

An aerial photograph of London, showing the River Thames flowing through the city. In the foreground, there are modern residential and commercial buildings, including a prominent red and white tower. The background features the dense London skyline with various skyscrapers, including the Shard and the Gherkin. The River Thames is visible, reflecting the sky and buildings.

CANADAWATER



We create the very best places to work

Combining British Land's placemaking experience with the investment backing of AustralianSuper — this is a powerhouse partnership dedicated to the long-term success of this pioneering place.

Everything we do — from the biggest strategic decisions to the smallest day-to-day details — is about creating London's very best places to work. And because we own, design, manage and run every single aspect of our campuses, we are in a unique position to fully shape the experience and support our customers future growth.

Our ambition is to ensure our places are the most sustainable; the most productive; the best connected; the best located and the most innovative.



A modern office interior with large windows on the left side, offering a view of a city skyline. The room features a long wooden table with black chairs, a large concrete pillar with circular indentations in the foreground, and a warm, minimalist design with track lighting on the ceiling.

Places people want to be

TOTAL PORTFOLIO

22M sq ft

LONDON CAMPUS SPACE

7.1M sq ft

DEVELOPMENT PIPELINE

12M sq ft

RECENTLY DELIVERED
DEVELOPMENT

5M+ sq ft

Setting the standard for world-class HQs

British Land owns or manages a £15.2bn portfolio of commercial property throughout the UK, focused on London Campuses and Retail & Urban Logistics. Our award-winning buildings set the benchmark for workspace. They are the most sustainable, most enjoyable, most productive places to work and the headquarters for businesses from across the globe.

FULLY INTEGRATED, FULLY FLEXIBLE

We're not just a landlord, we're your business partner. Our 500+ specialists are part of your team. From helping you design an award-winning HQ, to finding the best new spaces as you grow. Gathering insights that pinpoint how to optimise your space, to supporting initiatives that help you meet fast-changing ESG targets. Whatever you need, we're with you.

FOR THE LONG-TERM

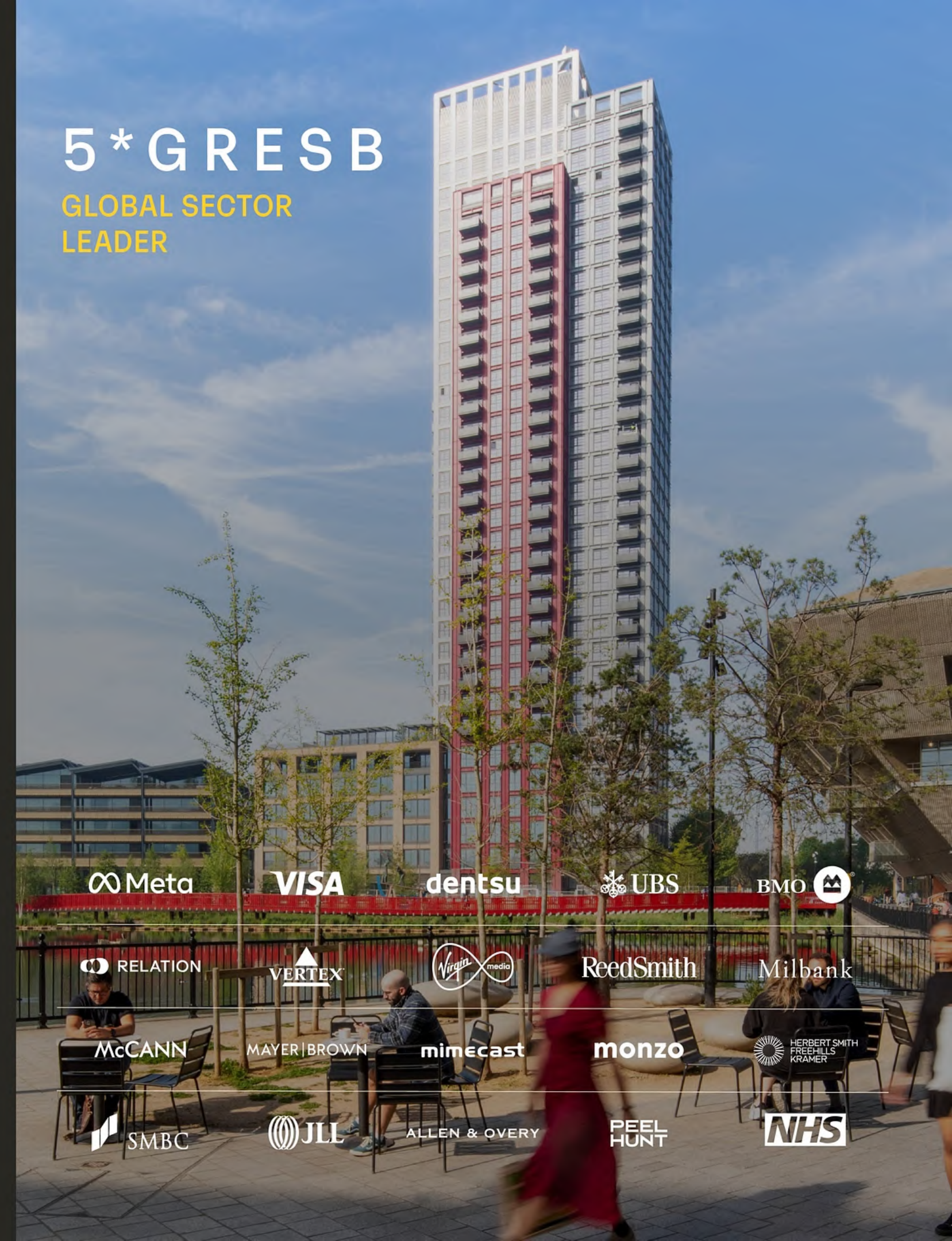
We're focused on shaping the future of work and creating places of value for London today, and for generations to come. By continually investing in and actively managing all our campuses, we make sure our buildings continue to set benchmarks for sustainability and circularity. It's why so many people see British Land campuses as their 'forever home'.

