CHURCHILL PLACE - CANARY WHARF E14





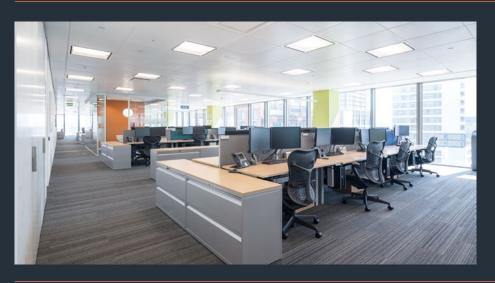
CONTEMPORARY ARCHITECTURE IN A NEW GENERATION CANARY WHARF BUILDING

Designed by Kohn Pedersen Fox Architects, Twenty Churchill Place occupies a prominent site at Canary Wharf. 10,673 sq ft through to 124,871 sq ft of available office accommodation.

The striking entrance and contemporary reception offer an impressive welcome. The reception provides direct, covered access to the tube station as well as shopping facilities, and also benefits from a coffee stall for the use of all tenants.

SPECIFICATION

- Good quality fitted space
- 4 pipe fan coil air conditioning
- Metal tile suspended ceilings
- 2.75m floor to ceiling height
- 1.5m planning grid
- LG7 lighting
- Raised floors (160mm overall)
- Leases available until October 2028
- Restaurant/café with terrace
- Generator & UPS available for tenant use



ACCOMMODATION

The available floors offer fully fitted-out high quality office accommodation.

FLOOR	SQ FT	SQ M
Level 12	22,530	2,093
Level 11	22,573	2,097
Level 10	22,559	2,096
Part Level 7 (North)	11,104	1,032
Part Level 7 (South)	10,673	992
Level 4	35,432	3,292
TOTAL NIA	124,871	11,601

TERMS

Quoting Rent: Upon application. No VAT payable on the rent.

Business Rates y/e 2021: £14.51 per sq ft

Service Charge: £11.00 per sq ft (approximately). The Estate Charge is currently £3.59 per sq ft.

VIEWING

Strictly through joint sole letting agents:

CUSHMAN & WAKEFIELD

Andrew Parker 020 3296 4288 andrew.parker@cushwake.com tom.fayers@cushwake.com

020 3296 4226

Tom Fayers

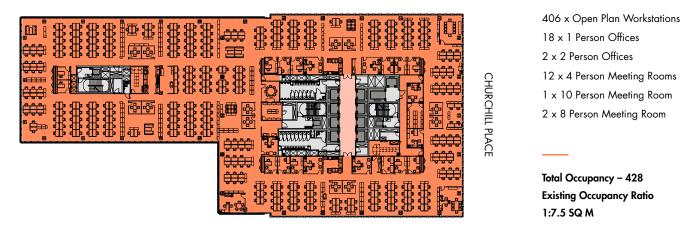
Chris Vydra 020 7182 3143 chris.vydra@cbre.com **Polly Norris** 020 3257 6234 polly.norris@cbre.com

epresentation Act 1967. Cushman & Wakefield and CBRE for themselves and for vendors or lessors of this property, whose agents they ar any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty wha upted exclusive of VMT. 4 Nothing in these porticulars should be deemed a statement that the property is in goad condition, or that any serv or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. January 2021 se agents they are, gives notice that: 1 The particulars are produced i or warranty whatsoever in relation to this property. 3 The property is o or that any services or facilities are in working order. 5 Unless otherw ed in good faith, but are a general guide only and do not s offered subject to contract and unless otherwise stated all

CHURCHILL PLACE - CANARY WHARF E14

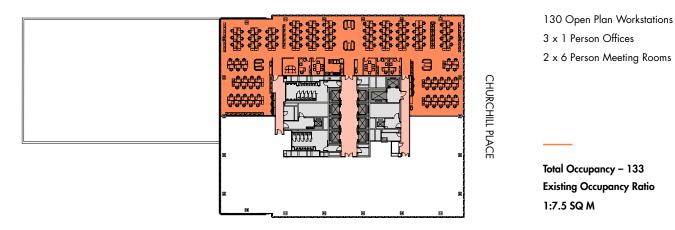
LEVEL 4

Existing Fit-out Space Plan – 35,432 SQ FT (3,292 SQ M)



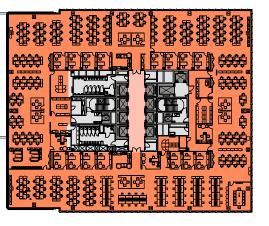
PART LEVEL 7 (SOUTH)

Existing Fit-out Space Plan - 10,673 SQ FT (992 SQ M)



LEVEL 10

Existing Fit-out Space Plan – 22,559 SQ FT (2,096 SQ M)



CHURCHILL PLACE

238 x Open Plan Workstations
18 x 1 Person Offices
8 x 4 Person Meeting Rooms
1 x 12 Person Meeting Room

Total Occupancy – 256 Existing Occupancy Ratio 1:8 SQ M