

ELEVEN

WESTFERRY CIRCUS

CANARY WHARF / E14

INTRODUCTION

Bring life to work

A cornerstone building, **Eleven Westferry Circus** is situated at the western gateway to Canary Wharf.

Beyond the refurbished reception, that features a new contemporary breakout space and co working lounge – the building offers a flexible and modern work environment.

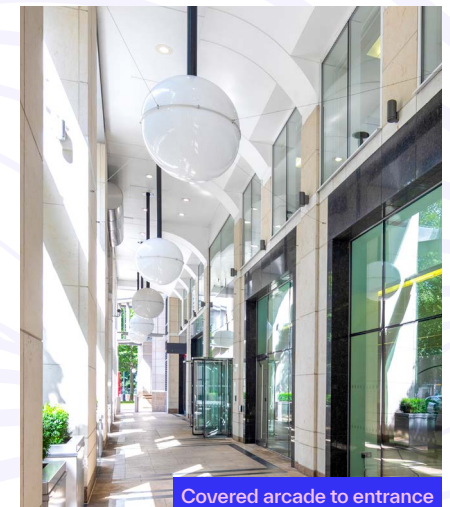
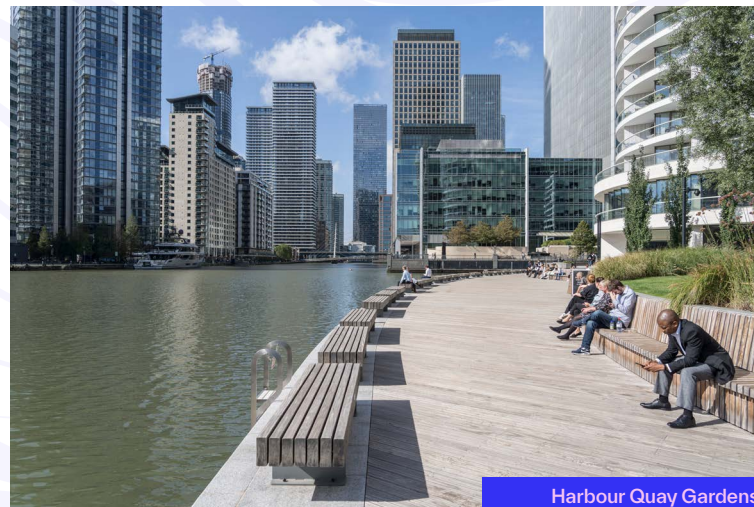
8,016 sq ft to 24,864 sq ft is currently available on the part 3rd floor west and 4th floor. The part 3rd floor west is offered newly refurbished to a fully fitted (Cat B) condition, with furniture and cabling. The 4th floor is offered newly refurbished to an open plan Cat A condition – so however you like to work – we've got it covered.



Fitted out Cat B
Part 3rd floor west



Cat A
4th floor



AMENITIES



Reception and co-working lounge



Reception seating area



Upgraded reception



Live internet connectivity - no wayleave



Part 3rd floor fully fitted to Cat B



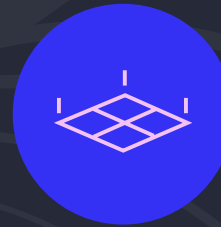
4th floor open plan Cat A



Fan coil air-conditioning



Suspended metal tiled ceilings



Fully accessible raised floors



Four passenger lifts



Basement showers and bike racks



Male/female and disabled WCs



Secure underground car parking



EPC Rating B (46)

The fully fitted part 3rd floor west offers a work space with modern design details, perfect for companies that want to get straight to work.

PART 3RD FLOOR WEST



Open plan work space



Meeting room



Open plan office space



Kitchen and Breakout area



Phone booths

4TH FLOOR

The 4th floor, newly refurbished to an open plan Cat A condition, provides a blank canvas to create a space that works for you.



