

CABOT

Canary Wharf



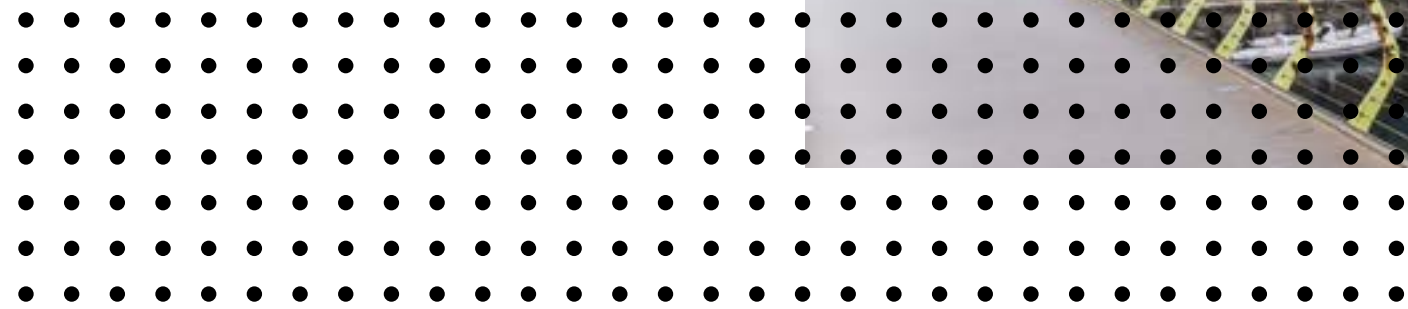
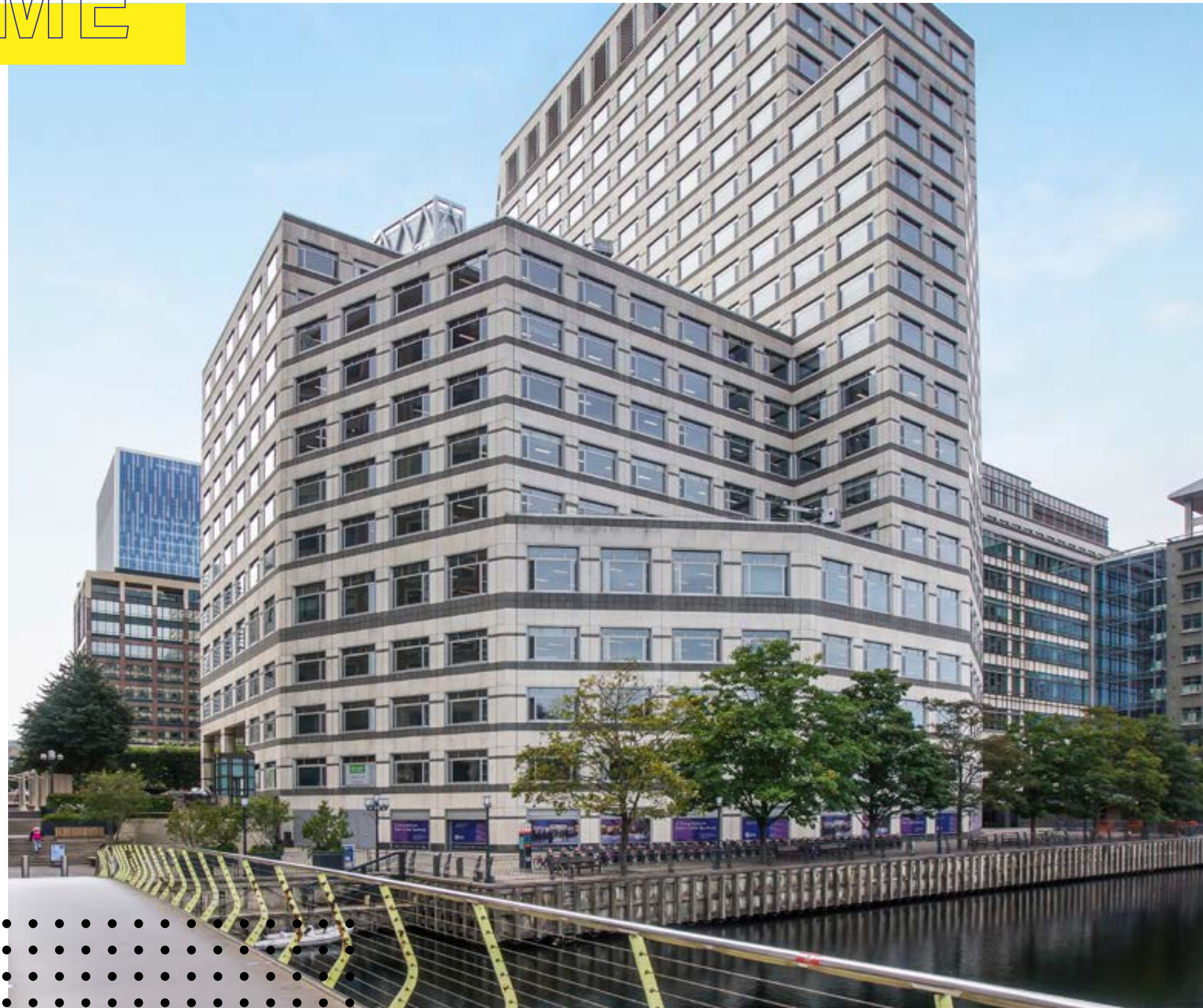
# OVERVIEW





# WELCOME

An amazing opportunity for your company to occupy one of London's most iconic corporate HQ buildings with 145,842 sq ft of premium accommodation available.



