





CONTEMPORARY ARCHITECTURE
IN A NEW GENERATION
CANARY WHARF BUILDING



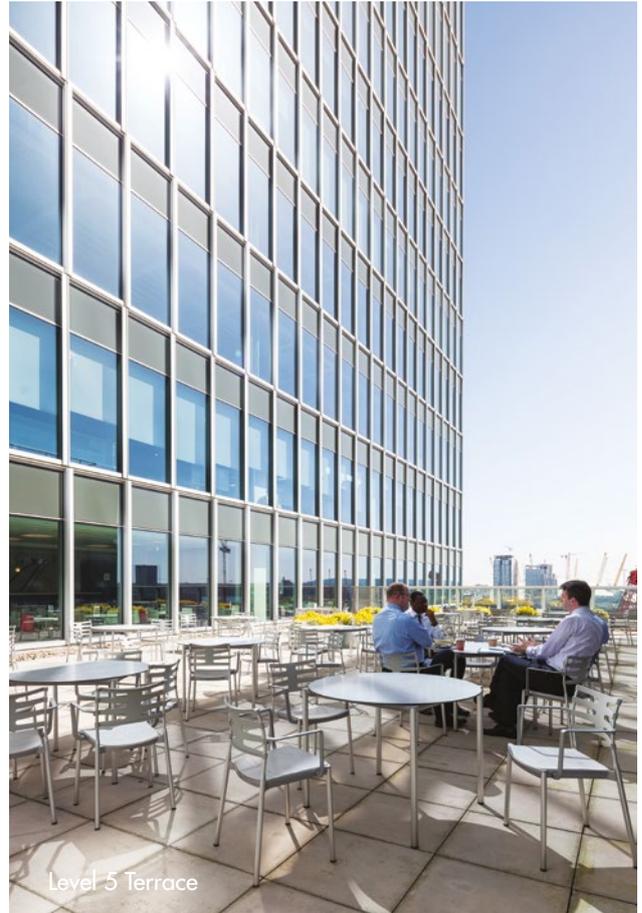
Designed by Kohn Pedersen Fox Architects, Twenty Churchill Place occupies a prominent site at Canary Wharf. Current availability ranges from 10,673 sq ft up to 124,871 sq ft of fully fitted office accommodation.

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.





