

CANARY WHARF

E14

Up to 553,262 sq ft of  
fully flexible and fitted  
office space to let

# FIVE NORTH COLONNADE



View from  
Cabot Square -  
public realm on  
your doorstep.

# Get to work...

5 North Colonnade – a landmark headquarters building at the heart of Canary Wharf.

Fully fitted

Fully flexible terms until 2032

12,500 - 581,411 sq ft over eleven floors

Average floor size of 50,000-60,000 sq ft



Secondary access via Cabot Square providing option for private entrance and reception.



View to 5 North Colonnade from West India Quay

## 10th floor views

The floor offers stunning views across Cabot Square and from North Dock to West India Quay and beyond.





Ground floor  
main entrance  
hall accessed from  
North Colonnade.



CGI of remodelled and refurbished Cabot Square entrance providing an option for a private entrance and dedicated reception.

# THE SPACE

# All in the details

Specified to a high standard throughout, with a wealth of amenities nearby and flexible terms.



Showers, bike racks, lockers and car parking spaces



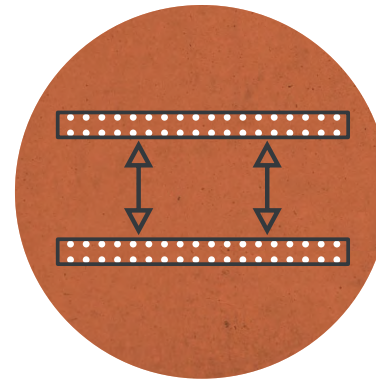
Ability for dedicated private entrance. Dual access from North Colonnade and Cabot Square entrances.



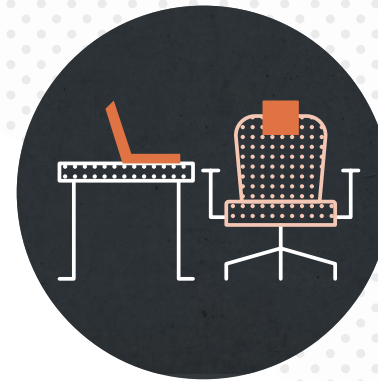
Adjacent to a range of amenity on Cabot Square