# KEY FACTS



**145,842 SQ FT  
AVAILABLE**



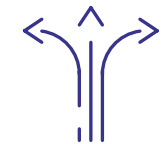
**FUNCTIONAL AND  
ADAPTABLE  
FLOOR PLATES**



**UPPER STACK OF THE  
BUILDING PROVIDING  
UNRIVALLED CENTRAL  
LONDON VIEWS**



**LEASE UNTIL NOVEMBER  
2034, EARLIER  
FLEXIBILITY AVAILABLE**



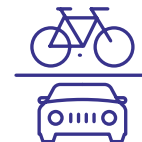
**FLEXIBLE LEASE  
START DATE**



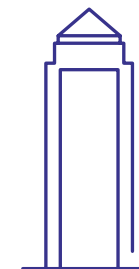
**NEWLY REFURBISHED  
GROUND FLOOR  
RECEPTION AND  
TENANT AMENITIES**



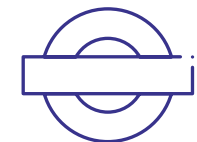
**NUFFIELD GYM  
INCLUDING A  
STUNNING 25M HEATED  
SWIMMING POOL**



**292 BIKE RACKS,  
292 LOCKERS AND  
SHOWER FACILITIES,  
CAR PARKING**



**LOCATED IN CANARY  
WHARF, THE HEART  
OF LONDON'S  
FINANCIAL, TECH AND  
PROFESSIONAL HUB**



**CONNECTED WITH  
THREE OF THE  
NEWEST LINES ON  
THE LONDON NETWORK  
(JUBILEE, DLR, ELIZABETH LINE)**



# THE BUILDING







GROUND FLOOR RECEPTION



## GROUND FLOOR RECEPTION



First impressions count. Step into a fully refurbished and dramatic reception area that will ensure a seamless tenant and guest arrival experience.

# THE RECEPTION

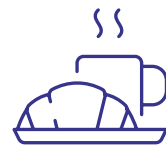


# AMENITIES

Tenants will be able to benefit from a full array of on-site amenities that will enhance your daily routine and work life balance.



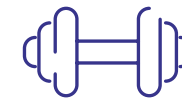
**28,000 SQ FT COMMUNAL  
RESTAURANT AND LOUNGE  
FLOOR ON LEVEL 9**



**TENANT FOOD COURT  
WITH MULTIPLE  
CUISINE OPTIONS  
AVAILABLE**



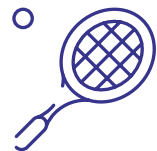
**ON-SITE BAKERY  
AVAILABLE TO TENANTS**



**NUFFIELD STATE OF  
THE ART FITNESS AND  
WELLNESS CENTRE**



**25M HEATED SWIMMING  
POOL WITHIN NUFFIELD  
HEALTH CLUB**



**TWO SQUASH COURTS**



**292 BIKE RACKS  
INCLUDING A  
BIKE GUARDIAN  
SECURITY SYSTEM**



**17 DEDICATED  
SHOWER FACILITIES**



**292 DEDICATED LOCKERS,  
CHANGING ROOMS AND  
A DRYING ROOM**



**TENANT RESERVED  
CAR PARKING SPACES**

# THE SWIMMING POOL

A great way to start, break up or finish your day by diving into the 25m heated pool located within Nuffield Health Centre.







NUFFIELD HEALTH SWIMMING POOL



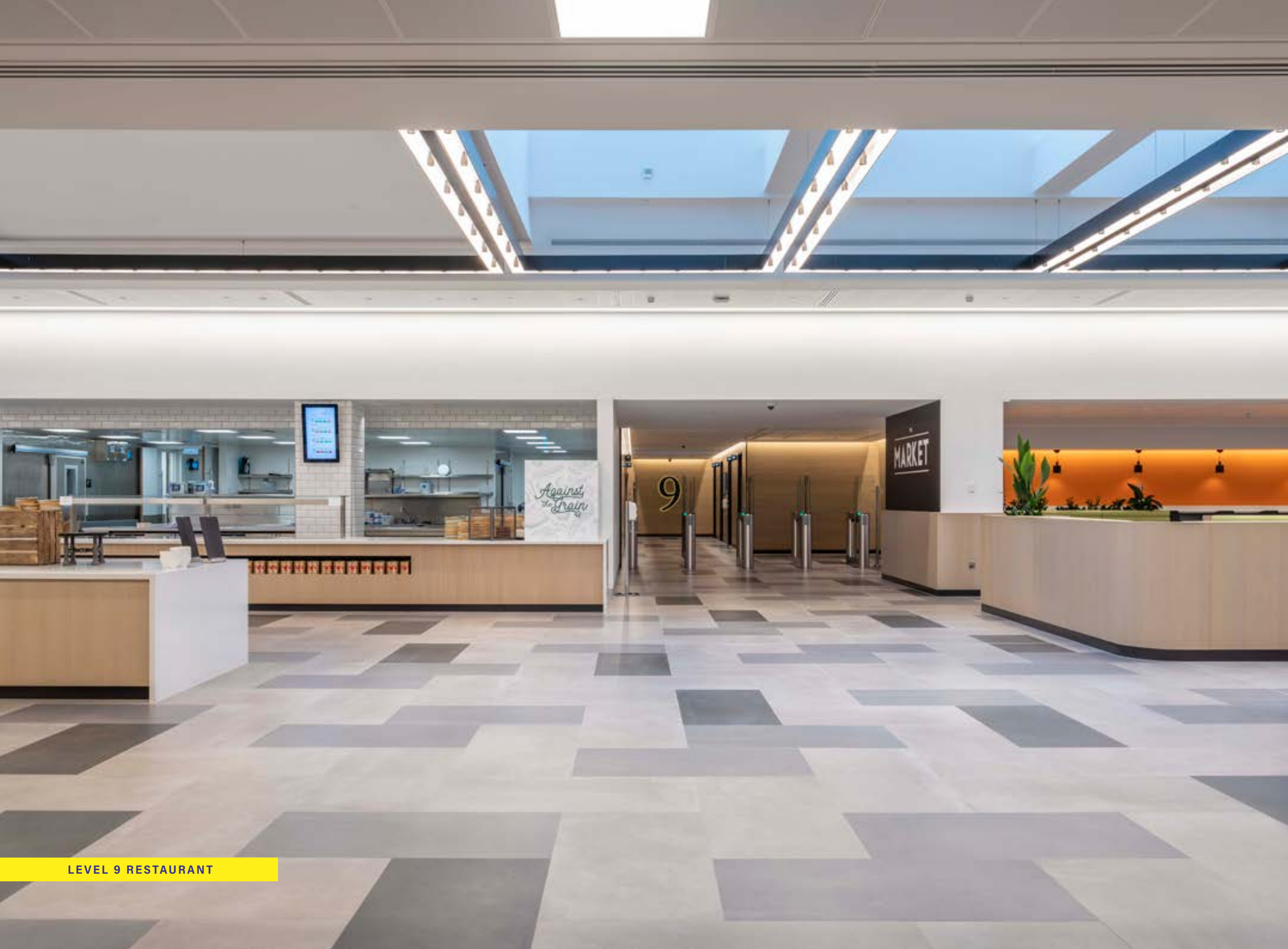


LEVEL 9 RESTAURANT

# THE RESTAURANT

All tastes are catered for, with an array of food stations offering a wide range of options.





