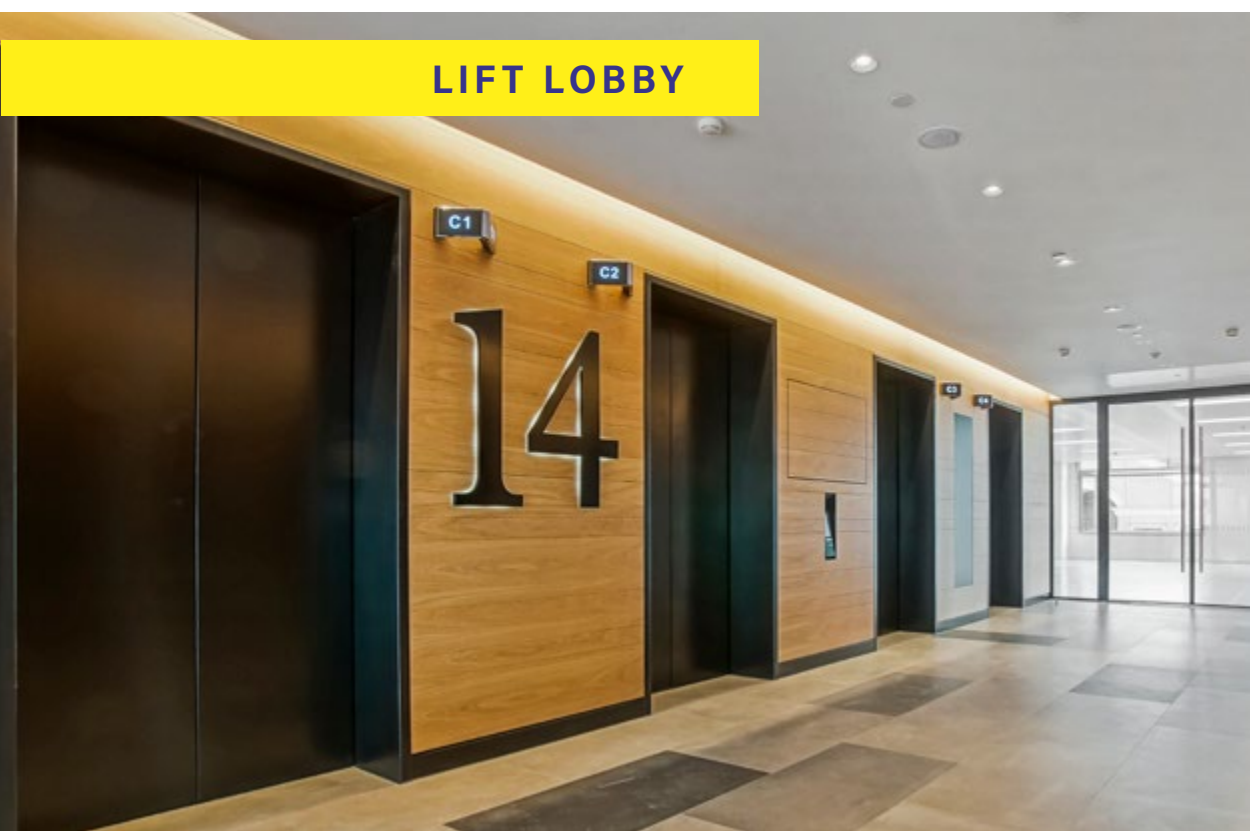


NIA'S OF AVAILABLE FLOORS ASSUME RECONFIGURATION OF WC'S
FLOOR PLANS NOT TO SCALE, FOR IDENTIFICATION PURPOSES ONLY



TYPICAL OFFICE FLOOR

New CAT A floors with centre core providing bright and flexible floors with views.



LIFT LOBBY

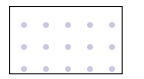
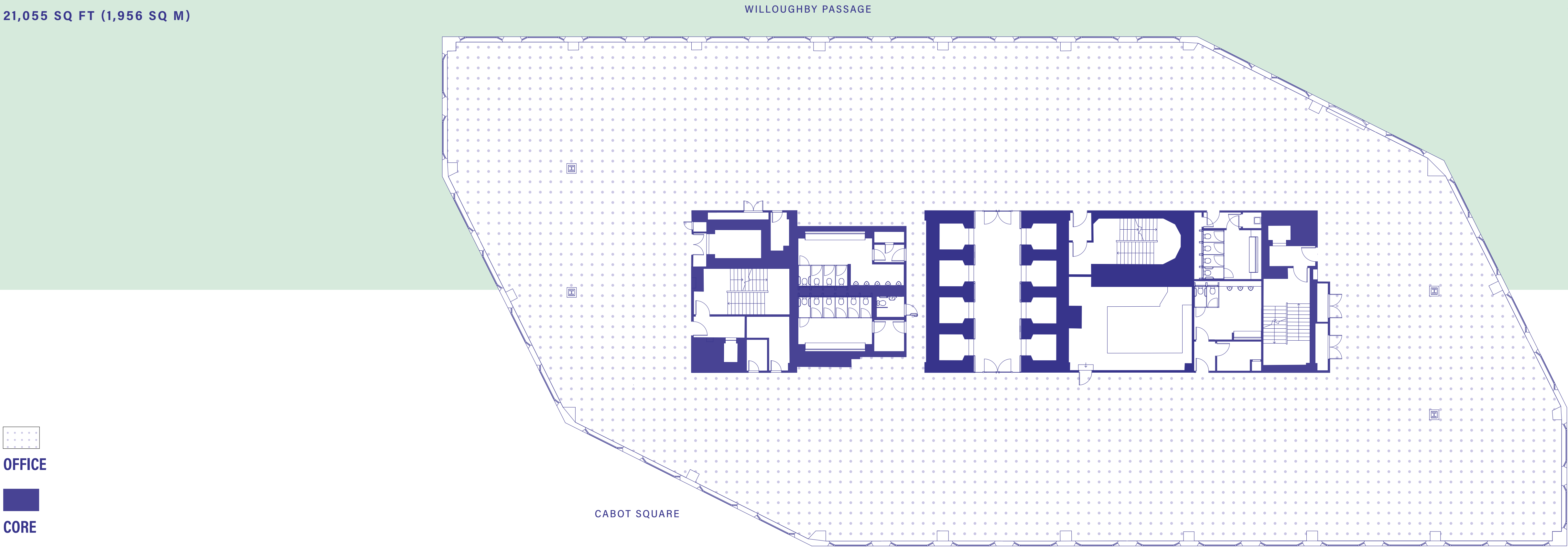
Refurbished lift lobbies and new WCs.

