# CHURCHILL PLACE - CANARY WHARF E14





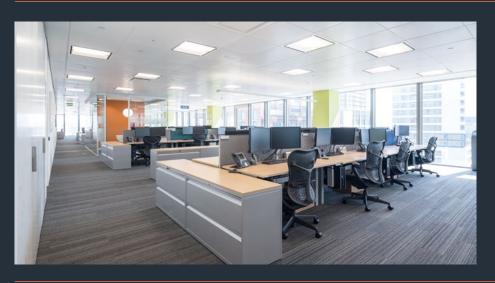
### CONTEMPORARY ARCHITECTURE IN A NEW GENERATION CANARY WHARF BUILDING

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

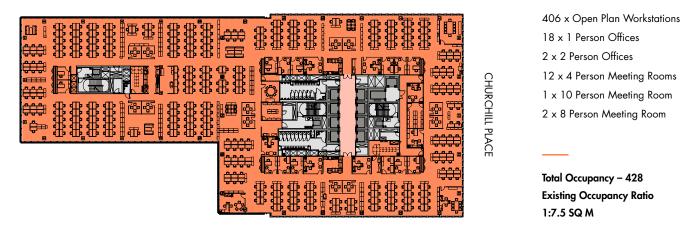
Chris Vydra 020 7182 3143 chris.vydra@cbre.com **Polly Norris** 020 3257 6234 polly.norris@cbre.com

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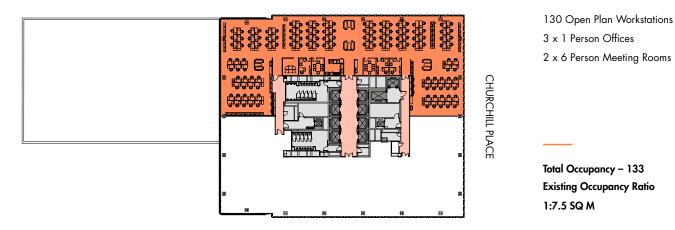
## LEVEL 4

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



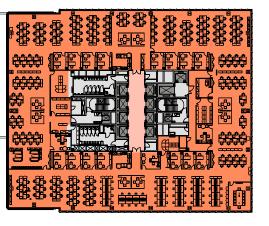
## PART LEVEL 7 (SOUTH)

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