LEVEL 9 RESTAURANT



# GREAT CUISINE



2



1

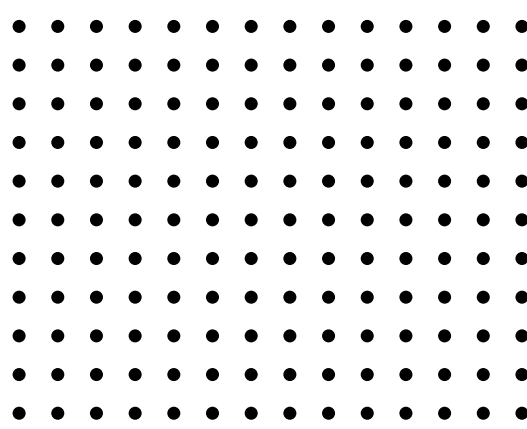
3



4



- 1. COMMUNAL RESTAURANT
- 2. BAKERY
- 3. WORKING LUNCH
- 4. CAFETERIA





## THE GYM



The building offers a fully equipped gym and fitness centre, as well as other shared amenities including cafés and meeting spaces.

# THE GYM



# OTHER AMENITIES



- 1. 292 BIKE RACKS AND 12 BIKE LOCKERS
- 2. SQUASH COURTS
- 3. SHOWERS AND LOCKERS
- 4. VANITY AND HAIRDRYING FACILITIES









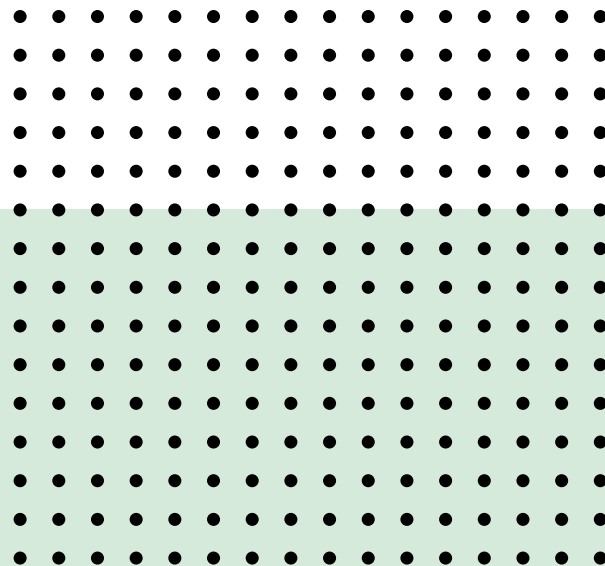
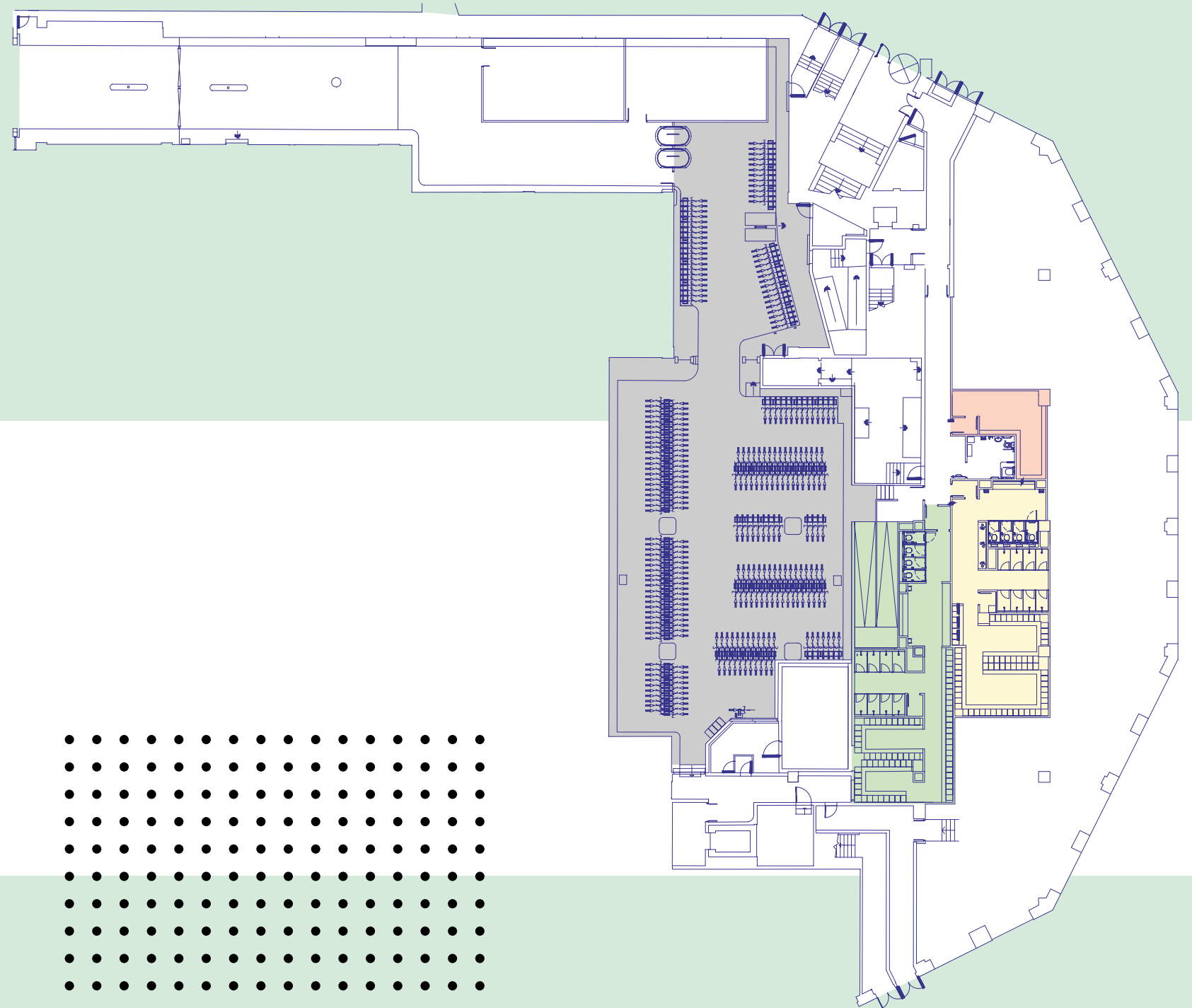
# FLOOR PLAN