OFFICE FLOOR

FLOORPLAN

TYPICAL OFFICE FLOOR

21,055 SQ FT (1,956 SQ M)



OFFICE

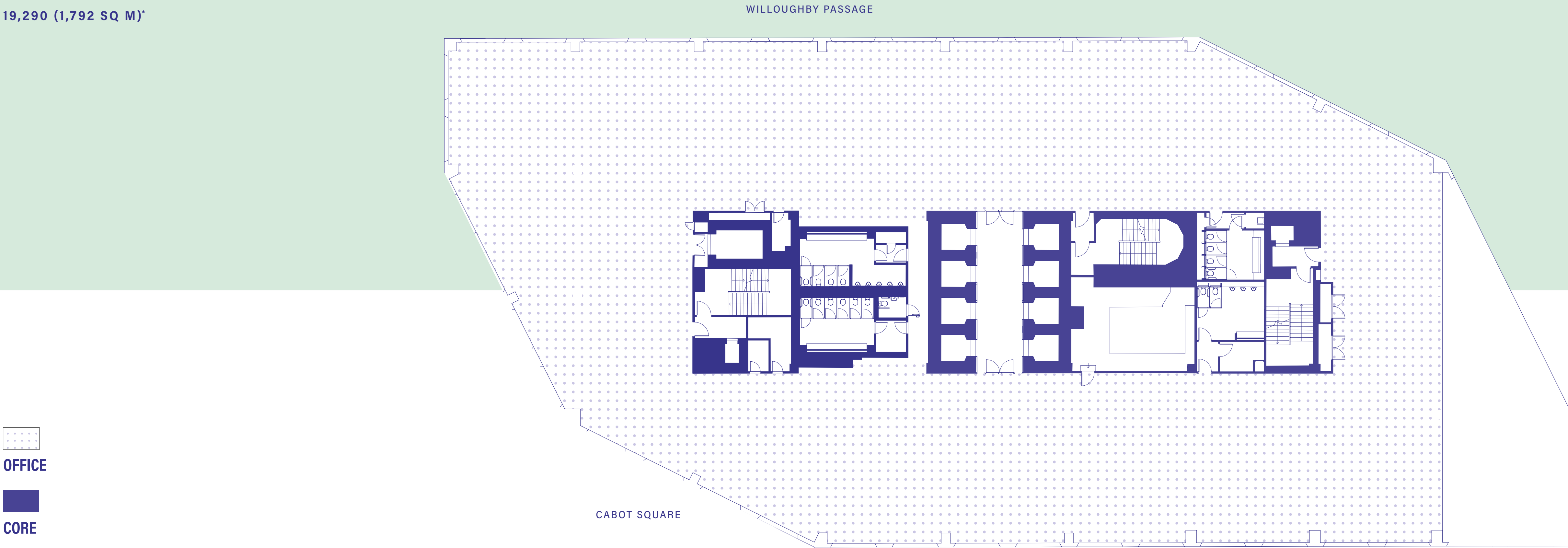


CORE

FLOORPLAN

19TH FLOOR

19,290 (1,792 SQ M)*



*FLOORPLAN PRIOR TO REFURBISHMENT
FLOOR PLANS NOT TO SCALE, FOR IDENTIFICATION PURPOSES ONLY

SPACEPLAN

TYPICAL OFFICE FLOOR

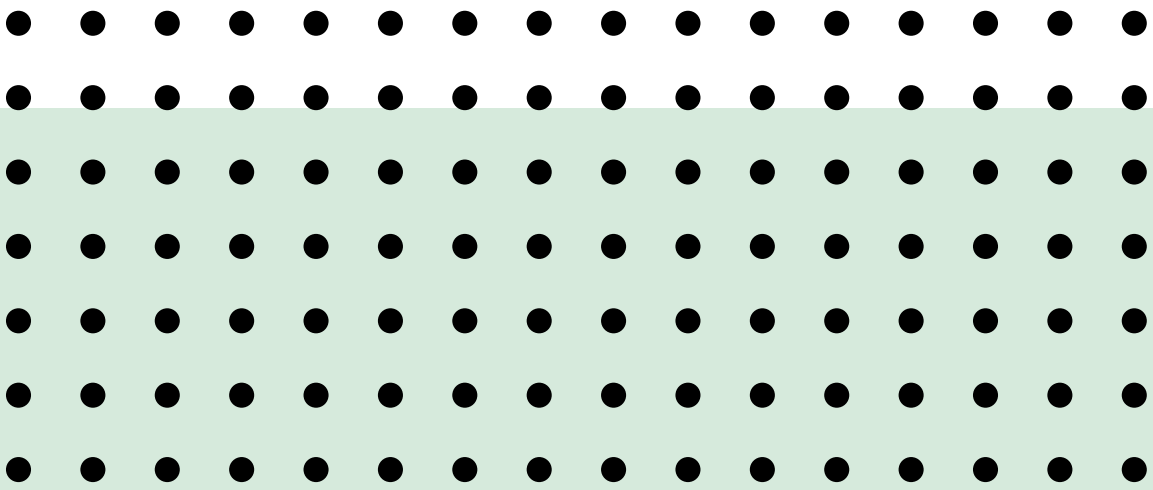
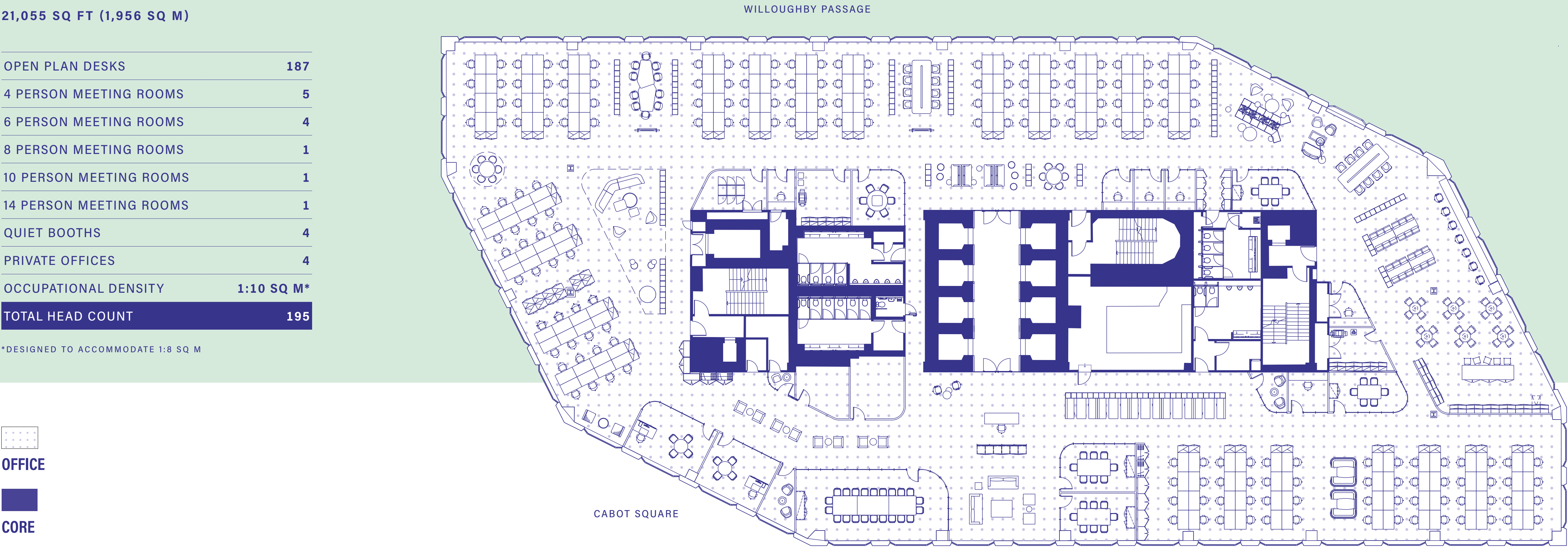
21,055 SQ FT (1,956 SQ M)