No VAT payable on the rent



2 floors benefiting from enhanced floor to ceiling height



Fully fitted and furnished accommodation across all 11 floors



Ground floor meeting rooms suite

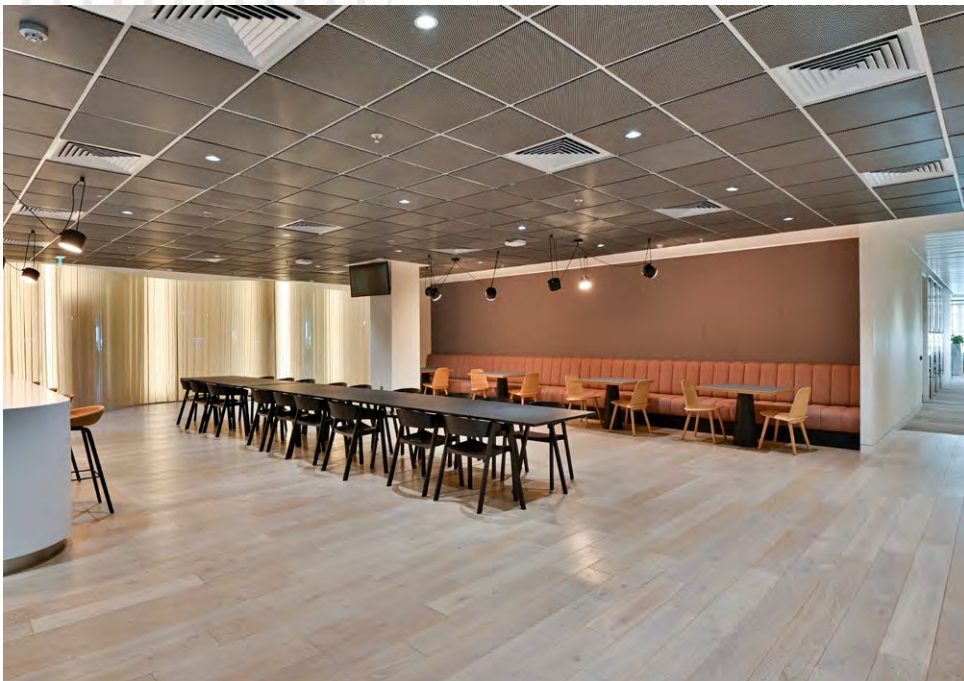


Adjacent to the Canary Wharf DLR and a short walk from the new Elizabeth Line Station



### Flexible terms

Available on fully flexible terms from 12 months until lease expiry in June 2032.



**9th/10th floor spaces**  
Exceptional quality modern fit-out with generous breakout areas, perfect for collaboration and informal meetings.  
Interconnecting staircase to the 9th floor.



## 10th floor boardroom

The impressive corner  
boardroom seats  
24 people at a triangular  
table overlooking  
Cabot Square.

# Ready to go...

<b>Floor</b>	<b>Use</b>	<b>Status</b>	<b>sq ft</b>	<b>sq m</b>
10	Office	Fully Fitted	52,851	4,910
9	Office	Fully Fitted	52,011	4,832
8	Office	Fully Fitted	59,923	5,567
7	Office	Fully Fitted	55,897	5,193
6	Office	Fully Fitted	56,317	5,232
5	Office	Fully Fitted	24,832	2,307
4	Office	Fully Fitted	53,712	4,990
3	Office	Fully Fitted	60,095	5,583
2	Office	Fully Fitted	59,202	5,500
1	Office	Fully Fitted	58,468	5,432
G	Meeting room suites	Fully Fitted	19,954	1,854
<b>Total</b>			<b>553,262</b>	<b>51,400</b>

