

**ONE BANK STREET**  
**CANARY WHARF**



**Exceptional opportunity**  
**13,000 sq ft to 79,000 sq ft**

**32,000 sq ft on one floor.**  
**Fully fitted “plug and play”.**

**Best in class fit out**  
**designed by TP Bennett.**

**Full FM support available.**

**Any length of lease**  
**up to 2030.**

**Boardrooms and fine**  
**dining, by arrangement.**

**Roof terrace for events,**  
**by arrangement.**



Main reception



Reception desk

**Entrance**  
**Dramatic reception,**  
**with opportunity for**  
**dedicated subtenant**  
**desk position.**

## Specification

The high specification fitted out space offers forward thinking companies the perfect environment in which to perform and thrive.

Ultimate flexibility on offer – from traditional lease to fully serviced.

Leases available from 1 to 10 years.



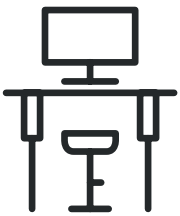
Meeting area



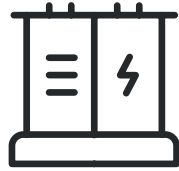
Breakout area



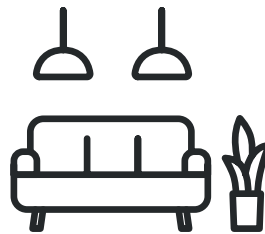
Office area



**387 adjustable height workstations.**



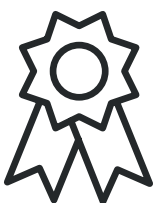
**Highly resilient services with diverse, dual feed power and standby generators.**



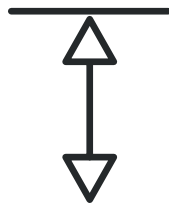
**Beautifully furnished breakout, support and staff amenity spaces with exposed services.**



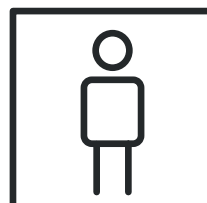
**One of the largest displays of biophilia in a commercial workplace in the country.**



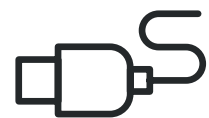
**BREEAM rated 'Outstanding'.**



**2.85m floor to ceiling height.**



**Occupancy: 1:8 sq m.**



**Full IT capability ready.**





## Accommodation / Amenities

Wellness of staff has been considered at every point – with a light, spacious and bright workspace, along with a range of amenities expected by today's occupiers.

- \_ Far reaching City and river views.
- \_ Cycle spaces.
- \_ Changing room, showers and lockers.

Floor	sq ft	sq m
7th	32,460	3,016
6th	33,692	3,130
Part 5th	13,258	1,232
<b>Total</b>	<b>79,410</b>	<b>7,378</b>



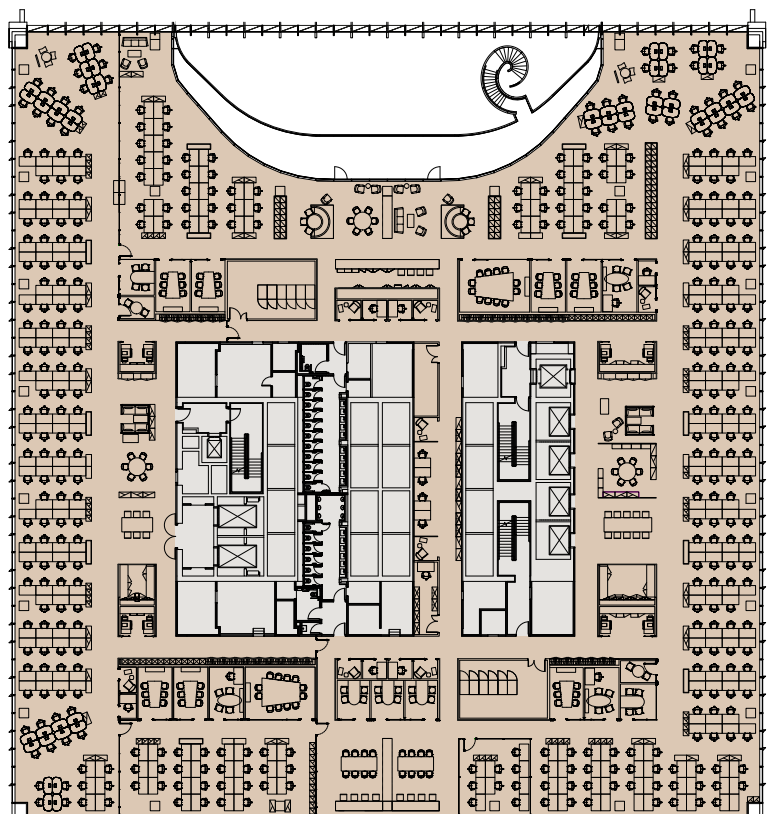


Privacy pods

## 7th Floor Plan

32,460 sq ft / 3,016 sq m

Fixed adjustable height workstations	387
Hot desks	40
12 person meeting rooms	2
6 person meeting rooms	7
4 person meeting rooms	8
2 person meeting rooms	2
Privacy pods	6
Phone booths	8
Collaboration spaces	2
Breakout areas	4
Kitchenette	1



North

● Floor ● Core

For indicative purposes only. Not to scale.