OPEN PLAN DESKS	187
4 PERSON MEETING ROOMS	5
6 PERSON MEETING ROOMS	4
8 PERSON MEETING ROOMS	1
10 PERSON MEETING ROOMS	1
14 PERSON MEETING ROOMS	1
QUIET BOOTHS	4
PRIVATE OFFICES	4
OCCUPATIONAL DENSITY	1:10 SQ M*
TOTAL HEAD COUNT	195

*DESIGNED TO ACCOMMODATE 1:8 SQ M

OFFICE

CORE



TYPICAL FLOOR



THE VIEW





CAT B PROPOSAL

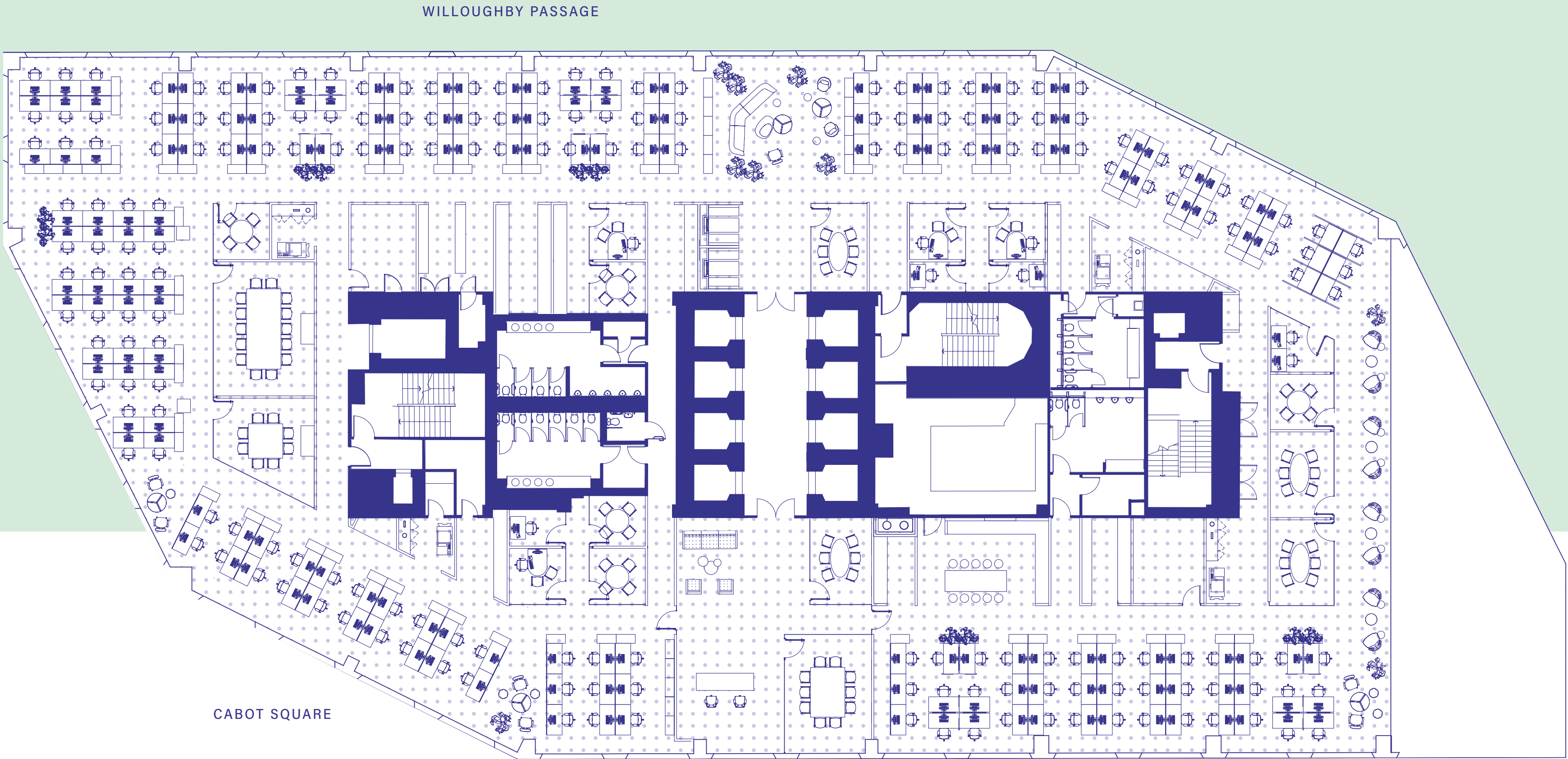
A CAT B fit out to the tenant’s requirements is an option being offered at One Cabot Square.

OPEN PLAN DESKS	184
2 PERSON MEETING ROOMS	2
6 PERSON MEETING ROOMS	3
8 PERSON MEETING ROOMS	1
20 PERSON BOARDROOM	1
CALL BOOTH	1
QUIET BOOTHS	6
PRIVATE OFFICES	2
OCCUPATIONAL DENSITY	1:10 SQ M
TOTAL HEAD COUNT	186