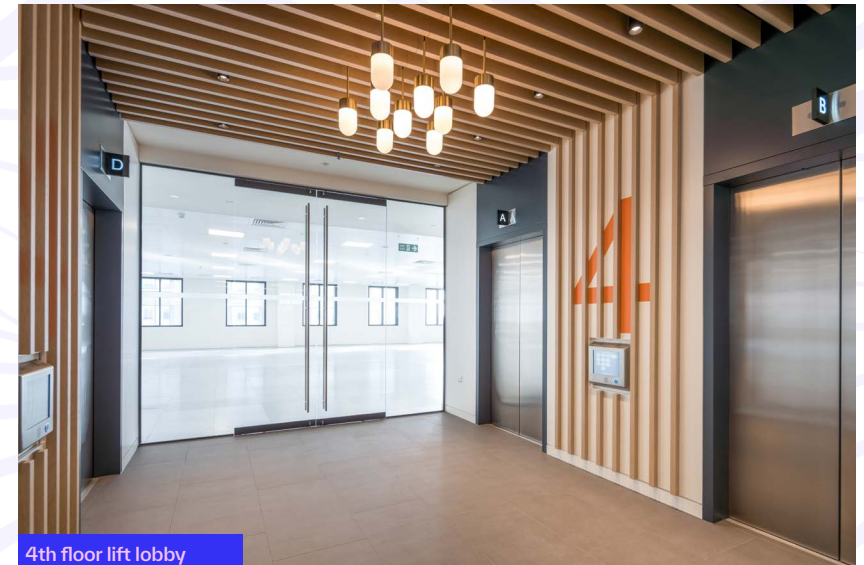
4th floor



4th floor



4th floor



4th floor lift lobby

ACCOMMODATION

Floor	Status	Sq Ft	Sq M
4th	Cat A	16,848	1,565
Part 3rd West	Fully Fitted	8,016	745
Total		24,864	2,310

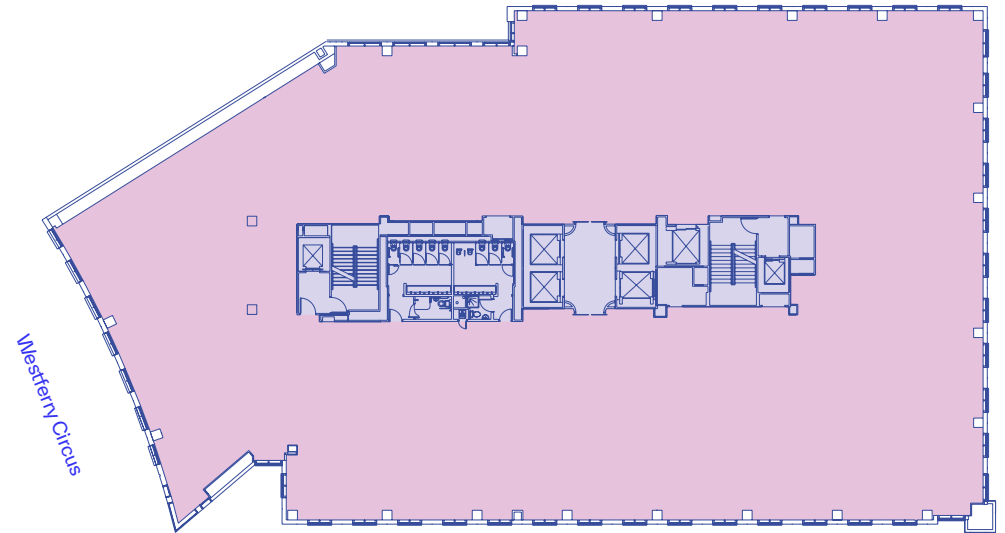
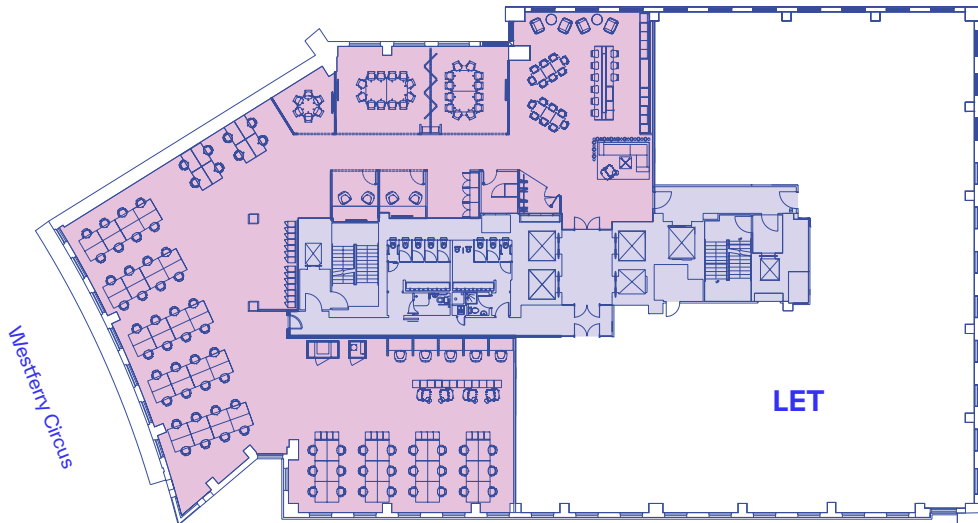
Part 3rd West Fully Fitted Cat B

