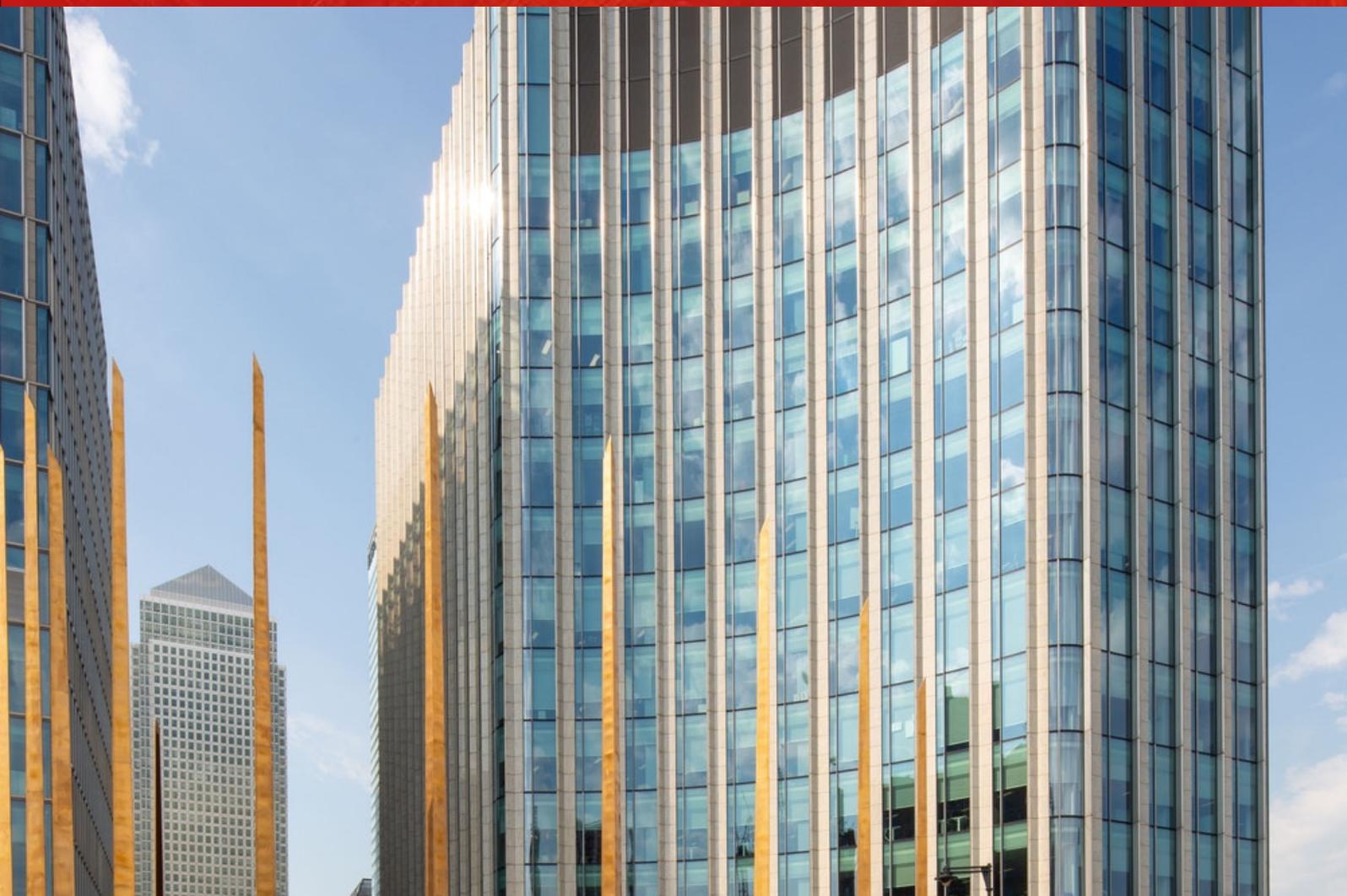


To Let

5 Churchill Place, London, E14 5HU

10,452 sq ft

- Strategically placed at the gateway of Canary Wharf's new Wood Wharf District; one of London's latest mixed use neighbourhoods
- 10,452 - 23,964 sq ft of fitted office accommodation available
- Modern HQ building with enhanced technical specification
- Crossrail Place - 4 minute walk



Location

5 Churchill Place occupies a prominent position in the Canary Wharf estate, adjacent to the headquarters of Barclays, State Street and Ernst & Young. The building is also strategically placed at the gateway of Wood Wharf, where the Canary Wharf Group are delivering a new vibrant live/work community, comprising a 4.9m sq. ft mixed use development, 2m sq. ft of offices, 390,000 sq. ft of retail & leisure, 3,500 new homes and 9 acres of interconnected public open spaces.

The building is well connected to a resilient transport network. The Jubilee line connects to the West End, London Bridge and Waterloo while the DLR takes you to Bank and London City Airport. The delivery of Crossrail will provide rapid access to the City, West End and Heathrow, with 24 trains per hour.

Specification

A modern HQ office building constructed in 2009, the specification is of the highest standard and the standby power and UPS availability will provide an incoming occupier with significant capital savings. The specification comprises;

- Polished natural stone, double height reception
- 2.8m floor to ceiling heights
- 4 pipe fan coil air conditioning
- 11 KV electrical service with dual power from 2 different EDF substations
- 3 x 2,000 KVA building standby generators, providing back up for all business critical operations, with provision for a fourth set
- 1 x 1,000 KVA UPS providing N+1 redundancy
- 8 x 21 person (1,600 kg) passenger lifts and 2 x goods lifts (3,000 + 1,800 kg)
- Enhanced raised floor void - 250mm overall Level Part 2 & 200mm overall Level Part 8
- Commissionaire reception and 24/7 security
- BREEAM rating of excellent

Terms

The accommodation is available by way of new subleases until July 2029.

Viewings

Strictly by appointment by the sole agents JLL

Accommodation

Name	Sq ft	Sq m	Rent	Availability
8th - Part	10,452	971.02	£38.50 per sq ft	Available
2nd - Part	13,511	1,255.21	£33.50 per sq ft	Under offer

EPC

This property has been graded as D (91).

Rent

£38.50 per sq ft Guiding
exclusive of rates, service charge and VAT (if applicable).

Business Rates

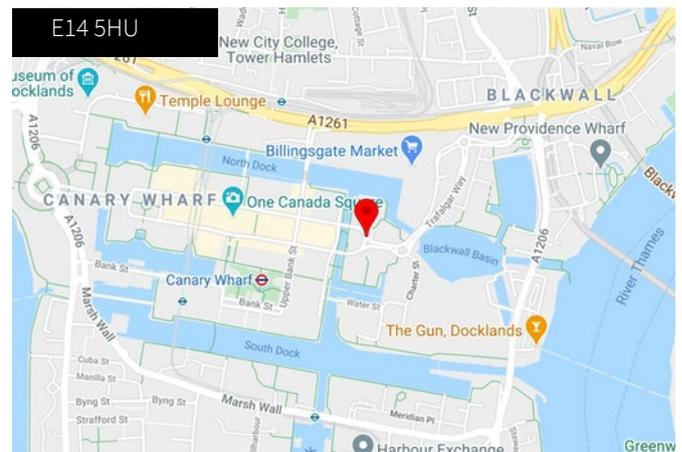
Rates payable: £15.54 per sq ft

Service Charge

£14.49 per sq ft

Estate Charge

£3.74 per sq ft



Contacts

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For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.





