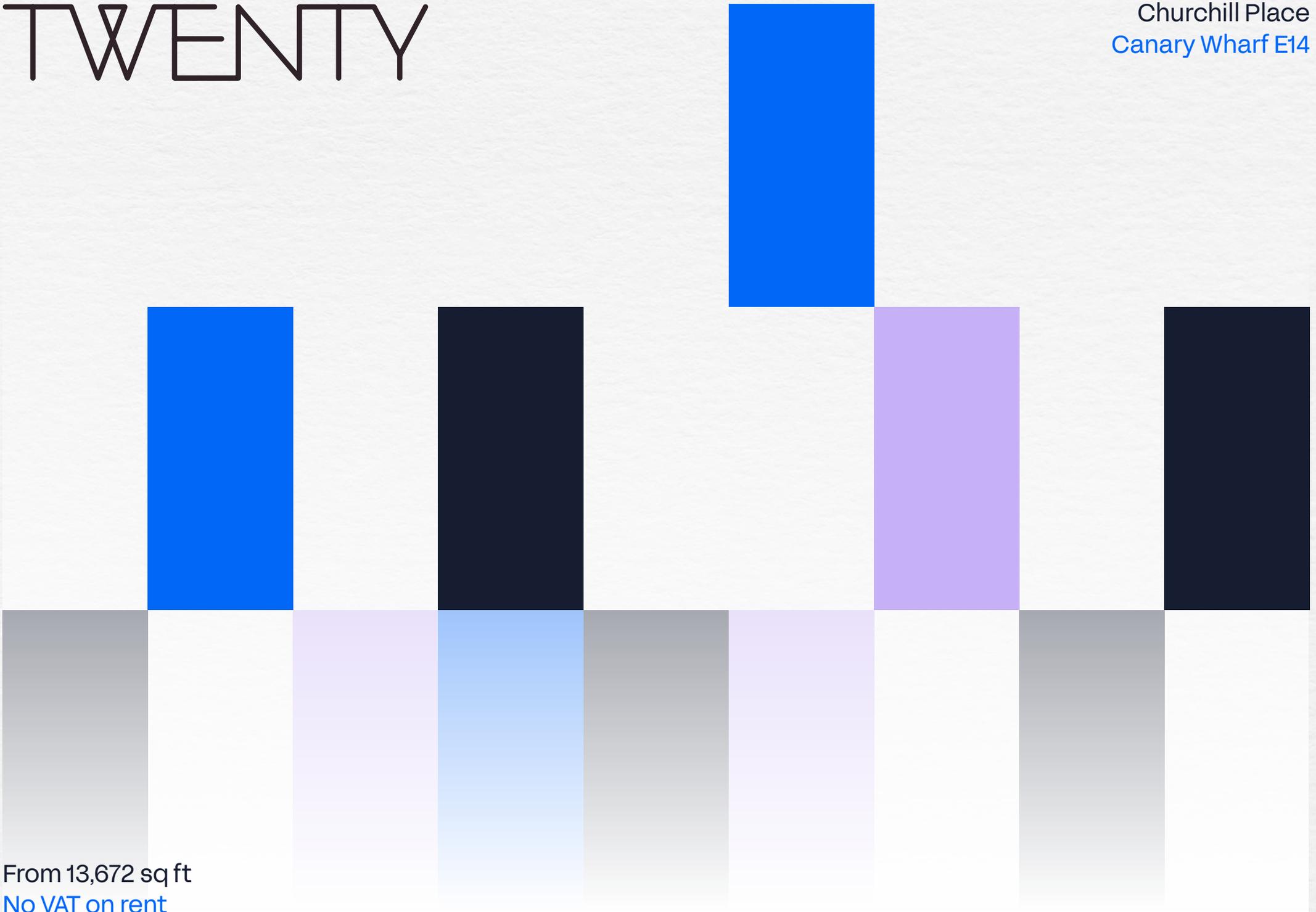


TWENTY

Churchill Place
Canary Wharf E14



From 13,672 sq ft
No VAT on rent

A Canary Wharf landmark building

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 13,672 sq ft to 35,128 sq ft of Category A office accommodation.