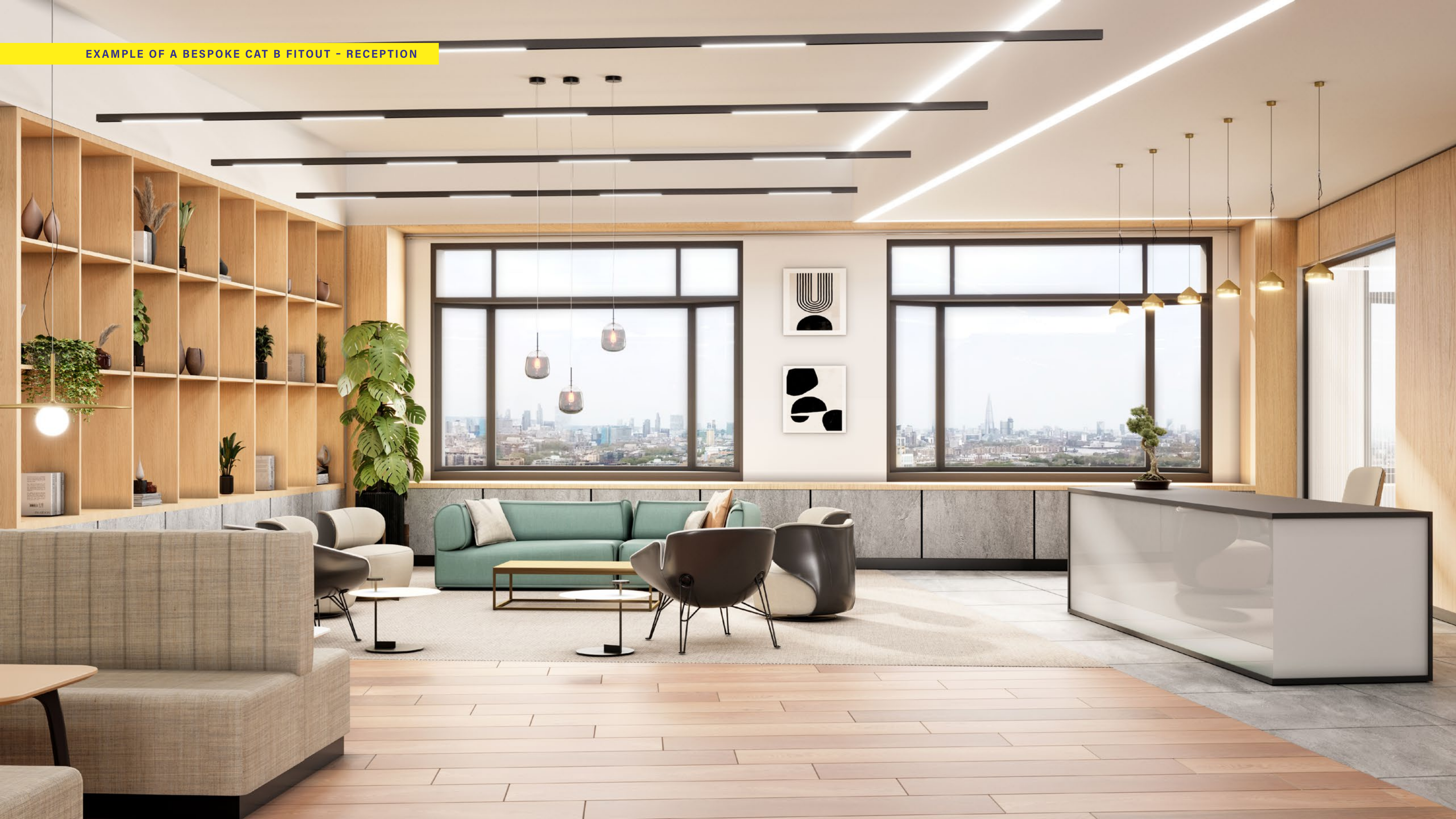
*DESIGNED TO ACCOMMODATE 1:8 SQ M

OFFICE

CORE



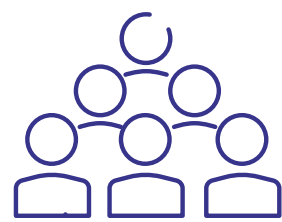
EXAMPLE OF A BESPOKE CAT B FITOUT - RECEPTION



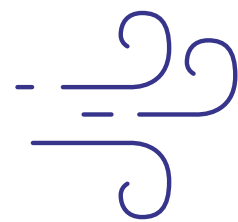
EXAMPLE OF A BESPOKE CAT B FITOUT - BREAKOUT AREAS



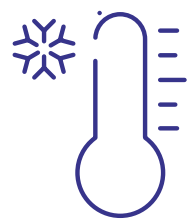
SPECIFICATION



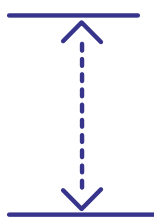
DESIGN DENSITY
1:8 PER SQ M



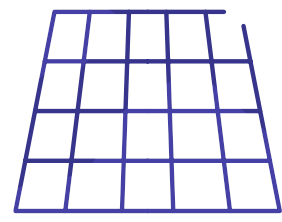
FRESH AIR
10 LITRES PER SECOND



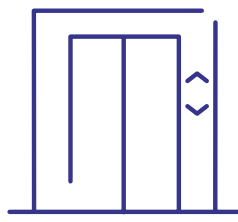
NEW FAN ASSISTED
TERMINAL VARIABLE AIR
VOLUME SYSTEM



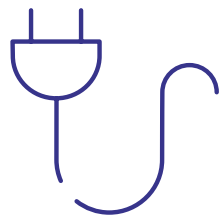
FLOOR-TO-CEILING
HEIGHT 2.7-2.75M+



NOM. 150MM RAISED
FLOOR OVERALL



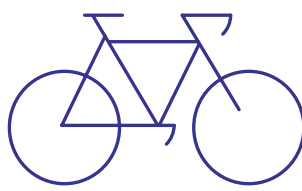
8 X PASSENGER LIFTS
2 X FIRE LIFTS
1 X GOODS LIFT



DUAL POWER SUPPLY
FROM TWO SEPARATE
ELECTRICITY SUBSTATIONS



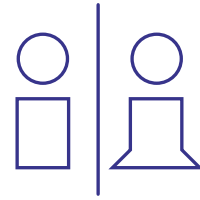
DIVERSE DATA FEEDS
INTO THE BUILDING



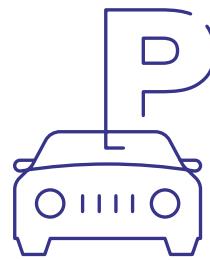
292 CYCLE SPACES,
292 LOCKERS AND
CHANGING ROOMS