END OF TRIP

WILLOUGHBY PASSAGE

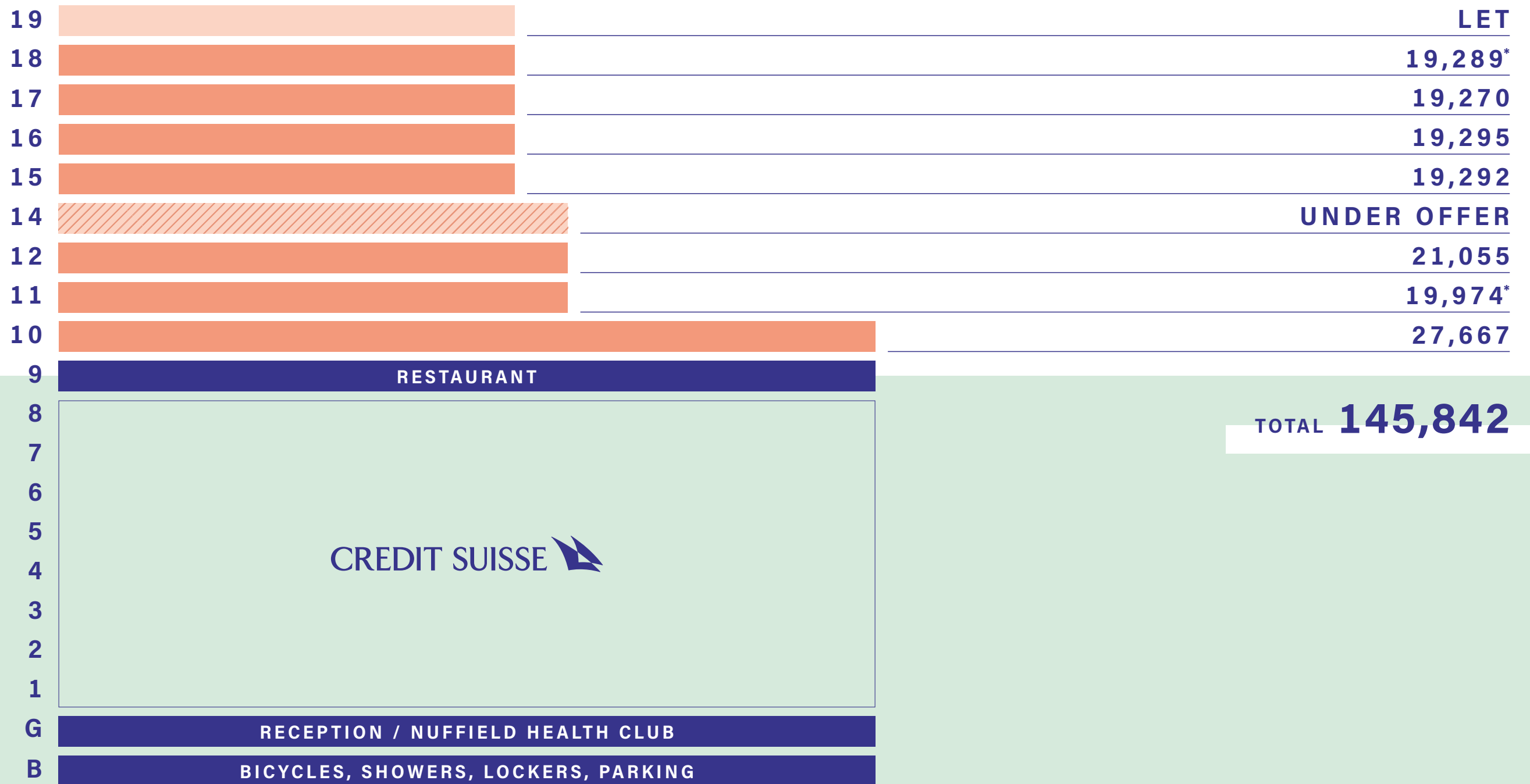


-  CYCLE RACKS (292 IN TOTAL)
-  FEMALE SHOWERS AND LOCKERS
-  MALE SHOWERS AND LOCKERS
-  UNISEX DRYING ROOM



FLOOR PLANS NOT TO SCALE, FOR IDENTIFICATION PURPOSES ONLY

# AVAILABILITY



\*FLOORPLAN PRIOR TO REFURBISHMENT  
FLOOR PLANS NOT TO SCALE, FOR IDENTIFICATION PURPOSES ONLY



# THE OFFICE

Providing flexible state of the art office accommodation for all types of businesses, featuring functional and adaptable floor plans with unrivalled views across Central London.