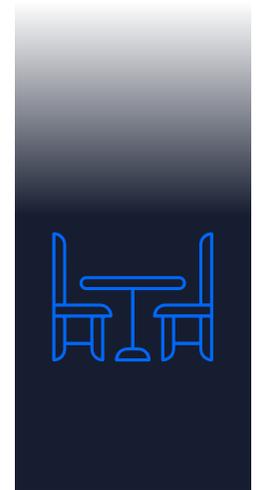


View of the north west façade





Auditorium
space available
for booking



Food on Five
restaurant on
5th floor

The striking entrance and contemporary reception offer an impressive welcome.

The entrance hall provides direct covered access to the concourse level, connecting with the retail malls, tube, DLR and Elizabeth line stations.

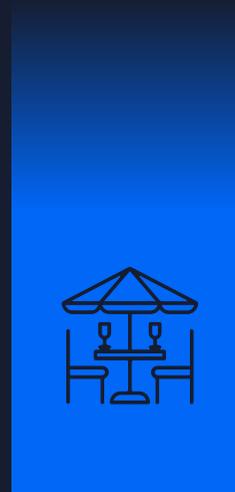


Food on Five

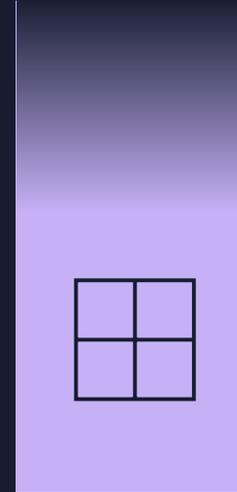
Summary specification

Occupiers benefit from a high level specification and on-site amenities.

These include an auditorium available to book in the south wing and on the fifth floor – Food on Five – with a restaurant/café offering and outdoor terrace space.



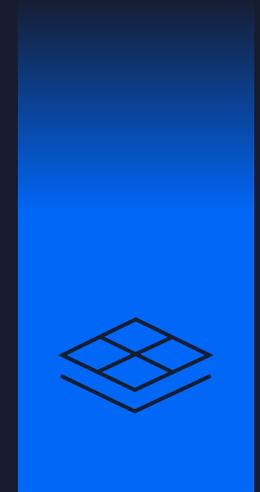
Restaurant/café with terrace on 5th floor



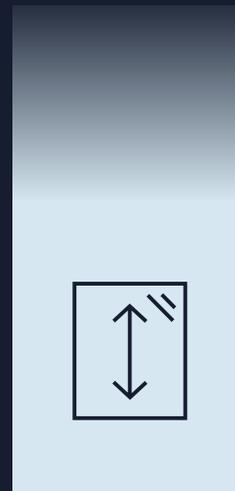
1.5m planning grid



Potential for Category B turn-key fit-out



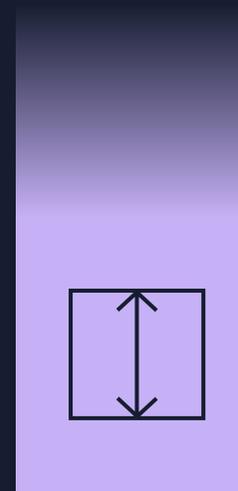
Raised floors (160mm overall)