# Space plan

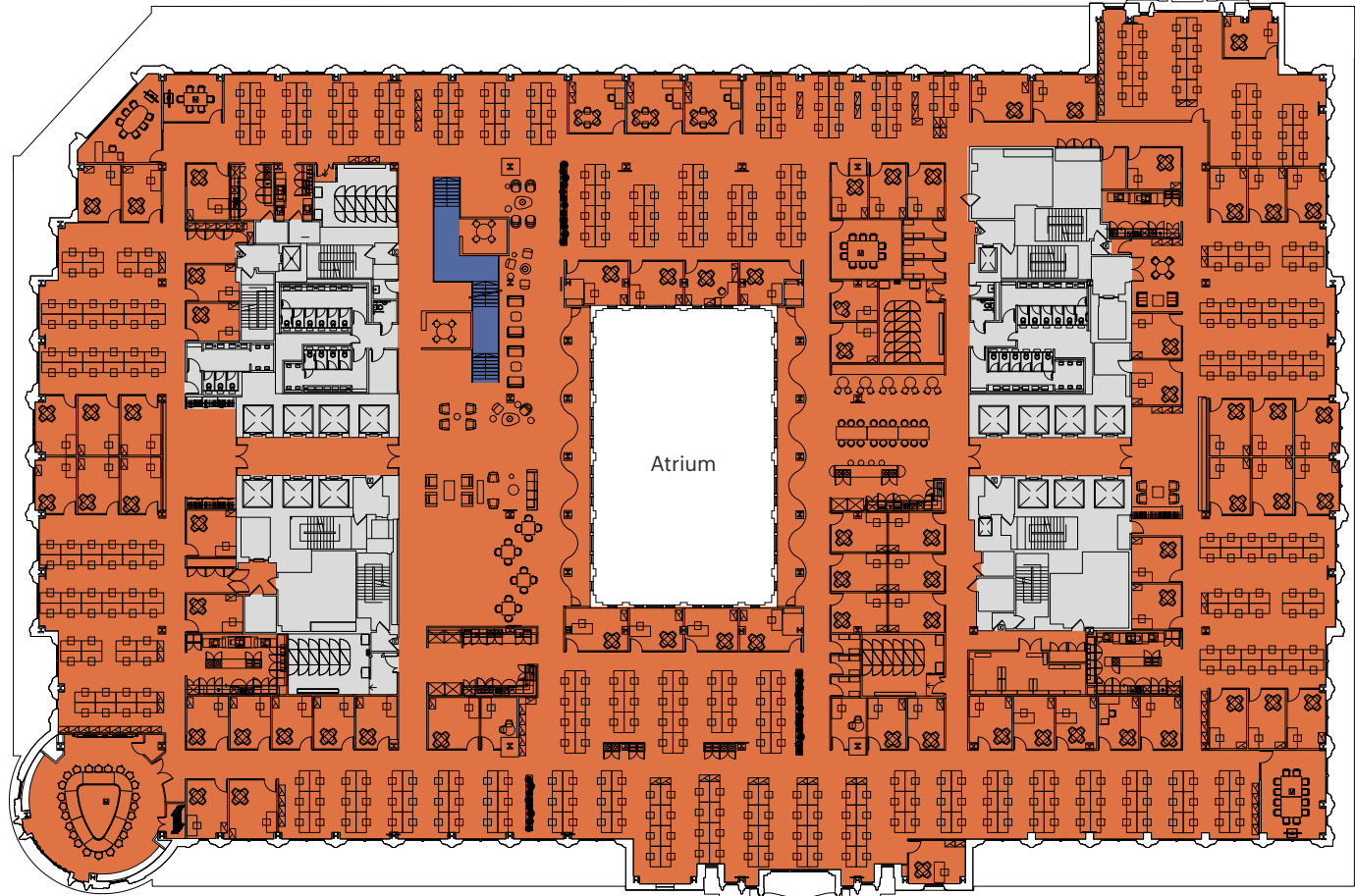
# Tenth Floor

## Office

52,851 sq ft / 4,910 sq m

Open plan workstations	510
1 person private offices	73
3-4 person meeting rooms	2
6 person meeting rooms	32
10-12 person meeting rooms	3
22-24 person meeting rooms	2
Reception	1
<b>Occupancy ratio</b>	<b>1:9.6 sq m</b>