OPEN PLAN WORKSPACES





RECEPTION



BREAKOUT AREAS

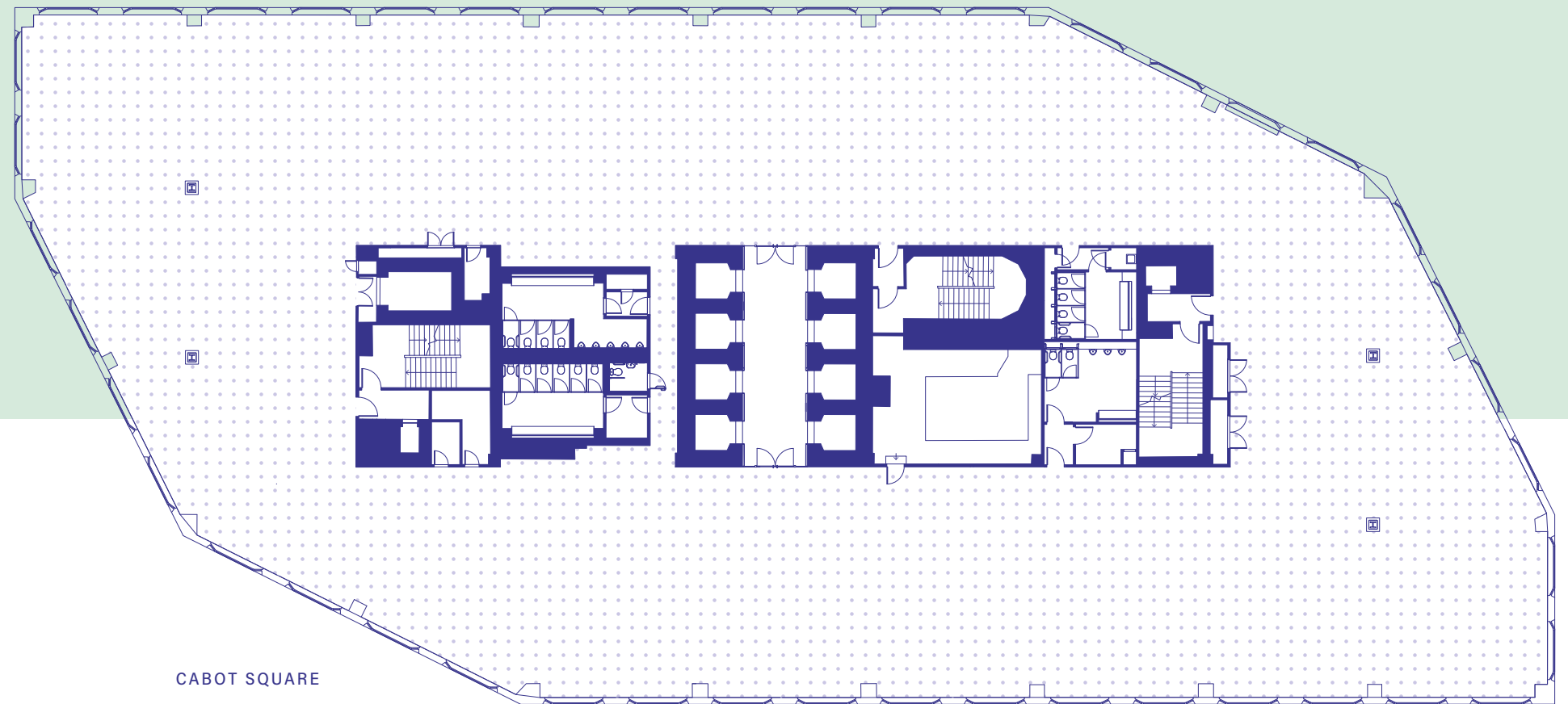


# FLOOR PLAN

## TYPICAL OFFICE FLOOR

14TH FLOOR 21,056 SQ FT (1,956 SQ M)