Full height windows with panoramic views



4 pipe fan coil air conditioning



2.75m floor to ceiling height



Generator & UPS available for tenant use





View west from the building

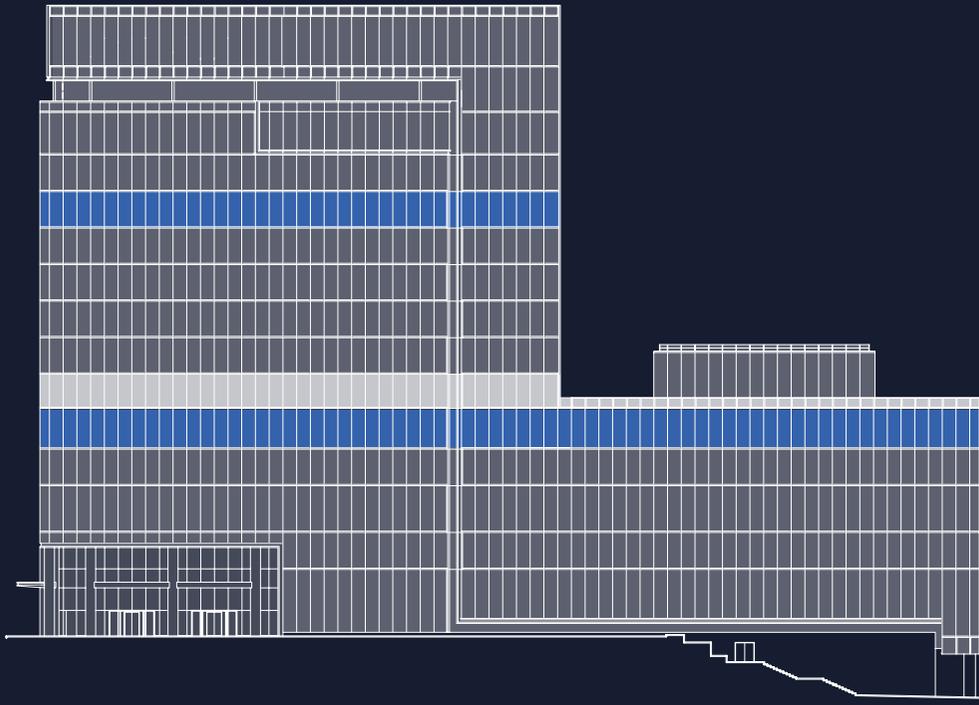


The wider view

The two remaining spaces are available in a Cat A condition and offer exceptional panoramic views over Canary Wharf and beyond.

Schedule of areas

Occupiers benefit from a high level specification and on-site amenities.



A true multi-let building.
Occupiers include:



Floor	sq ft	sq m
Level 10*	13,672	1,270
Level 4*	21,456	1,993
Total NIA	35,128	3,263

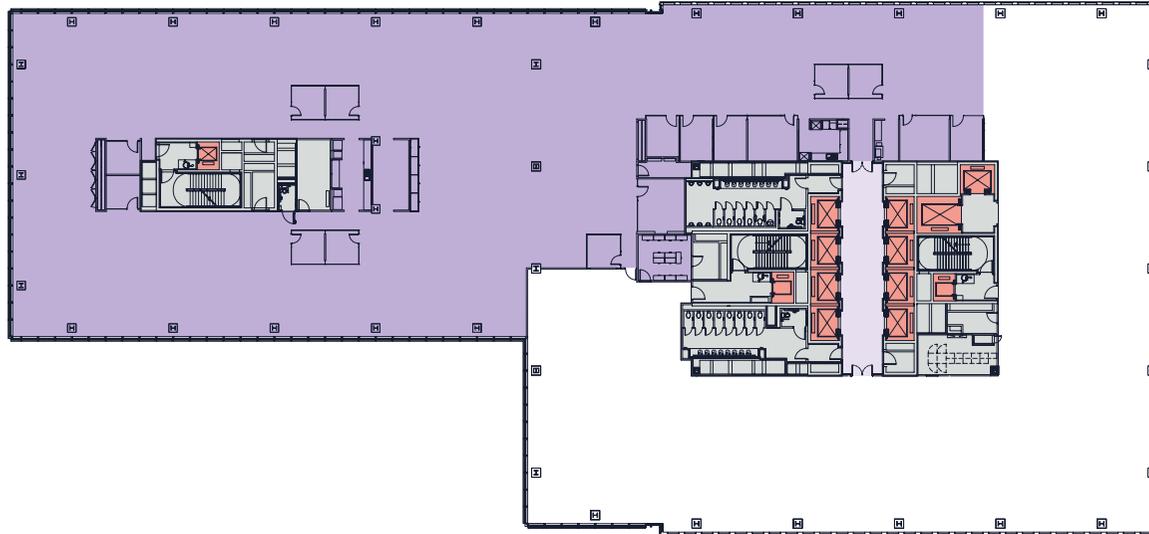
● Canteen/Terrace

*Net internal areas from 2018 Plowman Craven survey.

