

10 UPPER BANK ST

Canary Wharf, London

FLEXIBLE OFFICE SUITES SUITED TO YOU



CREATING OPPORTUNITIES

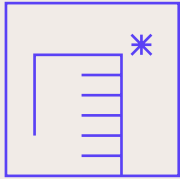
10 Upper Bank Street is an exceptional landmark building in an enviable position, right on the waterside in the heart of Canary Wharf.

Standing high and proud across 32 stories, there is something for everyone. Whether you need a fully-fitted plug and play floor, a Cat A floor to make your mark or a part floor to create your own self-contained space, look no further.

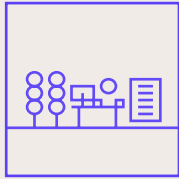


**GRADE A+ HIGH QUALITY
OFFICE SUITES RANGING
FROM 12,256 - 66,888 SQ FT**

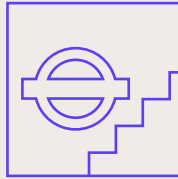
BUILDING ON THE BEST...



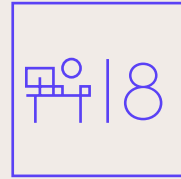
Landmark tower building



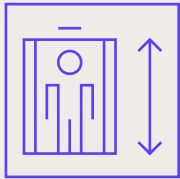
Large reception lobby



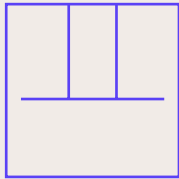
Escalator access to the Jubilee Line and Jubilee Place Shopping Mall



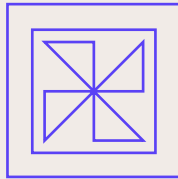
Building capable of 1 person per 8m² occupancy density



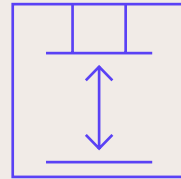
8 x 21 person passenger lifts in each of the 3 lift banks



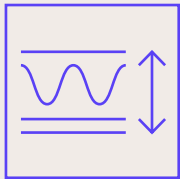
Metal tile suspended ceiling



Fan assisted terminal VAV air conditioning



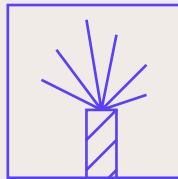
2.75m floor to ceiling height



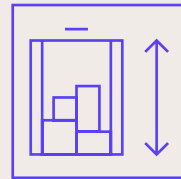
200mm raised floors



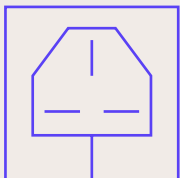
Tenant UPS provision 50kVA per floor



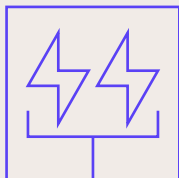
Cat 6 cabling in situ



2 x 3000kg and 1 x 1900kg goods lifts



Electrak power distribution system

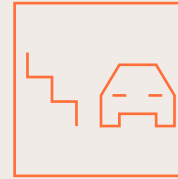


Dual power feed into the building



5 x 2000kVA emergency generators

Extra Facilities



Basement car parking



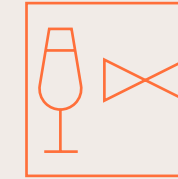
Bike racks



Private meeting rooms



250 seat auditorium



Event space

13TH FLOOR - CAT A

25,970 sq ft

18TH FLOOR - FITTED

26,968 sq ft

19TH FLOOR - CAT A

12,256 sq ft

MAKE YOUR MARK...

A full floor you can design to suit your every need.