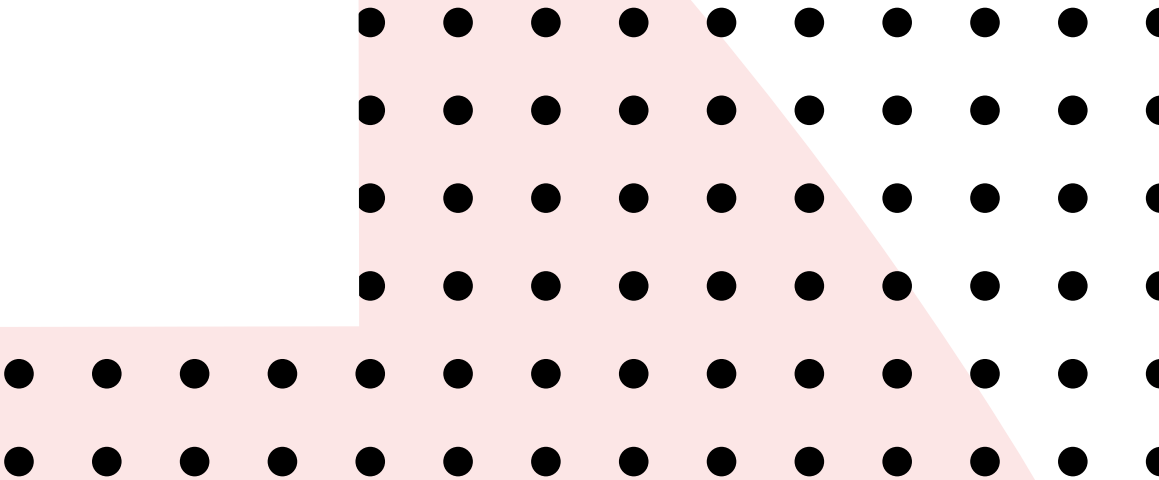
17 DEDICATED
SHOWER FACILITIES



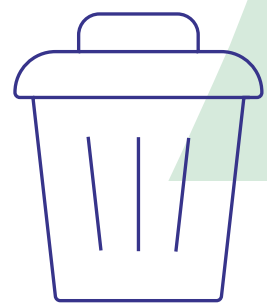
REFURBISHED LIFT
LOBBY, NEW CAT A AND
WCS ON ALL FLOORS



CAR PARKING
AVAILABLE



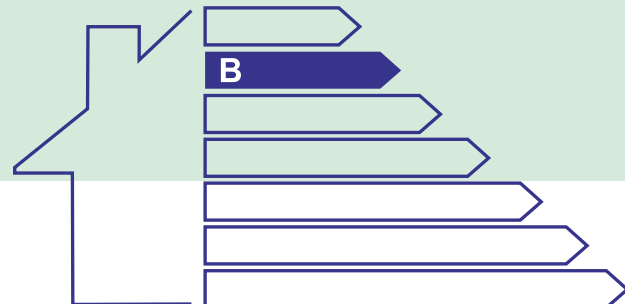
SUSTAINABILITY



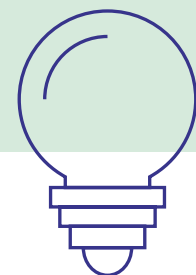
ZERO WASTE TO
LANDFILL IN THE
BUILDING



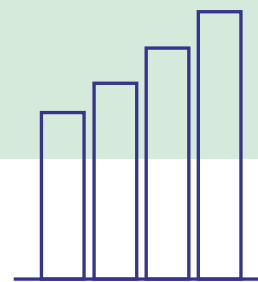
TARGETING BREEAM
'VERY GOOD'



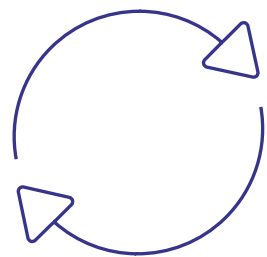
EPC
RATING 'B'



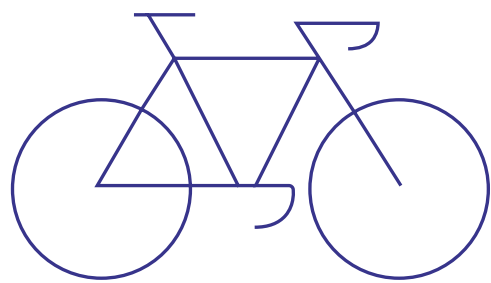
LED
LIGHTING



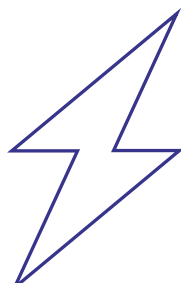
SUSTAINABILITY
REPORTING AND
BENCHMARKING
PLATFORM



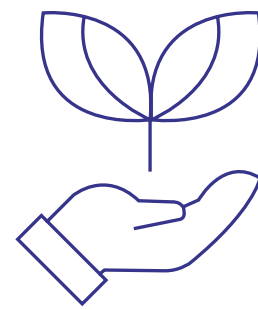
WE AIM TO REACH
NET ZERO EMISSIONS
BY 2050 FROM OUR
OPERATIONS



NEW
292 CYCLE SPACES
17 SHOWERS
292 LOCKERS



INTELLIGENT ENERGY
MANAGEMENT SYSTEM
CONTROLS 85% OF
ENERGY CONSUMPTION



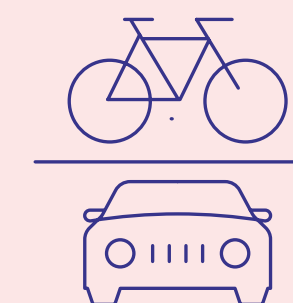
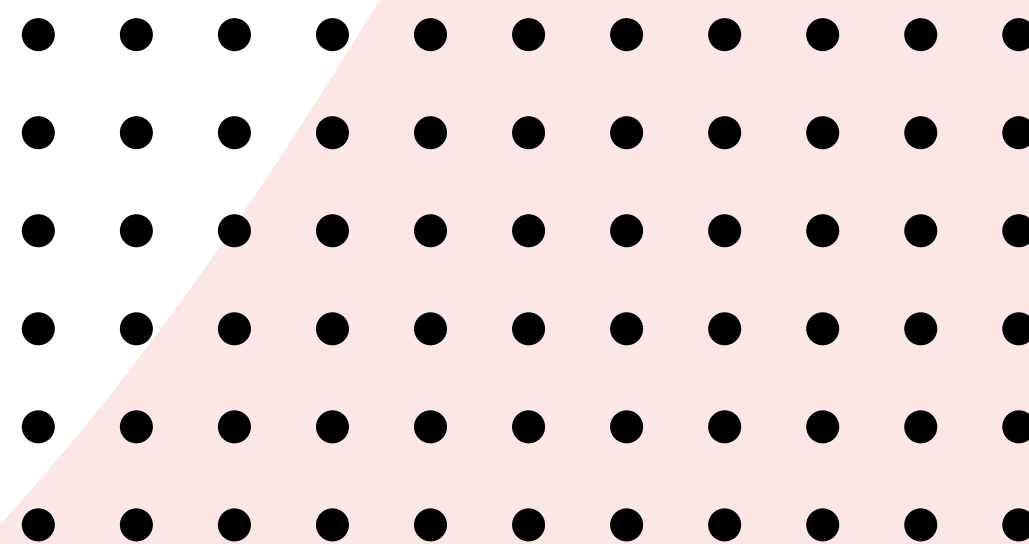
100% RENEWABLE
ELECTRICITY AND
100% BIOGAS