WILLOUGHBY PASSAGE

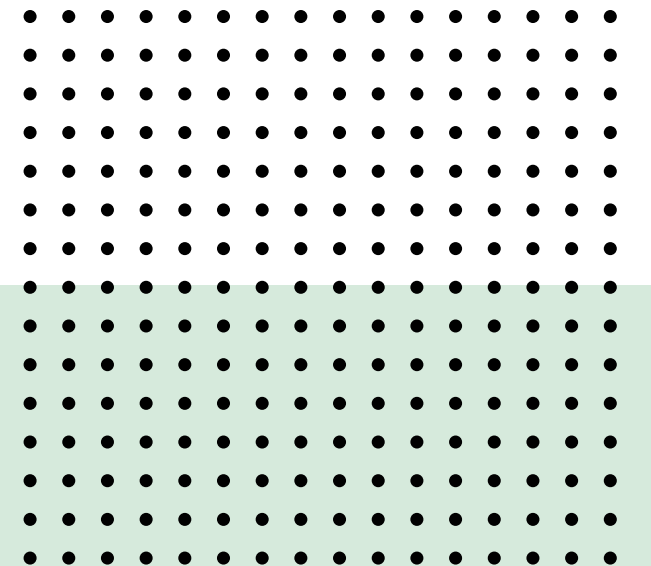


OFFICE



CORE

CABOT SQUARE





# SPACE PLAN

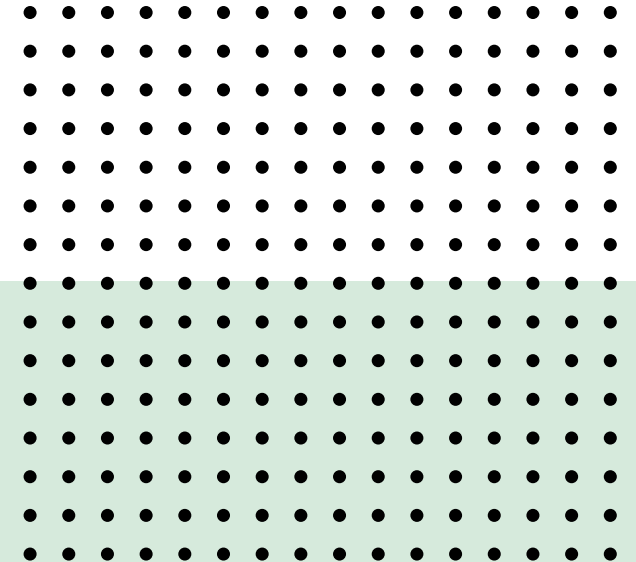
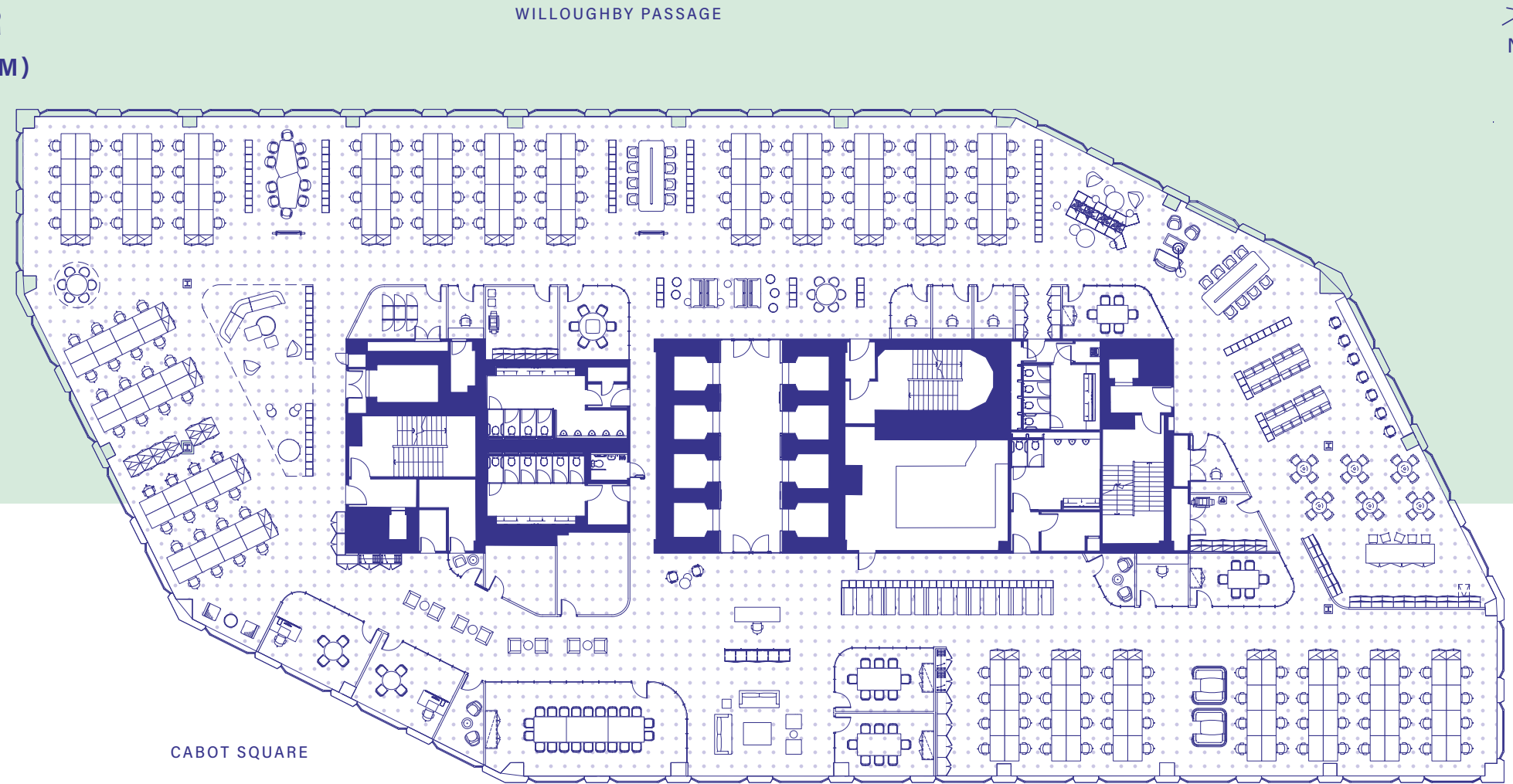
## TYPICAL OFFICE FLOOR

14TH FLOOR 21,056 SQ FT (1,956 SQ M)

OPEN PLAN DESKS	187
4 PERSON MEETING ROOMS	5
6 PERSON MEETING ROOMS	4
8 PERSON MEETING ROOMS	1
10 PERSON MEETING ROOMS	1
14 PERSON MEETING ROOMS	1
QUIET BOOTHS	4
PRIVATE OFFICES	4
OCCUPATIONAL DENSITY	1:10 SQ M*
<b>TOTAL HEAD COUNT</b>	<b>195</b>