- Office
- Core
- Connecting staircase to 9th floor



NORTH



Cabot Square

North Colonnade

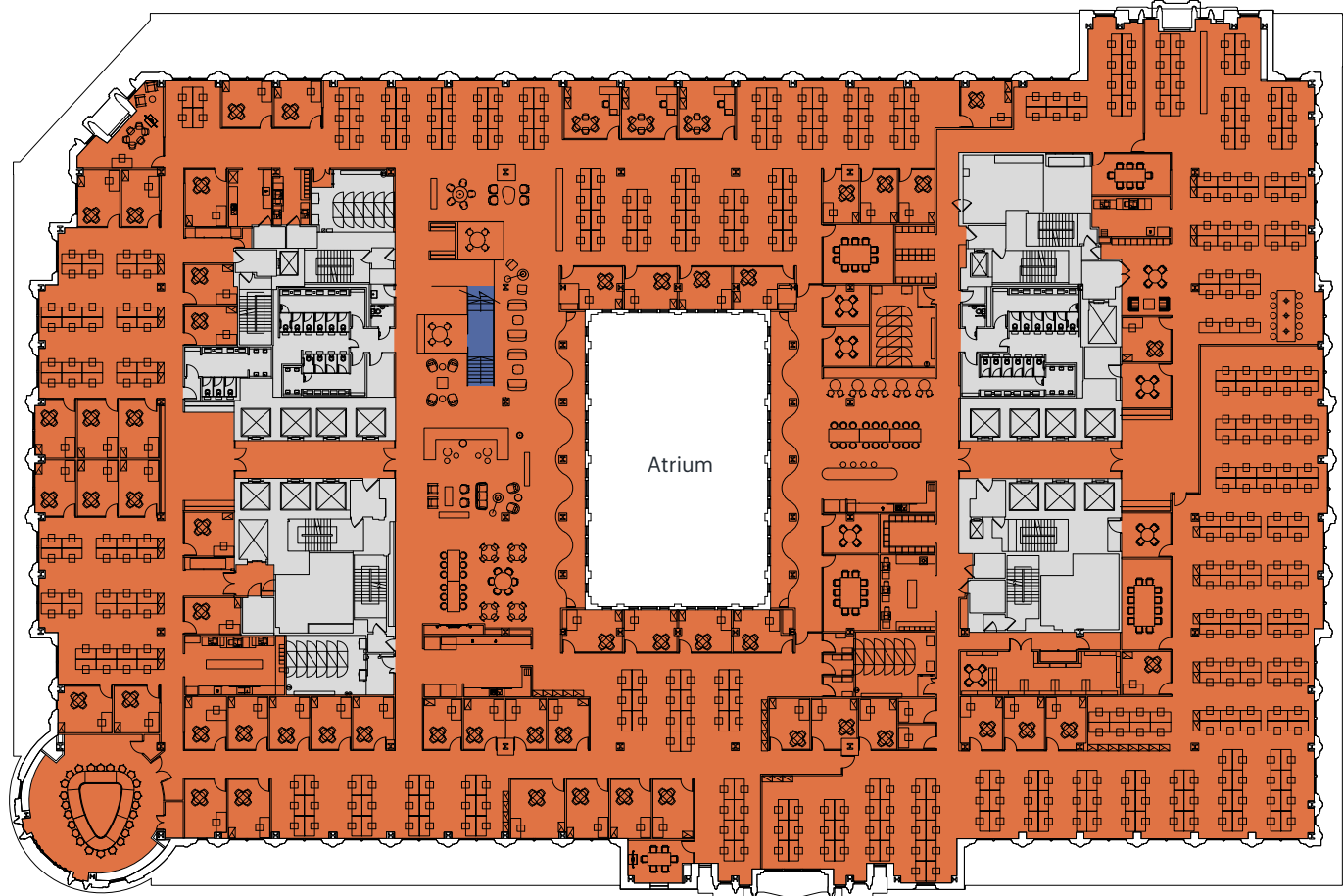
# Space plan

# Ninth Floor

## Office

52,011 sq ft / 4,832 sq m

Open plan workstations	491
1 person private offices	56
4 person meeting rooms	5
6-8 person meeting rooms	3
10-12 person meeting rooms	3
24 person meeting rooms	1
Reception	1
<b>Occupancy ratio</b>	<b>1:9.8 sq m</b>



- Office
- Core
- Connecting staircase to 10th floor

NORTH



Cabot Square

North Colonnade



**9th floor  
workspace**

5 North Colonnade  
offers open plan  
workspace.



**9th/10th  
floor spaces**

Ample meeting spaces  
across the floors with  
kitchenettes and  
breakout areas to  
take timeout.