## Canary Wharf

Located in a thriving mixed use area with over 845,000 sq ft of restaurants, retail and other amenities – the building is also in close proximity to Canary Wharf and Heron Quay (DLR) stations with Crossrail Place providing Elizabeth Line services later this year.



## Canary Wharf Estate





## The Quay Club

The team behind the Arts Club in Mayfair is opening the first private members' venue in Canary Wharf. Located opposite One Bank Street – it will house a restaurant, bar, gym and spa, guest bedrooms and roof terraces with views across Canary Wharf.



## Wood Wharf

Canary Wharf's new neighbourhood, Wood Wharf, offers a relaxed waterside setting and welcoming green spaces. A new piece of London where career and social life combine, thanks to carefully curated retail, dining and leisure.



Crossrail Place

## Amenities Include

TIFFANY & CO.

Paul Smith

EVERYMAN

THIRD SPACE

Virgin active

THE IVY

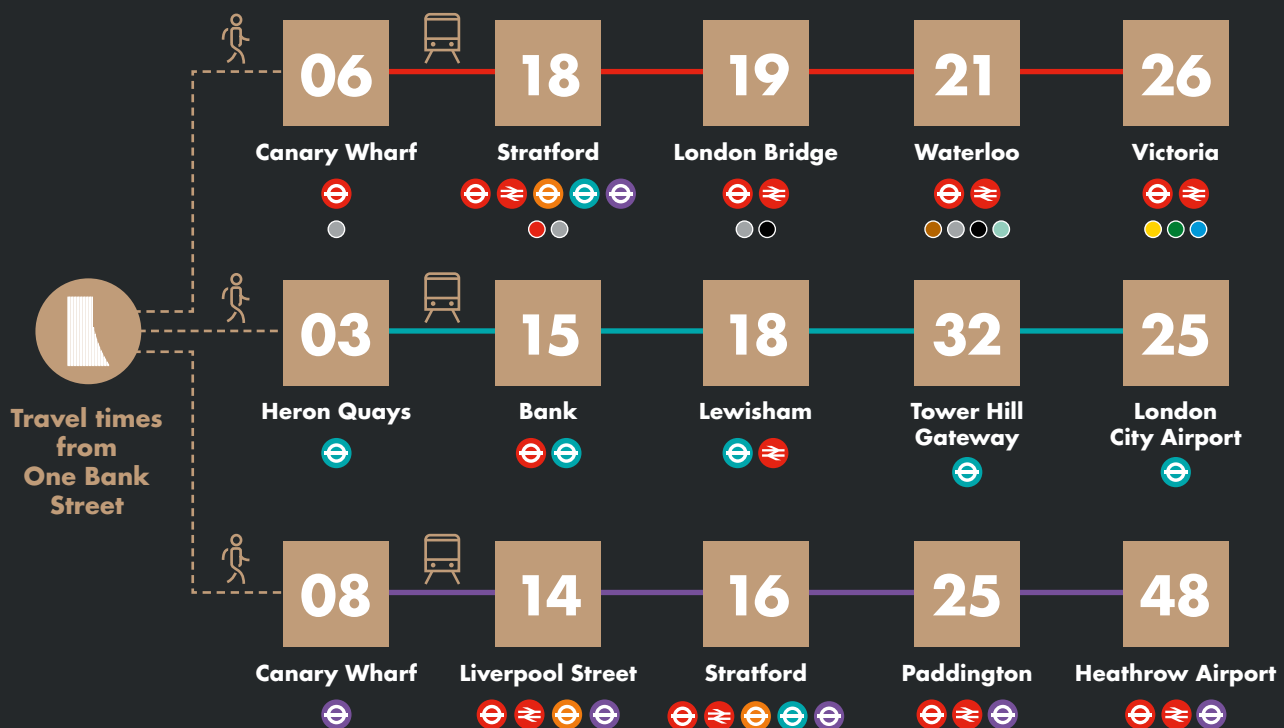
TOM & KITCHEN

IBÉRICA

SMOLLENSKY'S

ROKA

## Journey Times (in minutes from One Bank Street)



Kitchen and breakout area



## Terms

Upon request.

## Viewing

Strictly through sole letting agents:



**Tim Plumb**  
020 3296 2005  
tim.plumb@cushwake.com

**Joel Randall**  
020 7152 5517  
joel.randall@cushwake.com

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