Floor plans

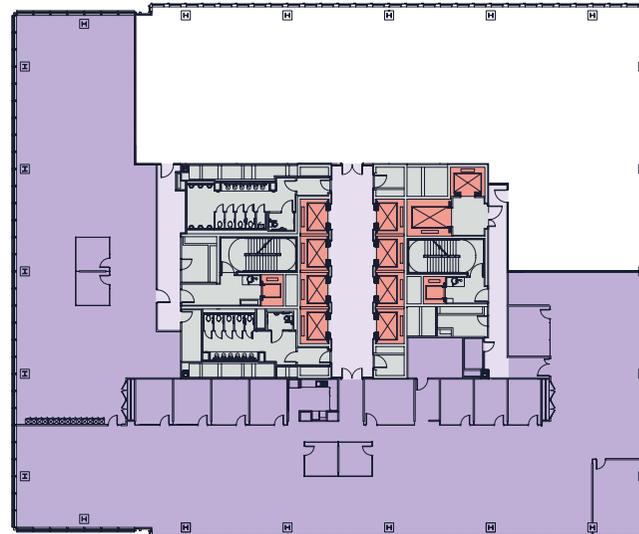
Level 4

21,456 sq ft / 1,993 sq m



Level 10

13,672 sq ft / 1,270 sq m



- Office
- Lobby
- Lifts
- Core



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 complement daily work life.



Local occupiers in the Churchill Place area include:

BARCLAYS

bgc

citi

EY

FitchRatings

Infosys

KPMG

TOTAL

More of what you want...

Wood Wharf waterfront



Fish Game – Wood Wharf

Crossrail Place

A short walk away Crossrail Place features a number of exciting F&B offerings, along with gyms and an Everyman cinema.



EVERYMAN



ISLAND  POKÉ

OLE & STEEN
LAGAGEHUSET



Wood Wharf

Wood Wharf offers occupiers an abundance of new restaurant and retail amenities.

amazon fresh

DISHOOM



mallow



Patty&Bun

THE LOWBACK



HAWKSMOOR

TWENTY

Everyman Cinema – Crossrail Place



Hawksmoor – Wood Wharf

Location / amenities

Food & Drink

- 1 Six by Nico
- 2 Mercato Metropolitan
- 3 Brewdog
- 4 The Ivy
- 5 Rocket
- 6 Ole & Steen
- 7 The Alchemist
- 8 Obica
- 9 640 East
- 10 Starbucks
- 11 Mallow
- 12 Fish Game
- 13 Patty & Bun
- 14 Hawksmoor

Retail

- 1 Amazon Fresh
- 2 Lap Bikes
- 3 Reiss
- 4 Lululemon
- 5 Peloton
- 6 Zara
- 7 Kate Spade
- 8 The Kooples
- 9 Humble Grape
- 10 Waitrose

Gyms & Leisure

- 1 Third Space
- 2 GoBoat
- 3 Sweat by BXR
- 4 Everyman Cinema
- 5 Nuffield Health
- 6 Awakn
- 7 Barrys
- 8 Therapie Clinic
- 9 Virgin Active
- 10 Floppa
- 11 Ultimate Performance