# Space plan



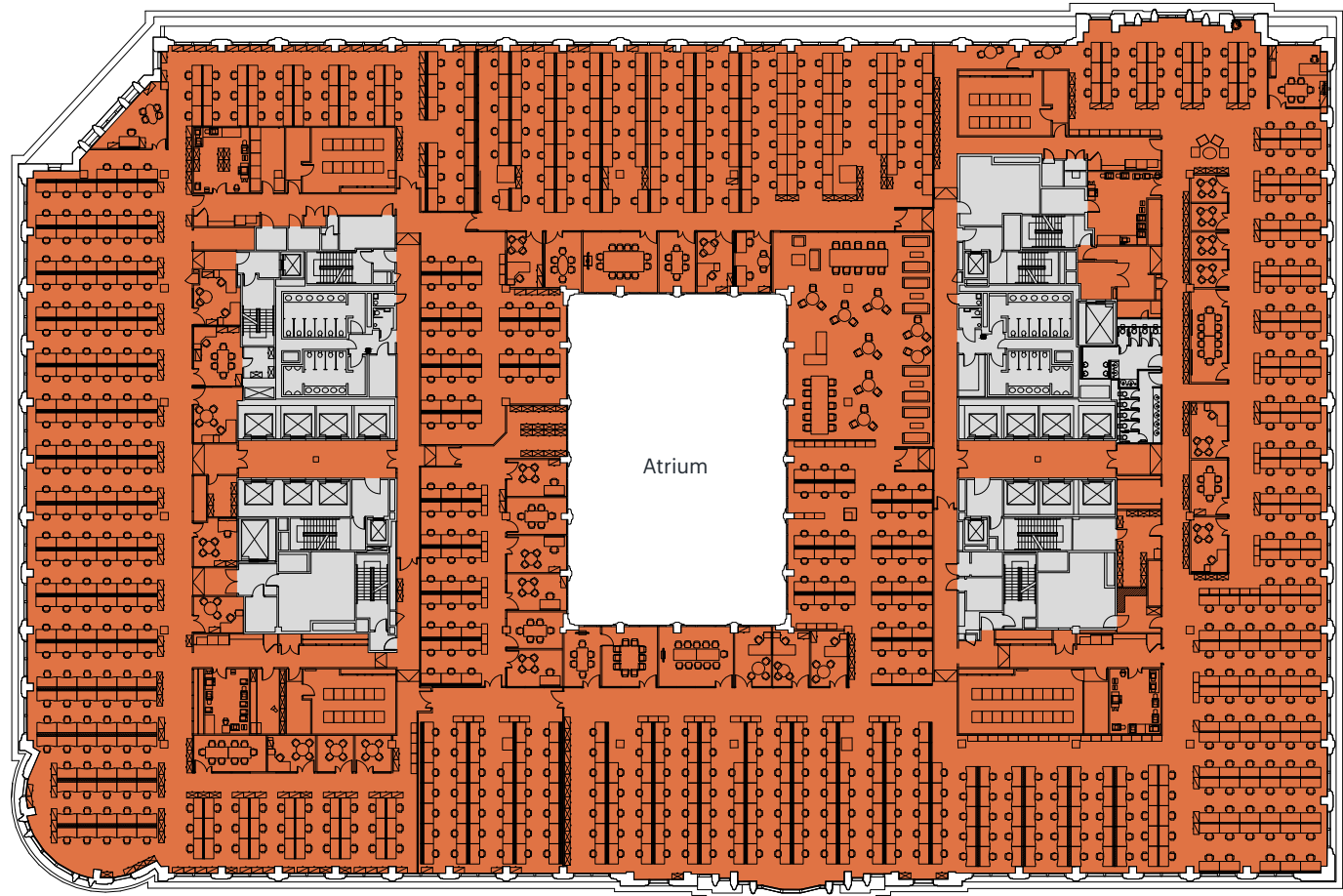
## Office

56,317 sq ft / 5,232 sq m

Open plan workstations	852
1 person private offices	19
2 person private offices	2
4-6 person meeting rooms	11
8 person meeting room	4
10-12 person meeting room	2
Reception	1