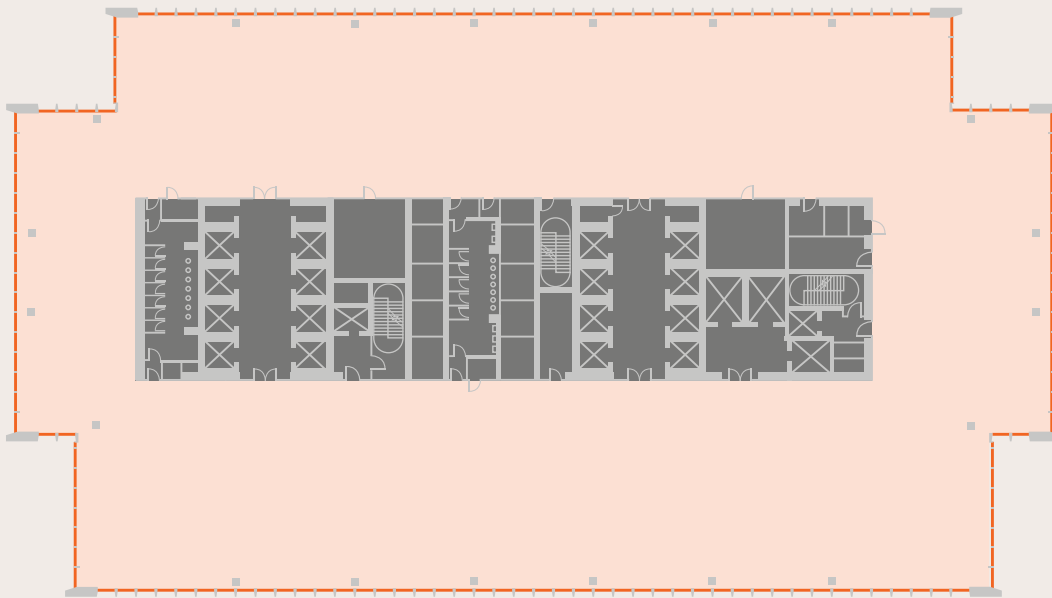


13TH FLOOR

25,970 sq ft