8,016 sq ft / 745 sq m

Workstations	72	2 person phonebooth	2
Lockers	74	Comms room	1
Breakout area	1	Print store	1
FOH waiting	1	Coat room	1
12 person flex meeting room	2	Zoom desks	5
6 person meeting room	1	Soft seating drop in	2
2 per VC/1 to 1 room	2		
1 person phonebooth	1	Occupancy ratio	1:10 sq m

4th Cat A

16,848 sq ft / 1,565 sq m



● Office ● Core

Floor plans not to scale.
For indicative purposes only.



CANARY WHARF

Look no further

Eleven Westferry Circus offers occupiers a waterside location, surrounded by exceptional amenities and transport.

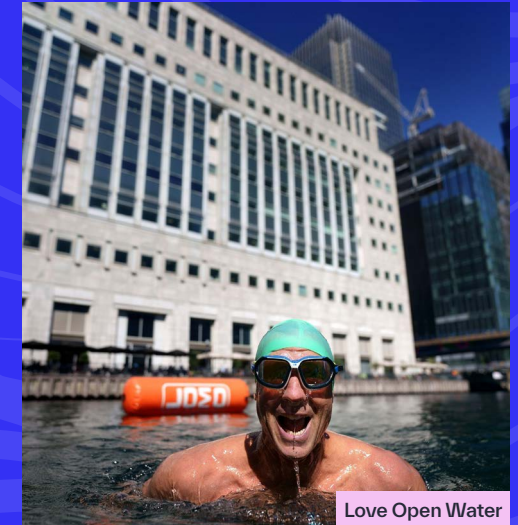
Be spoilt for choice with a world class retail and leisure offering – with over 300 shops, cafés, bars and restaurants to satisfy every taste. An envied arts programme also sees over 100 performing arts and events take place across the estate every year.



Fish Game



Everyman Cinema



Love Open Water



Hawkmoor



Westferry Circus



Caravan Reuters Plaza

LOCATION | AMENITIES

Food & Drink

- 1 Six by Nico
- 2 Electric Shuffle
- 3 Brewdog
- 4 The Ivy
- 5 Gaucho
- 6 Ole & Steen
- 7 The Alchemist

- 8 Obica
- 9 640 East
- 10 Starbucks
- 11 Caravan
- 12 The London
- 13 Patty & Bun
- 14 Fish Game

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 Per



CONNECTIVITY

Get going

Whether moving around the City or travelling further afield Eleven Westferry Circus is spoilt for choice with transport connections.

Just a five minute walk away, the Elizabeth line at Crossrail Place has reduced travel times across the City with a high frequency timetable and high capacity trains. Canary Wharf DLR and underground stations are also nearby – meaning wherever you need to get to, you can with ease.



Journey times from building entrance. Source: TfL.

Get in touch

BH₂



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