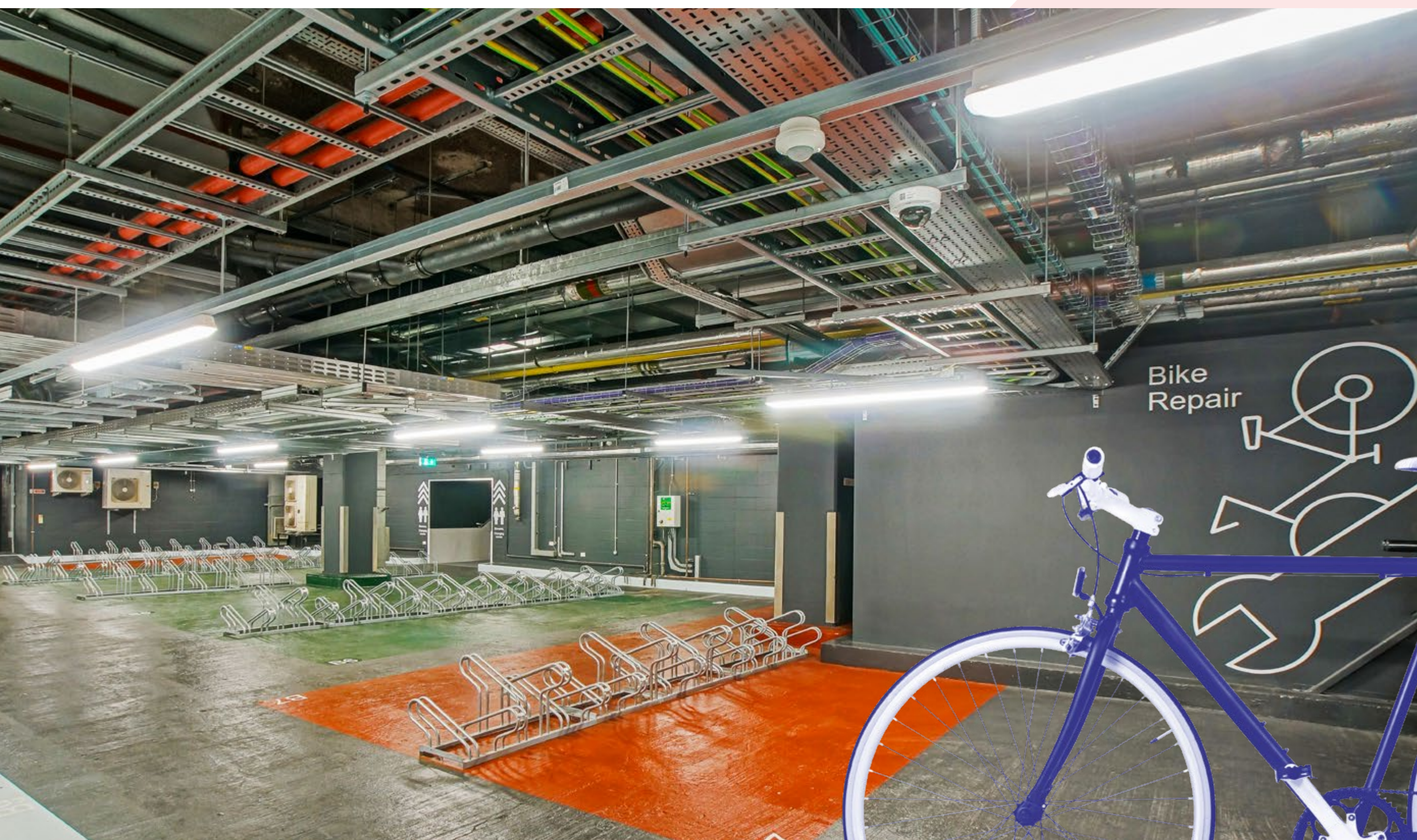
WASTE MANAGEMENT
INITIATIVE



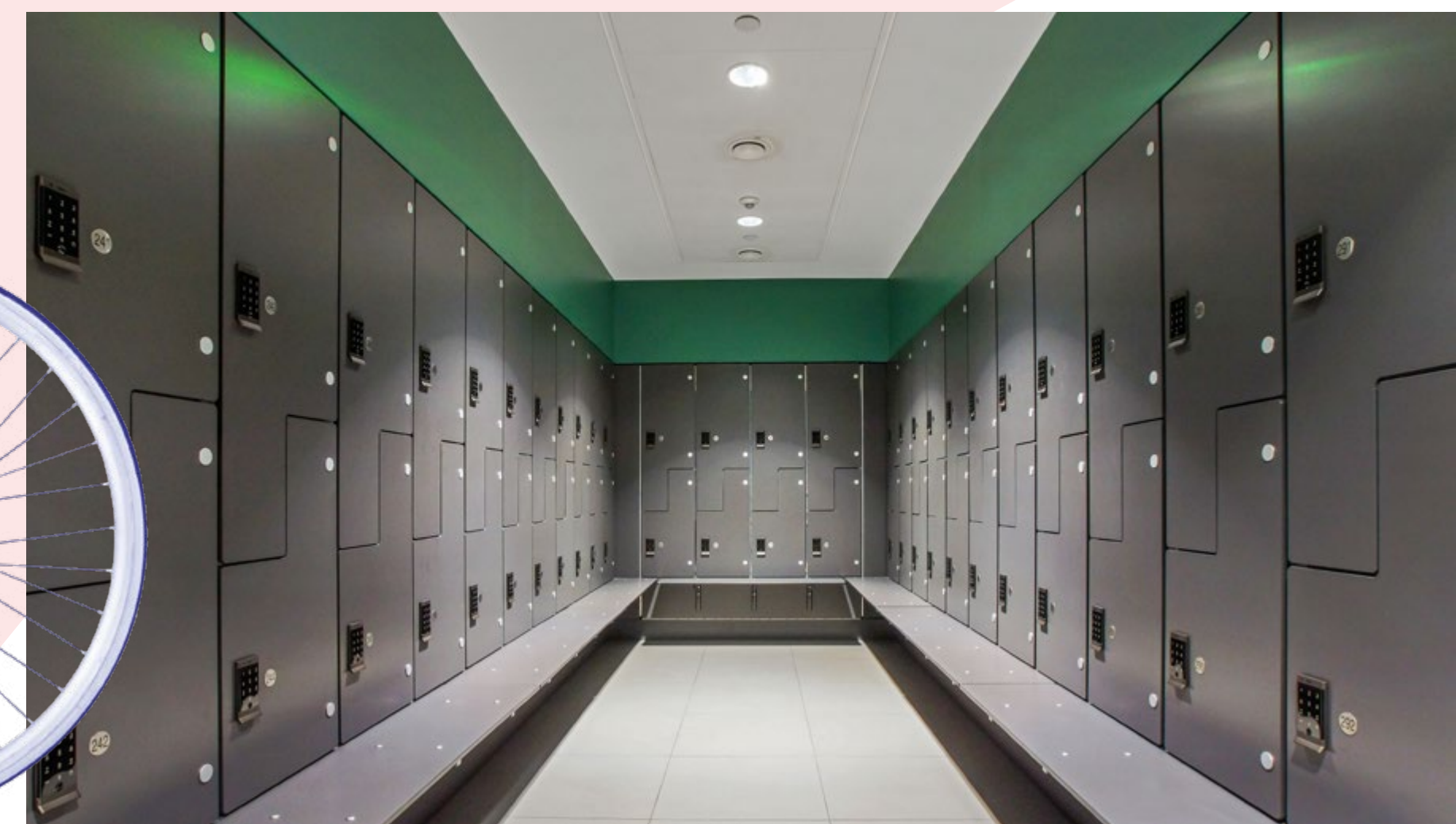
END OF TRIP FACILITIES

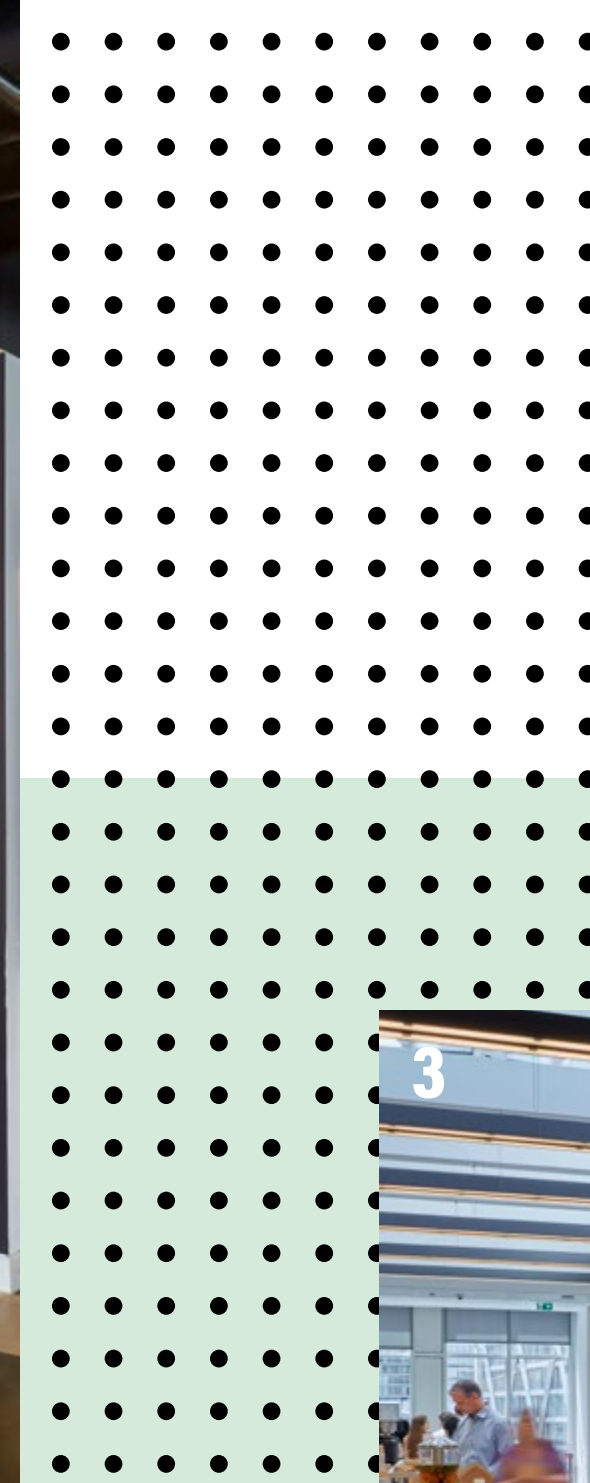


**292 CYCLE SPACES,
292 LOCKERS AND SHOWERS,
17 CAR PARKING SPACES AVAILABLE**



New high-end quality showers, changing room and bicycle storage facilities.





CUISINE ON 9TH FLOOR

With a 28,000 sq ft communal restaurant and lounge floor on level 9, all tastes are catered for, with an array of food stations offering a wide range of options.

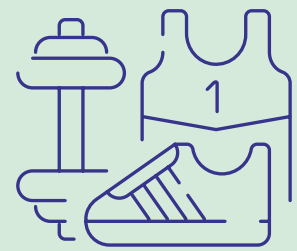
- 1. BAKERY
- 2. COMMUNAL RESTAURANT
- 3. CAFETERIA
- 4. WORKING LUNCH





HEALTH & FITNESS

The building hosts a fully equipped gym, fitness centre, 2 squash courts and swimming pool run by Nuffield and available via membership.