Occupancy ratio 1:6.1 sq m

● Office
● Core



Cabot Square

North Colonnade

NORTH



6th floor  
open plan  
workspace



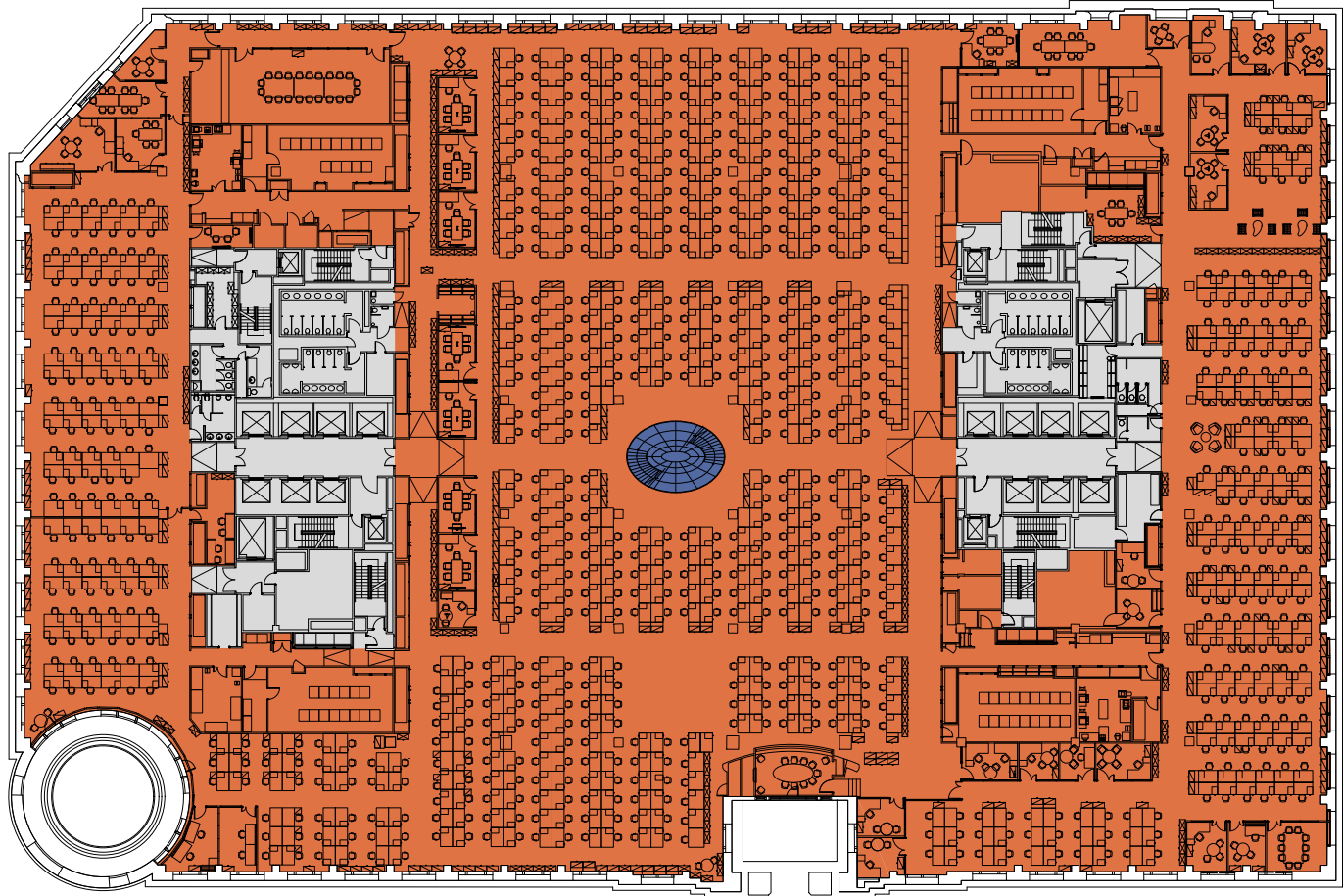
# Space plan



## Office

58,468 sq ft / 5,432 sq m

Open plan workstations	869
1 person private offices	20
4 person meeting rooms	16
8-10 person meeting rooms	3
12 person meeting room	1
Reception	1
<b>Occupancy ratio</b>	<b>1:6.3 sq m</b>



- Office
- Core
- Connecting staircase to 2nd floor

NORTH



Cabot Square

North Colonnade

**2nd floor  
workspace**

Interconnecting  
staircase linking  
to the 1st floor.



# THE LOCATION

# Step outside...

Canary Wharf offers occupiers the perfect environment to meet, relax, connect and recharge.