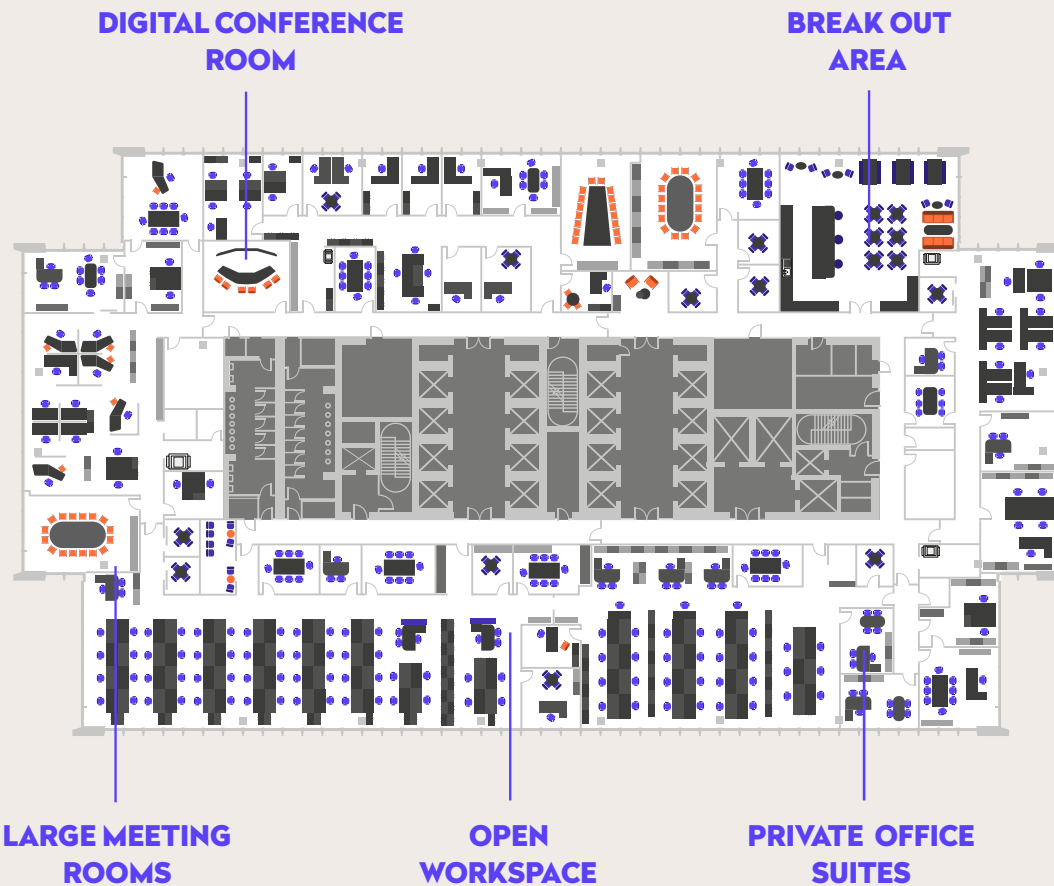
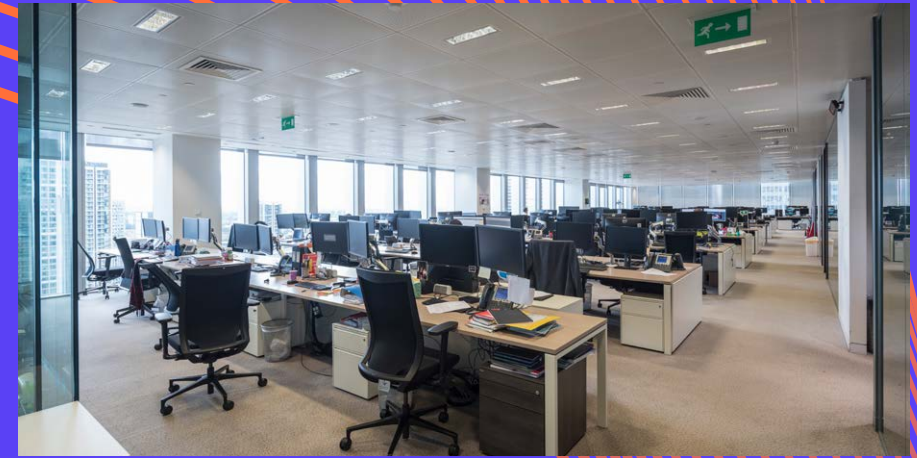
2,412.7 sq m