\*DESIGNED TO ACCOMMODATE 1:8 SQ M

-  OFFICE
-  CORE



# FLOOR PLAN

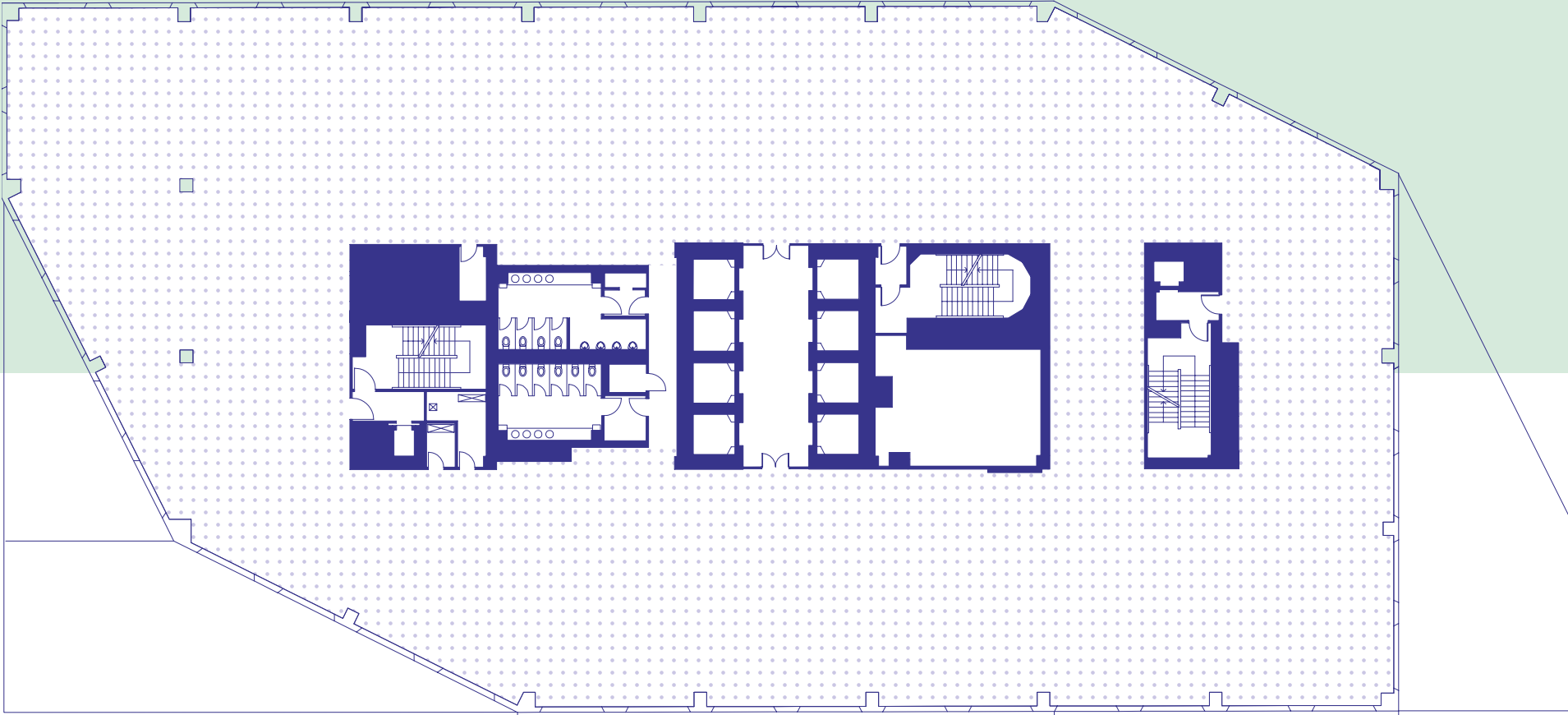
## 18TH FLOOR

20,182 SQ FT (1,875 SQ M)\*

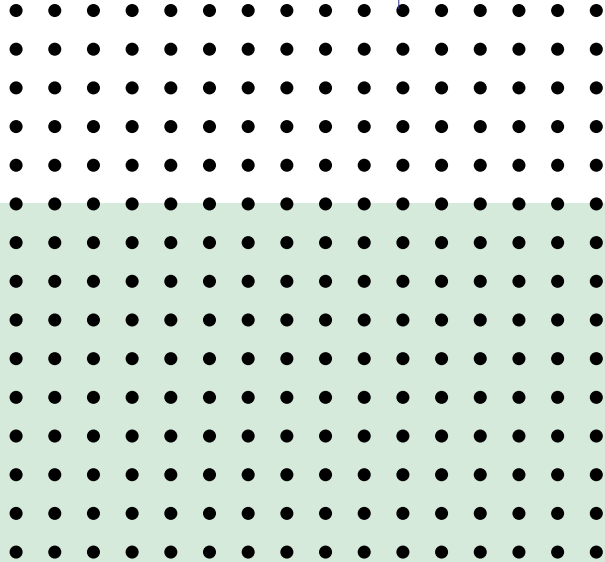
WILLOUGHBY PASSAGE



-  OFFICE
-  CORE



CABOT SQUARE



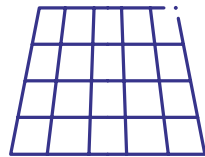
\*FLOORPLAN PRIOR TO REFURBISHMENT  
FLOOR PLANS NOT TO SCALE, FOR IDENTIFICATION PURPOSES ONLY