An exceptional lifestyle and cultural destination, the Estate offers a highly curated mix of restaurants, bars and cafés – alongside over 120 retail stores across five retail malls.

An extensive year round events programme, including art, music, film and immersive theatres takes place across the estates’s venues and green spaces. Whilst, those looking to raise their heart rate can workout at one of the many leisure facilities or even take a dip in the open water swimming venue in Middle Dock.



The Sipping Room – West India Quay

The Ivy in the Park – Canada Square



Caravan – Reuters Plaza



Over 300 shops, cafés, bars and restaurants

# Location | Amenities

## Food & Drink

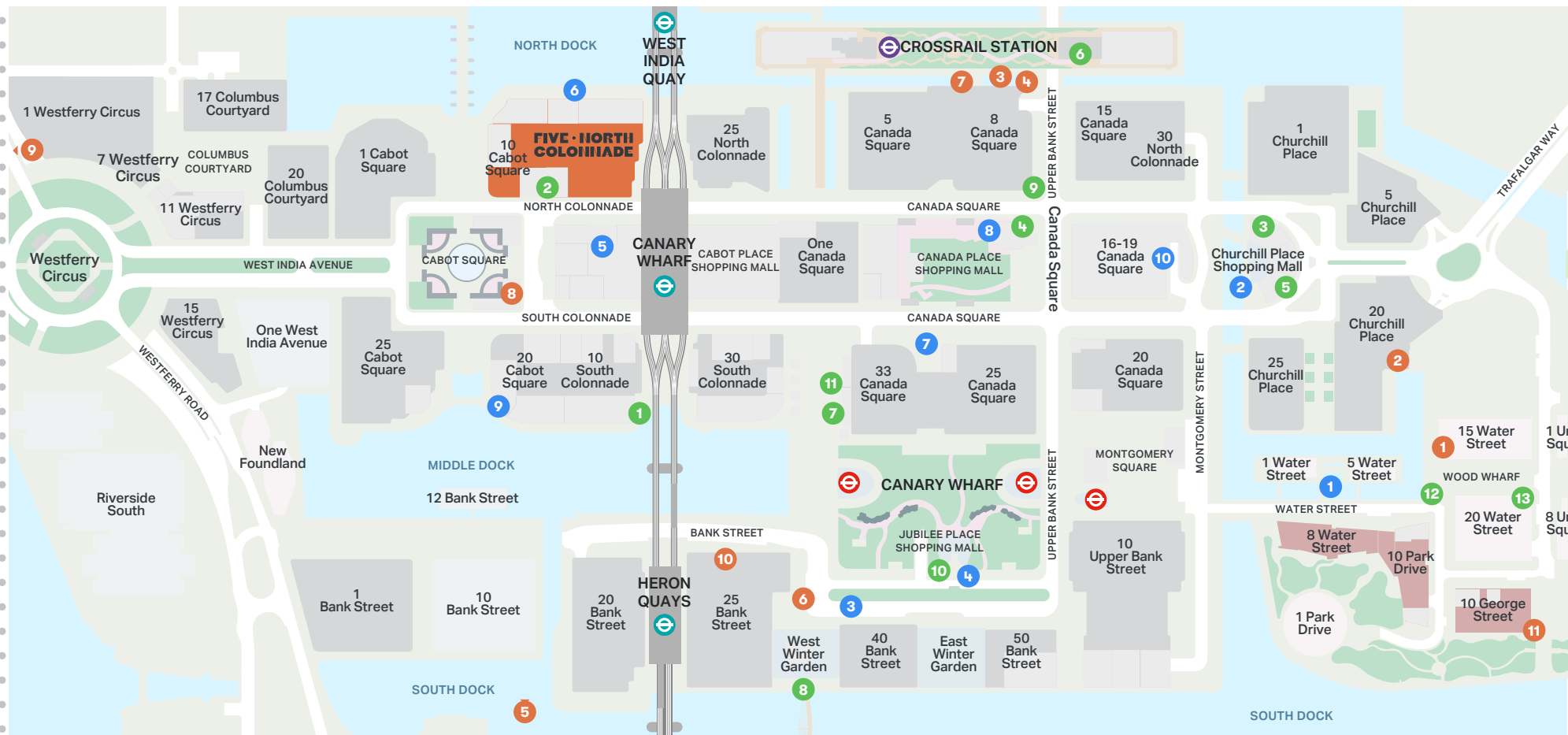
- |                    |                |
|--------------------|----------------|
| 1 Six by Nico      | 8 Obica        |
| 2 Electric Shuffle | 9 640 East     |
| 3 Brewdog          | 10 Starbucks   |
| 4 The Ivy          | 11 Caravan     |
| 5 Rocket           | 12 The London  |
| 6 Ole & Steen      | 13 Patty & Bun |
| 7 The Alchemist    |                |

