

TWENTY

CHURCHILL PLACE - CANARY WHARF E14



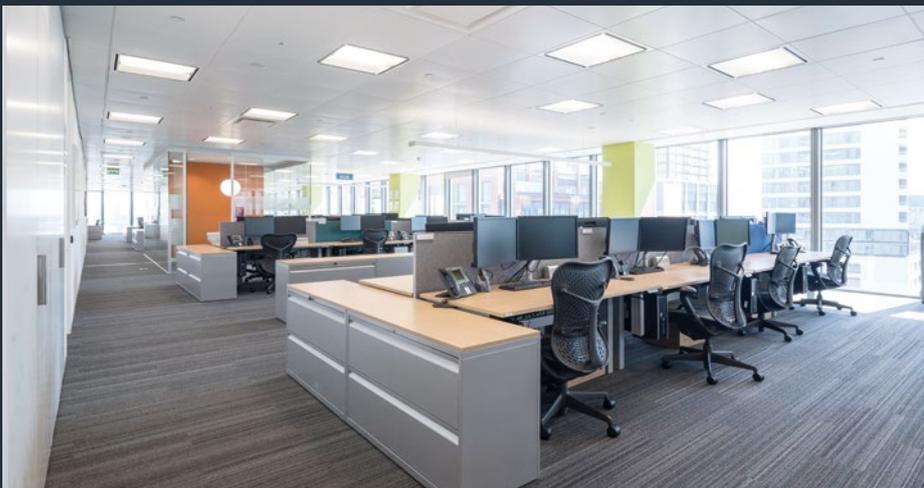
CONTEMPORARY ARCHITECTURE IN A NEW GENERATION CANARY WHARF BUILDING

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
020 3296 4226
tom.fayers@cushwake.com

CBRE

Chris Vydra
020 7182 3143
chris.vydra@cbre.com

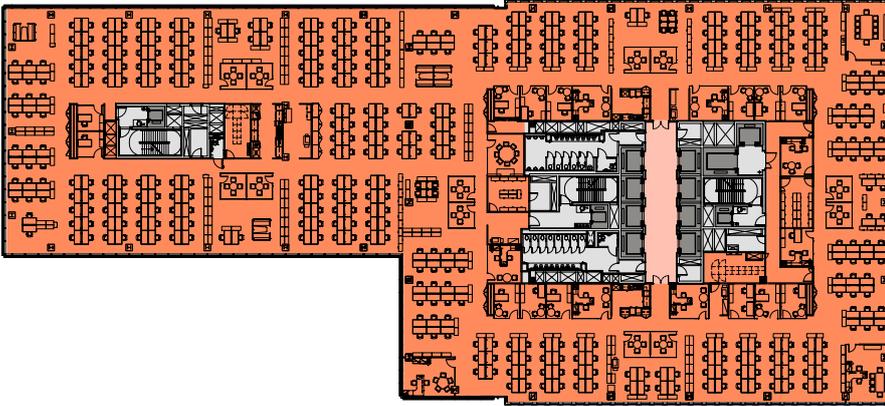
Polly Norris
020 3257 6234
polly.norris@cbre.com

TWENTY

CHURCHILL PLACE - CANARY WHARF E14

LEVEL 4

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



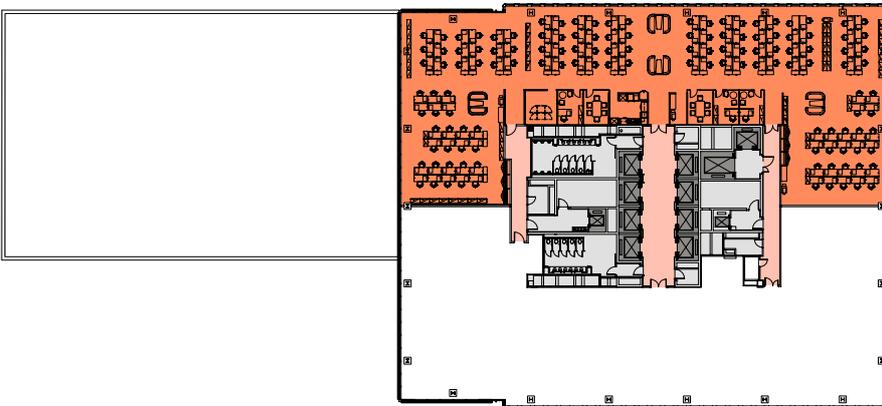
CHURCHILL PLACE

- 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 8 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)



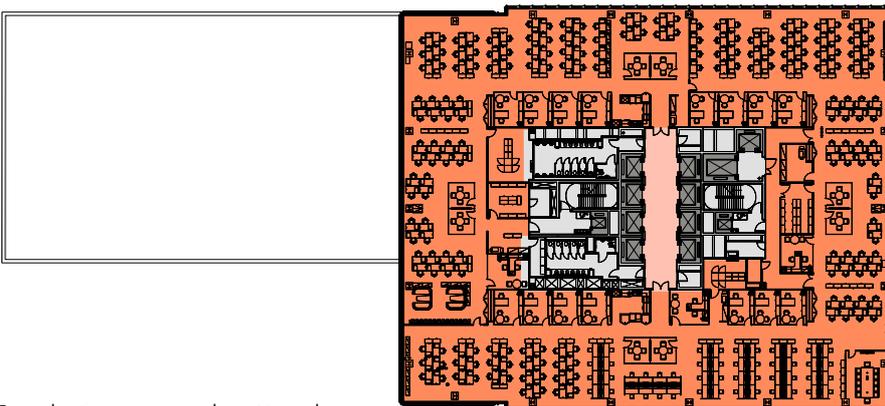
CHURCHILL PLACE

- 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.