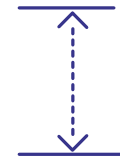
# SPECIFICATION



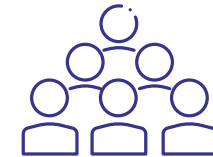
**NEW SHOWER FACILITIES**



**NOM. 150MM RAISED FLOOR OVERALL**



**FLOOR-TO-CEILING HEIGHT 2.7-2.75M+**



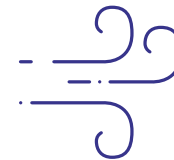
**DESIGN DENSITY 1:8 PER SQ M**



**DIVERSE DATA FEEDS INTO THE BUILDING**



**NEW EXTENSIVE CYCLE PARKING**



**ENHANCED FRESH AIR PROVISION**



**28,000 SQ FT RESTAURANT AND AMENITY FLOOR**



**NEW FAN ASSISTED TERMINAL VARIABLE AIR VOLUME SYSTEM**

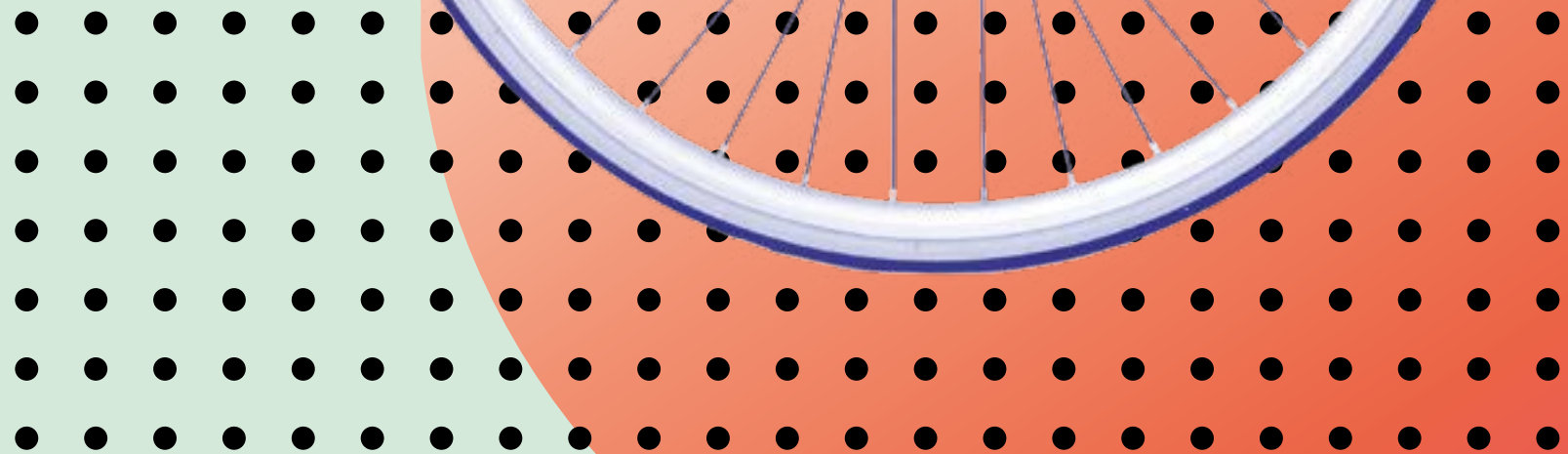


**8 X PASSENGER LIFTS  
2 X FIRE LIFTS  
1 X GOODS LIFT**



**DUAL POWER SUPPLY FROM TWO SEPARATE ELECTRICITY SUBSTATIONS**

# THE LOCATION







CITI

DEUTSCHE BANK

CLIFFORD CHANCE

INFOSYS

HSBC

MOODY'S

TOTAL

EY

CAPGEMINI

J.P. MORGAN

SOCIÉTÉ GÉNÉRALE

BARCLAYS

STATE STREET

APPLE

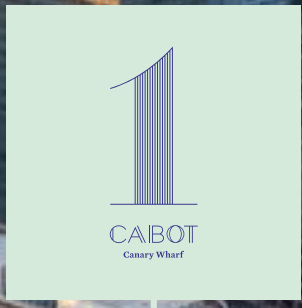
KPMG

NORTHERN TRUST

MORGAN STANLEY

FITCH RATINGS

THOMSON REUTERS



CMA

REVOLUT

DIGITAL SHADOWS



# RETAIL THERAPY

**C. 1,000,000 SQ FT OF RETAIL  
WITH ANOTHER 350,000 SQ FT  
BEING DELIVERED**



1. JUBILEE PLACE SHOPPING MALL
2. KEEP TRACK OF TIME WITH WATCHES OF SWITZERLAND
3. SUIT UP AT HAWES & CURTIS
4. OVER 120 STORES JUST A STROLL AWAY



2



1

3



4



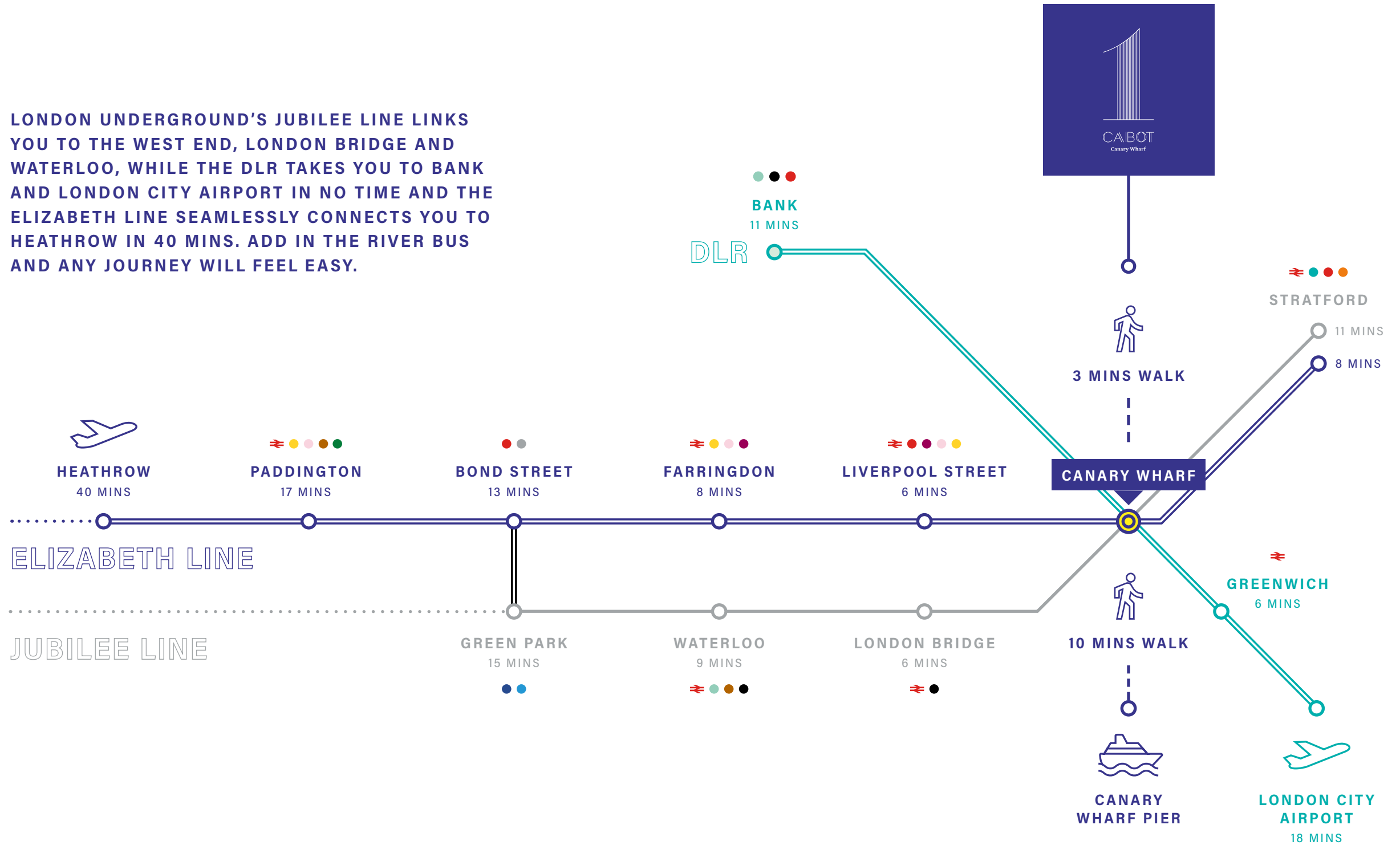
# THE LOCAL AREA

Located at the heart of London's financial, tech and professional hub, Canary Wharf also provides impressive retail and lifestyle, with over 300 shops, bars, restaurants and a stunning entertainment venue: the East Wintergarden.



# TRANSPORT

LONDON UNDERGROUND'S JUBILEE LINE LINKS YOU TO THE WEST END, LONDON BRIDGE AND WATERLOO, WHILE THE DLR TAKES YOU TO BANK AND LONDON CITY AIRPORT IN NO TIME AND THE ELIZABETH LINE SEAMLESSLY CONNECTS YOU TO HEATHROW IN 40 MINS. ADD IN THE RIVER BUS AND ANY JOURNEY WILL FEEL EASY.





# CONTACTS

For further information or to arrange an inspection of the property, strictly by appointment only, please contact:



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