## Retail

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

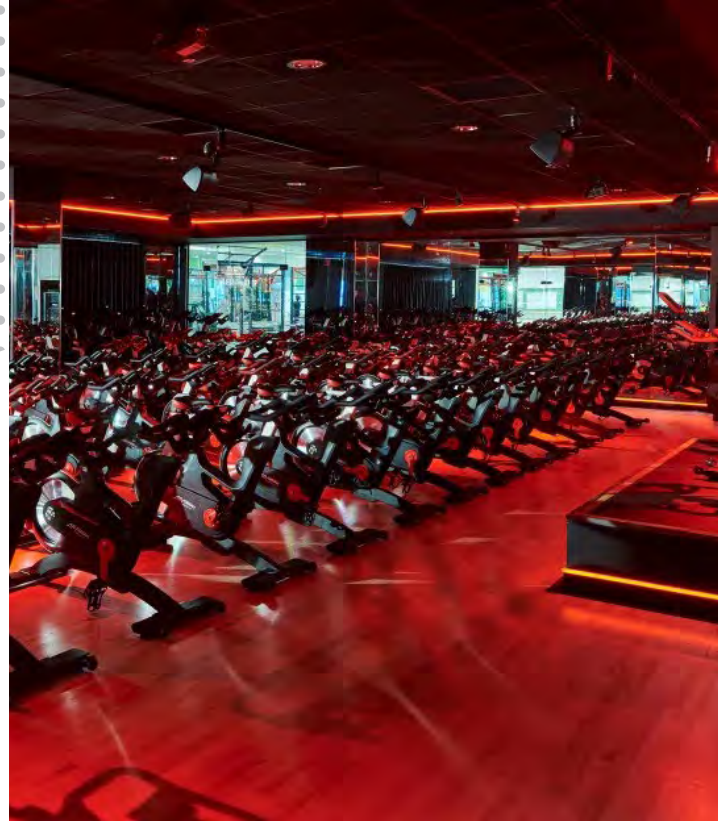
## Gyms & Leisure

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





Everyman cinema



Third Space gym



The Location



GoBoat



Love open water



**FIVE • NORTH  
COLOMNADE**

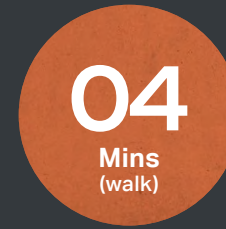
# On the move.

Move around the City and beyond with a choice of transport connections.

5 North Colonnade is just a four minute walk away from Crossrail Place with the recently opened Elizabeth line reducing travel times across the City. Canary Wharf DLR station is on your doorstep and other stations are nearby meaning wherever you need to get to, you can do so with ease.



Bank



Crossrail Place



Stratford



Bond Street



**FIVE · NORTH  
COLONNADE**



London City Airport



Heathrow Airport



Waterloo



London Bridge



Journey times from building entrance. Source: TfL.

# Contacts

## Viewings

Strictly through the sole letting agents.

## Terms

Upon application.



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