- 1,206 sq ft of storage
- 8 car spaces



PLUG IN AND PLAY...

Ready to move into, fully fitted CAT B office space.

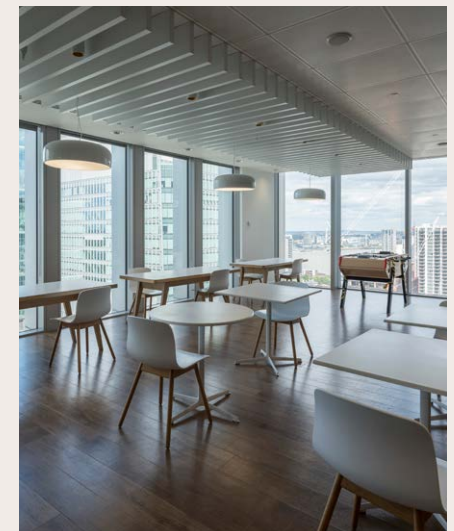


18TH FLOOR

26,968 sq ft
2,505.4 sq m

Desks	113
Meeting Rooms	18
Private Offices	18

The 17th floor is also available by way of a new lease direct from Clifford Chance.



OR CREATE YOUR OWN...

Part floor with spectacular views.

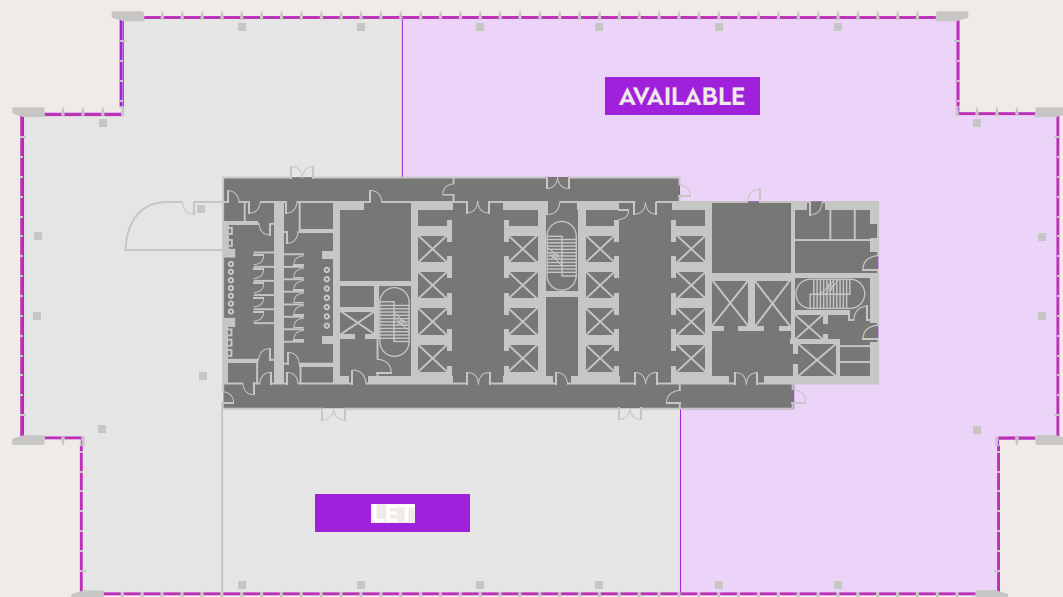


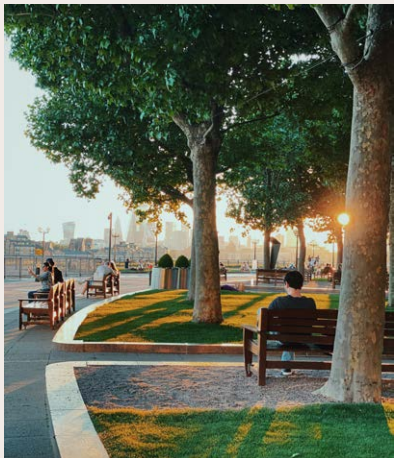
19TH FLOOR

12,256 sq ft

1,138.6 sq m

- 280 sq ft of storage
- 4 car spaces





AMENITIES

1 Crossrail Station

The Breakfast Club
 Everyman Cinema
 Franco Manca
 Barry's
 Sweat by BXR

2 Montgomery Sq

640 East
 Third Space

4 1 Canada Sq

Canteen
 Roka

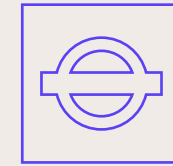
3 Jubilee Park

Ahi Poké
 Black Sheep Coffee
 Crosstown Doughnuts

5 Cabot Sq

Iberica
 The Pagination
 Nuffield Health Gym

IN THE HEART OF IT ALL



ELIZABETH LINE

Farringdon	8 Minutes
London Bridge	10 Minutes
Soho	11 Minutes
Shoreditch	14 Minutes
Kings Cross	26 Minutes
Heathrow	39 Minutes

JUBILEE LINE

London Bridge	6 Minutes
Waterloo	9 Minutes
Westminster	11 Minutes

DLR

Greenwich	9 Minutes
Tower Gateway	11 Minutes
Bank	11 Minutes
Stratford International	11 Minutes
City Airport	15 Minutes

KEEPING YOU CONNECTED

Located next to Jubilee Park, 10 Upper Bank Street sits on the waterfront adjacent to the new Wood Wharf development which can be accessed by foot in just 3 minutes.

Canary Wharf is easily accessible via the Jubilee Line, DLR River Bus, pedestrian and cycle routes and the National Rail.

This will be further enhanced by the Elizabeth Line (Crossrail) just 7 minutes walk away from 10 Upper Bank Street. The Elizabeth Line will provide crucial links to Heathrow Airport in under 39 minutes, the City, West End and the Thames Gateway.



FURTHER INFORMATION

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of 59(C).

RENT

Rent passing £39.50 per sq ft. Further information available on request.

BUSINESS RATES

Rates Payable (2020/2021): £16.35 per sq ft.

SERVICE CHARGE

£11.50 per sq ft.

ESTATE CHARGE

£3.74 per sq ft.

NB: Estimated costs as at November 2020



HELENA PRYCE

07720 070 438
helena.pryce@eu.jll.com

MATTHEW MYCOCK

07976 920 529
matthew.mycock@eu.jll.com

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