NUFFIELD GYM
INCLUDING A 25M HEATED
SWIMMING POOL



LOVE YOUR BREAK

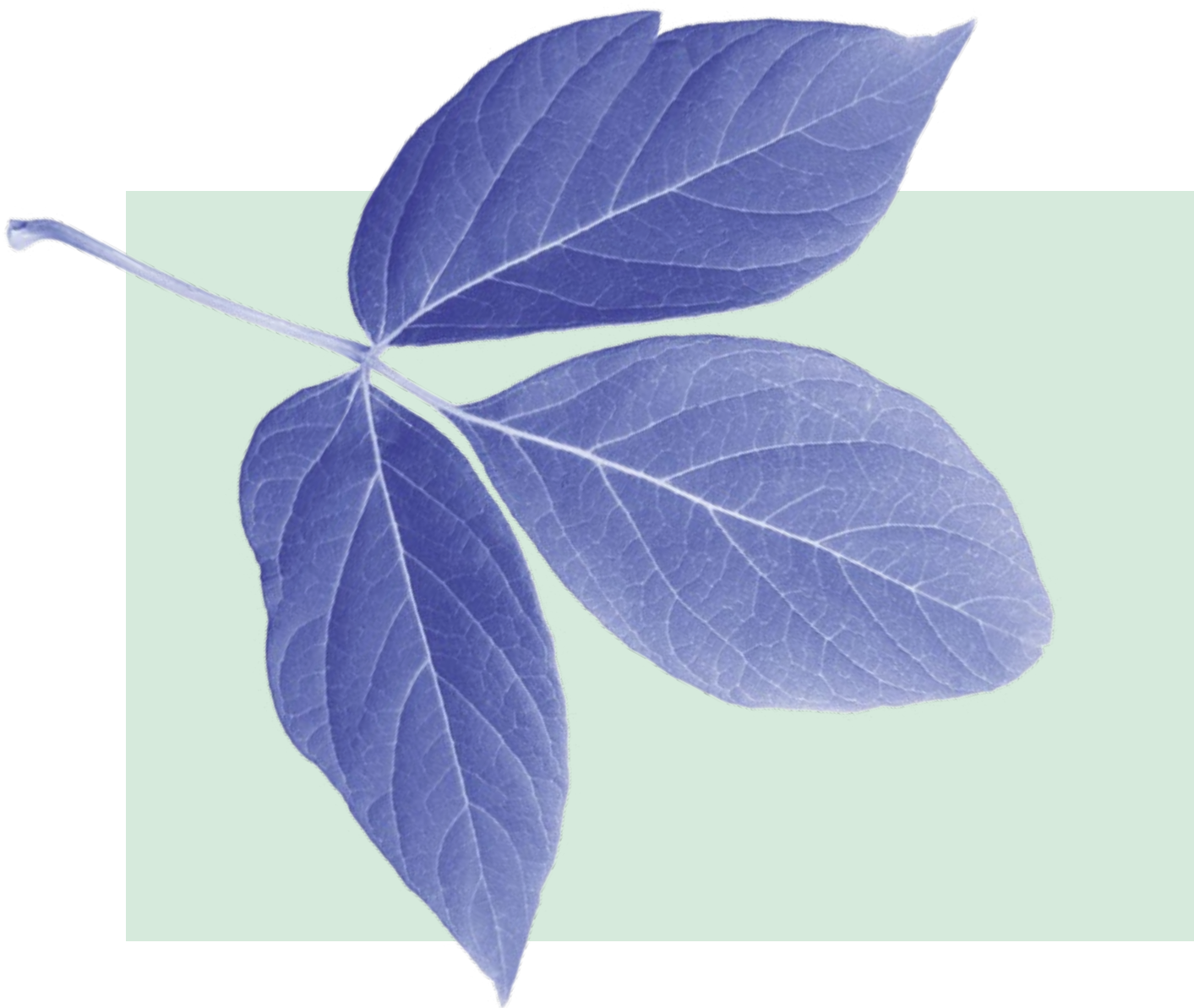


MORE TO SEE AND DO

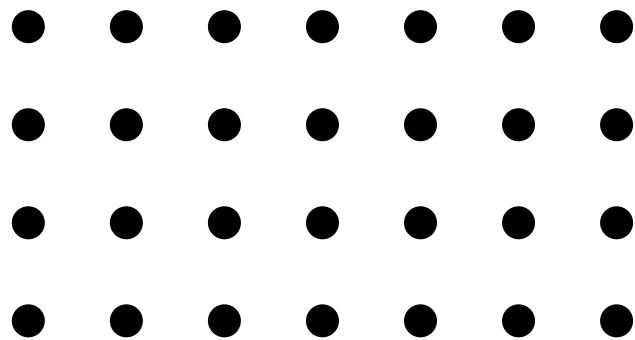
1. CANADA SQUARE PARK.
- V2. VIEW OF THE CITY
3. BURGER & LOBSTER
4. THE SIPPING ROOM
5. THE IVY AT CANADA SQUARE PARK



ALL IN YOUR NEIGHBOURHOOD



- 1. CROSSRAIL PLACE GARDENS
- 2. FESTIVAL14 - 5-DAY SUMMER ARTS FESTIVAL
- 3. BOISDALE
- 4. OLE & STEEN



EXPERIENCE THE WHARF



IN GOOD COMPANY

BARCLAYS



Moody's

FISHER INVESTMENTS®

General
Medical
Council

STATE STREET

Deutsche Bank



CLIFFORD
CHANCE

Infosys

TOTAL

J.P.Morgan

SOCIETE
GENERALE



Morgan Stanley

KPMG

FitchRatings

THOMSON REUTERS



bp



ANZ

BCG

The Boston Consulting Group



HM Government

1

CABOT

Canary Wharf

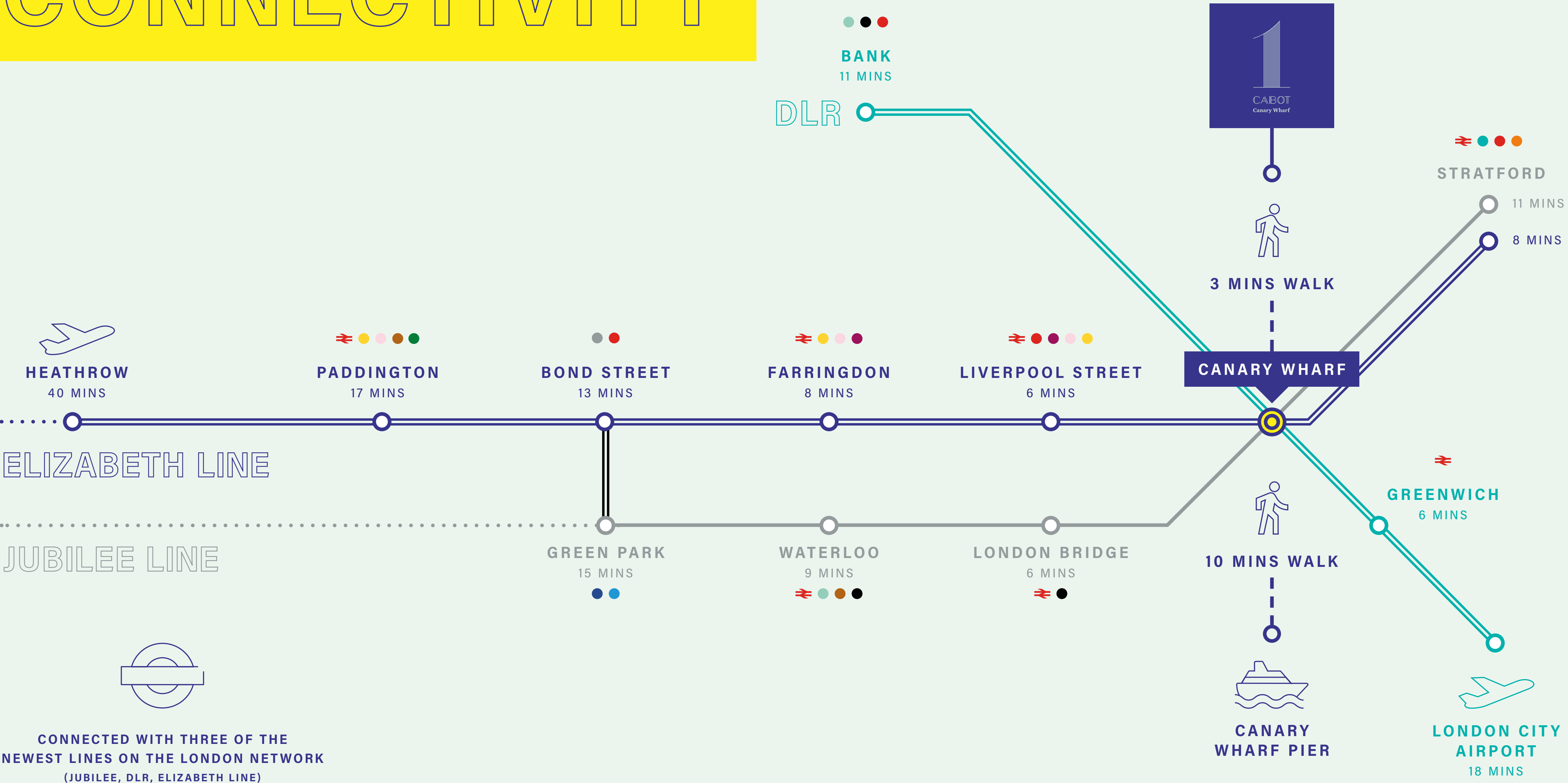
CMA

Competition & Markets Authority

Revolut

RELIAQUEST®

CONNECTIVITY



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