Level 5 Canteen



Level 5 Terrace



OCCUPIERS BENEFIT FROM A HIGH LEVEL SPECIFICATION AND ON-SITE AMENITIES

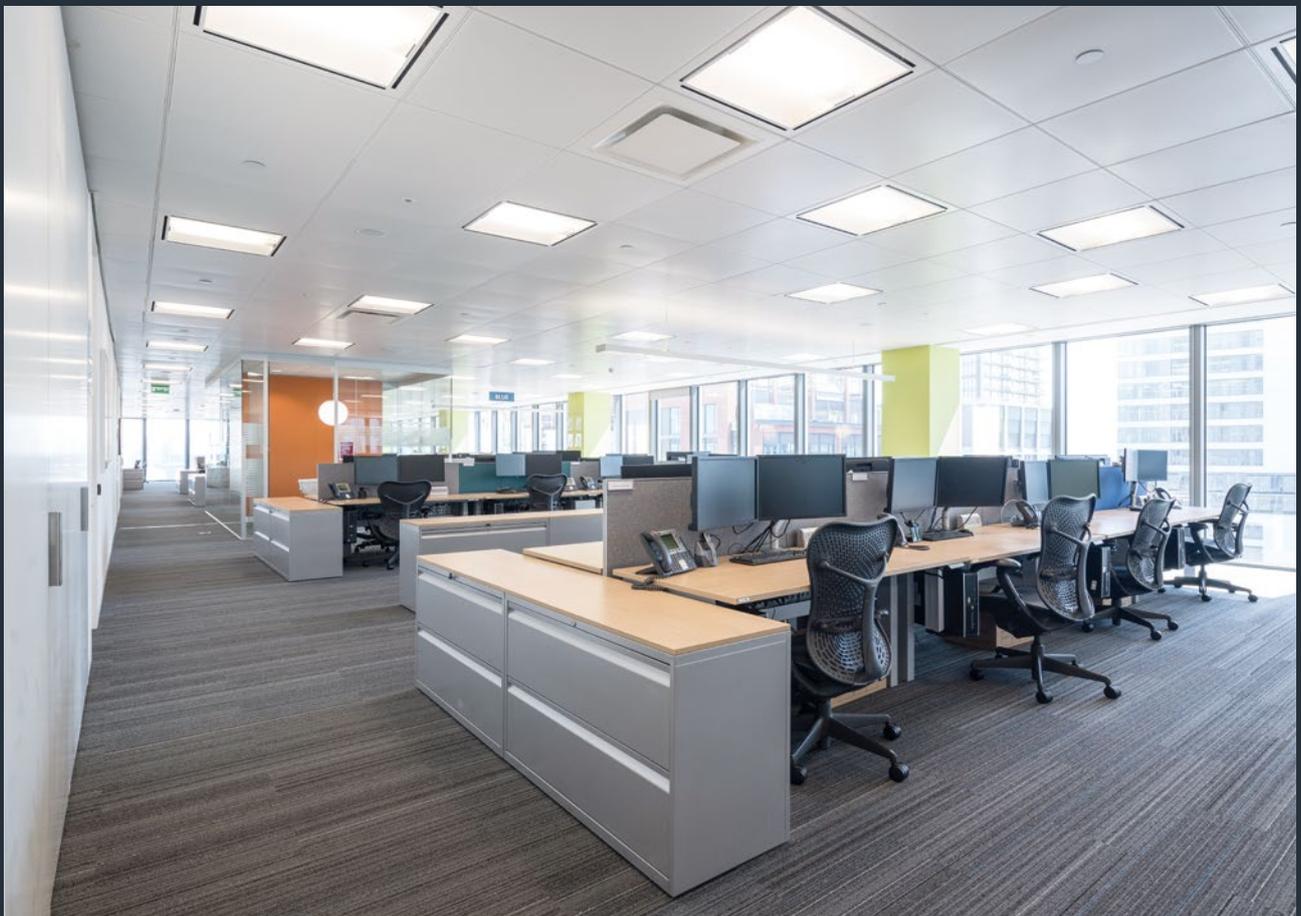
- Good quality fitted space
- 4 pipe fan coil air conditioning
- Metal tile suspended ceilings
- 2.75m floor to ceiling height
- 1.5m planning grid
- LG7 lighting
- Raised floors (160mm overall)
- Leases available until October 2028
- Restaurant/café with terrace
- Generator & UPS available for tenant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





THE FLOORS BENEFIT FROM HIGH QUALITY FIT-OUTS, MAKING THE SPACE READY FOR OCCUPATION

SPECIFICATION





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View west from the building

Walmart
Food, Fashion & Home

THIRD SPACE

P Canada Square



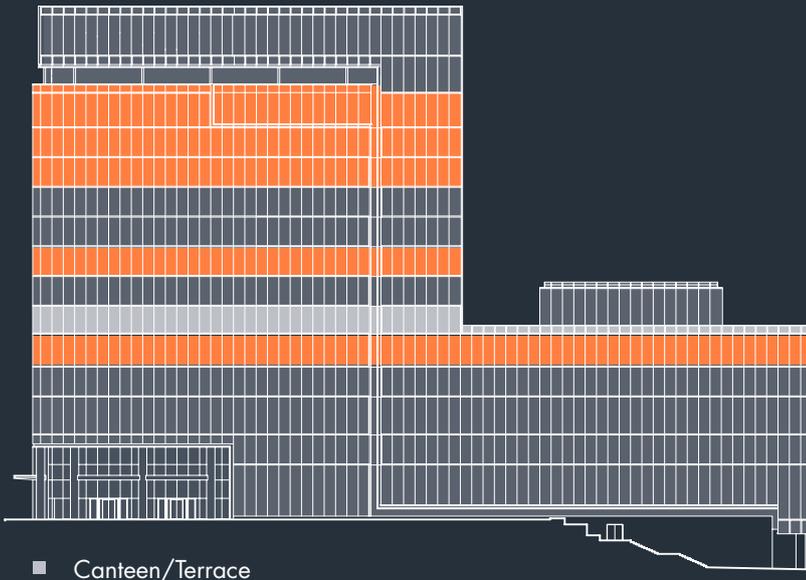
HSBC

Fitch Ratings

Parking



THE AVAILABLE FLOORS OFFER
EXCEPTIONAL PANORAMIC
VIEWS OVER CANARY WHARF



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

IPMS 3 floor areas available upon request.