Making connections

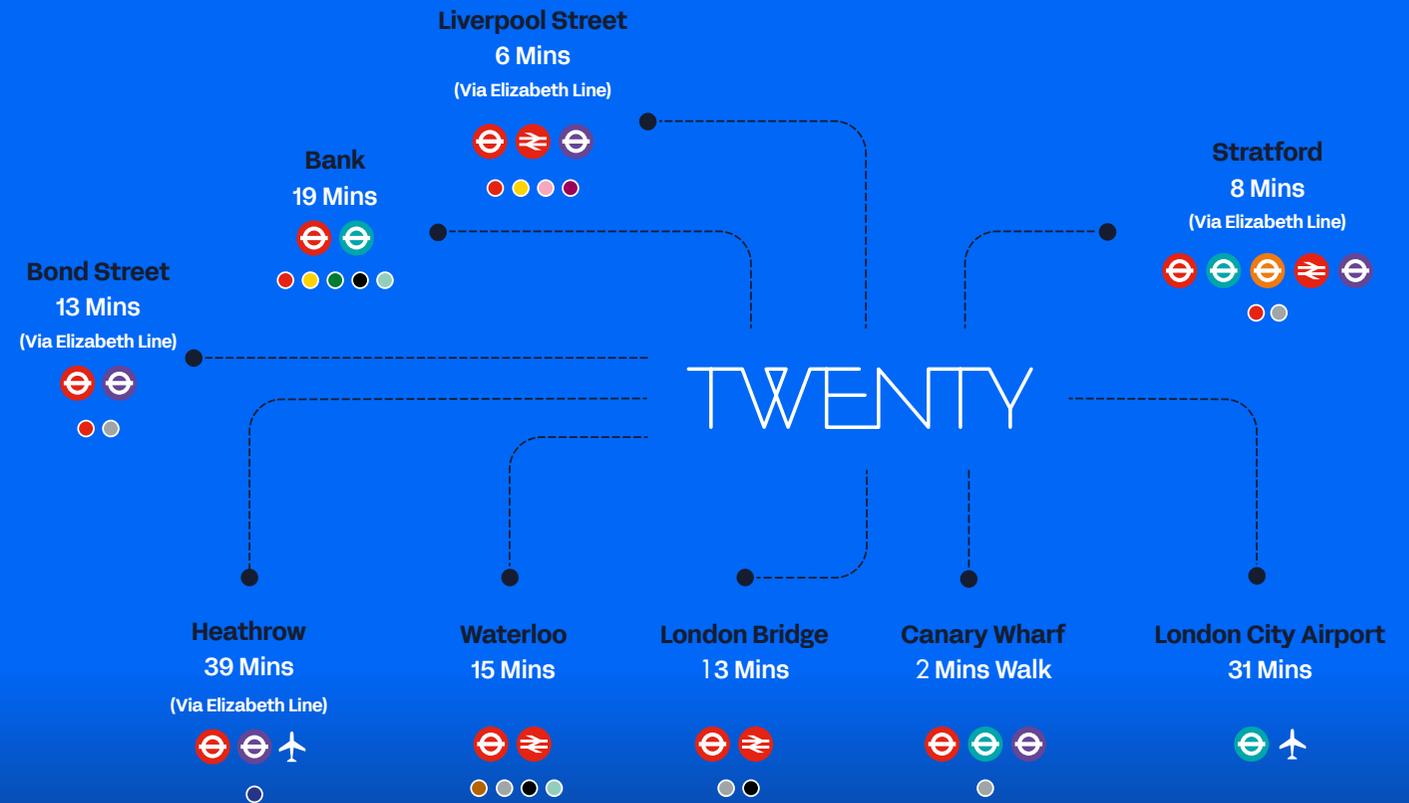
Canary Wharf station offers access to the Jubilee line, DLR and the Elizabeth Line.

Crossrail Place, is just a five minute walk away with the Elizabeth Line reducing travel times across London and to Heathrow Airport.



Key travel times

Journey times taken from the building.



All journeys factor in walk times.
Travel times from TfL.

Terms

Subleases available through to October 2028.
The building is not elected for VAT.

Quoting Rent

£29.50 per sq ft (no VAT)

Business Rates y/e 2024

£13.59 per sq ft (estimated)

Viewings

Strictly through joint sole letting agents.

Cushman & Wakefield

Andrew Parker

07826 946 330

andrew.parker@cushwake.com

Tom Fayers

07973 821 247

tom.fayers@cushwake.com

Claudia Feaver

07557 173 278

claudia.feaver@cushwake.com

Service Charge

£11.00 per sq ft (estimated)

Estate Charge y/e Dec 2023

£4.33 per sq ft

CBRE

Chris Vydra

07710 618 023

chris.vydra@cbre.com

Ben Atwell

07490 363 111

ben.atwell@cbre.com

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