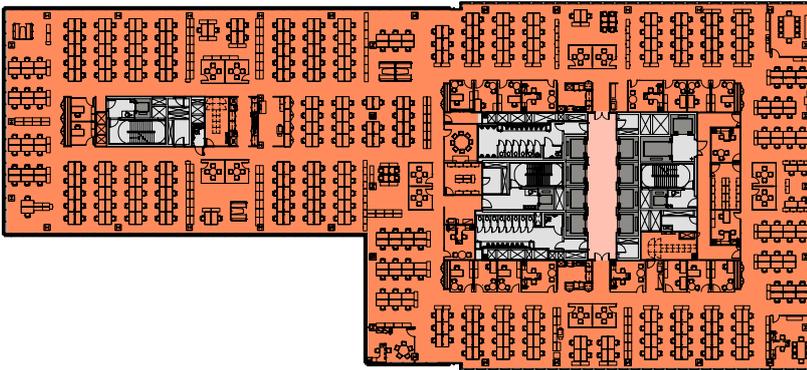




FULLY FITTED-OUT HIGH QUALITY OFFICE ACCOMMODATION

LEVEL 4

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



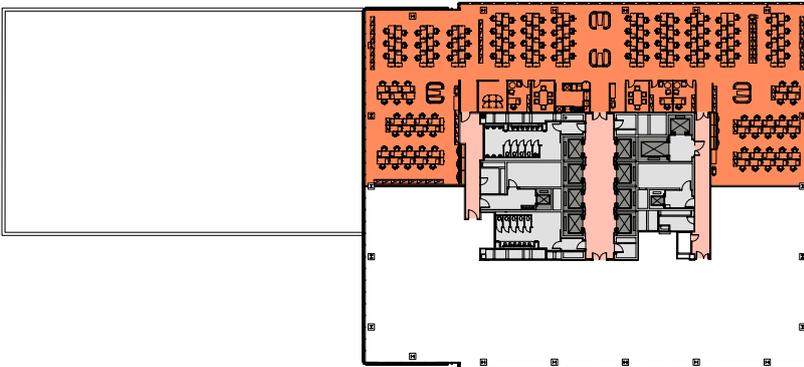
CHURCHILL PLACE

- 406 x Open Plan Workstations
- 18 x 1 Person Offices
- 2 x 2 Person Offices
- 12 x 4 Person Meeting Rooms
- 1 x 10 Person Meeting Room
- 2 x 6 Person Meeting Room

Total Occupancy – 428
Existing Occupancy Ratio
1:7.5 SQ M

PART LEVEL 7 (SOUTH)

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



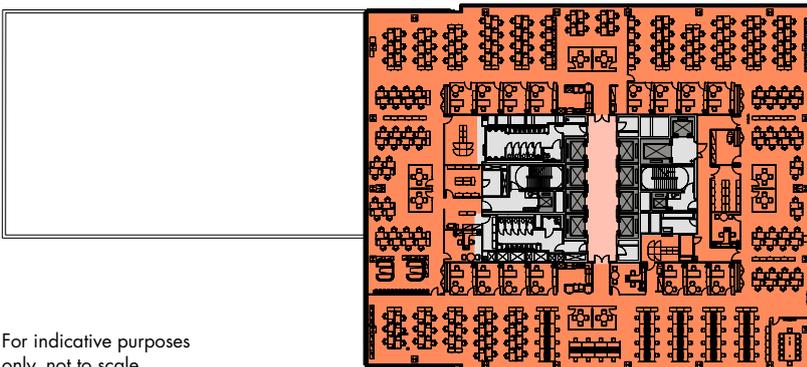
CHURCHILL PLACE

- 130 Open Plan Workstations
- 3 x 1 Person Offices
- 2 x 6 Person Meeting Rooms

Total Occupancy – 133
Existing Occupancy Ratio
1:7.5 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

For indicative purposes only, not to scale.





A WORLD CLASS BUSINESS DESTINATION

Canary Wharf offers a multitude of vibrant restaurants, bars and a great array of shops and cafés. Local amenities including gyms, food markets and curated events compliment daily work life.

The building is nearby to Canary Wharf's new district, Wood Wharf, a mixed-use development which will provide a multitude of new, exciting retail offerings.





CANARY WHARF STATION OFFERS ACCESS TO THE JUBILEE LINE AND DLR, ALONG WITH THE ELIZABETH LINE UPON COMPLETION.



* Upon completion of the Elizabeth Line