SPACE TO GROW

Canada Water is a 53 acre masterplan with the flexibility to support your continued growth. From a global headquarters to a bespoke research facility, a ready-to-go floor to a flexible, fully-managed space – and combinations of every kind. Our campus model means we can find or create the right space for you, whatever you need – then support you as those needs change.

5*GRESB

GLOBAL SECTOR
LEADER



Meta

VISA

dentsu

UBS

BMO

RELATION

VERTEX

Virgin media

ReedSmith

Milbank

McCANN

MAYER | BROWN

mimecast

monzo

HERBERT SMITH FREEHILLS KRAMER

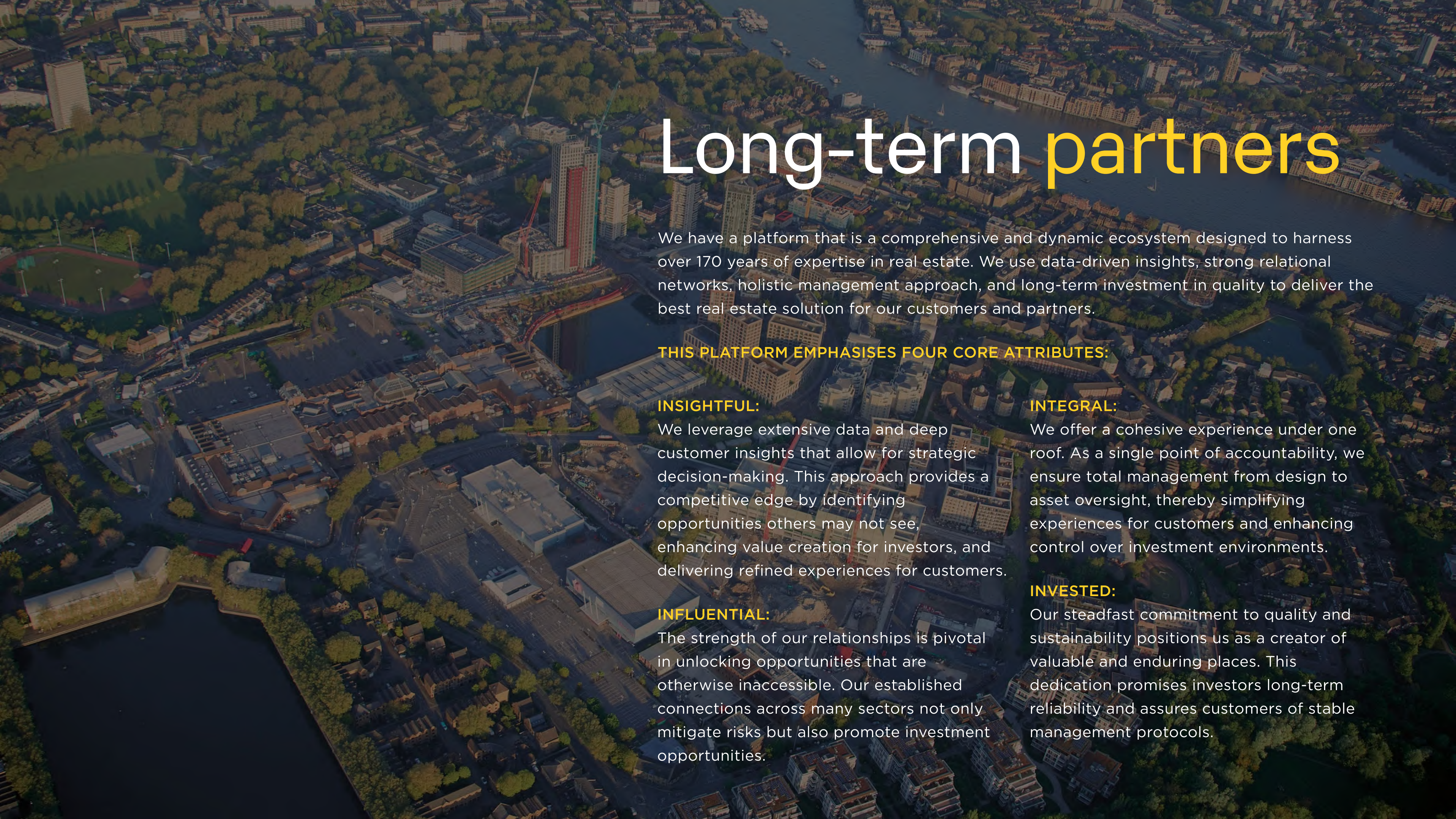
SMBC

JLL

ALLEN & OVERY

PEEL HUNT

NHS

An aerial photograph of a city, likely New York City, showing a dense urban landscape with a river (the Hudson River) winding through it. The image is used as a background for the text. The title 'Long-term partners' is prominently displayed in the upper right quadrant, with 'Long-term' in white and 'partners' in yellow.

Long-term partners

We have a platform that is a comprehensive and dynamic ecosystem designed to harness over 170 years of expertise in real estate. We use data-driven insights, strong relational networks, holistic management approach, and long-term investment in quality to deliver the best real estate solution for our customers and partners.

THIS PLATFORM EMPHASISES FOUR CORE ATTRIBUTES:

INSIGHTFUL:

We leverage extensive data and deep customer insights that allow for strategic decision-making. This approach provides a competitive edge by identifying opportunities others may not see, enhancing value creation for investors, and delivering refined experiences for customers.

INFLUENTIAL:

The strength of our relationships is pivotal in unlocking opportunities that are otherwise inaccessible. Our established connections across many sectors not only mitigate risks but also promote investment opportunities.

INTEGRAL:

We offer a cohesive experience under one roof. As a single point of accountability, we ensure total management from design to asset oversight, thereby simplifying experiences for customers and enhancing control over investment environments.

INVESTED:

Our steadfast commitment to quality and sustainability positions us as a creator of valuable and enduring places. This dedication promises investors long-term reliability and assures customers of stable management protocols.

CANADAWATER



Welcome to Canada Water



A real central London
neighbourhood built around a lake

A once-in-a-generation positioning in London's future

Covering 53 acres, Canada Water is creating a connected, mixed-use district that enhances the existing community, delivering best-in-class workspaces and new homes between Southwark Park and Russia Dock Woodland, alongside new public spaces, restaurants, shops, and a health and fitness centre.

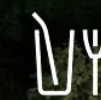
Ideally located in Zone 2, with easy access to key transport links and fast connections to the City and the West End. It's destined to become a modern hub of creativity, collaboration and community.

Canada Water is rewriting the rules for what a London neighbourhood can be—cleaner, greener, and bursting with life right at the city's heart. Imagine a place where your wish list for the ultimate urban workplace isn't just met, but exceeded.

This is a destination for bold, forward-thinking businesses where the environment itself sparks innovation. Canada Water isn't just another location its a turning point.



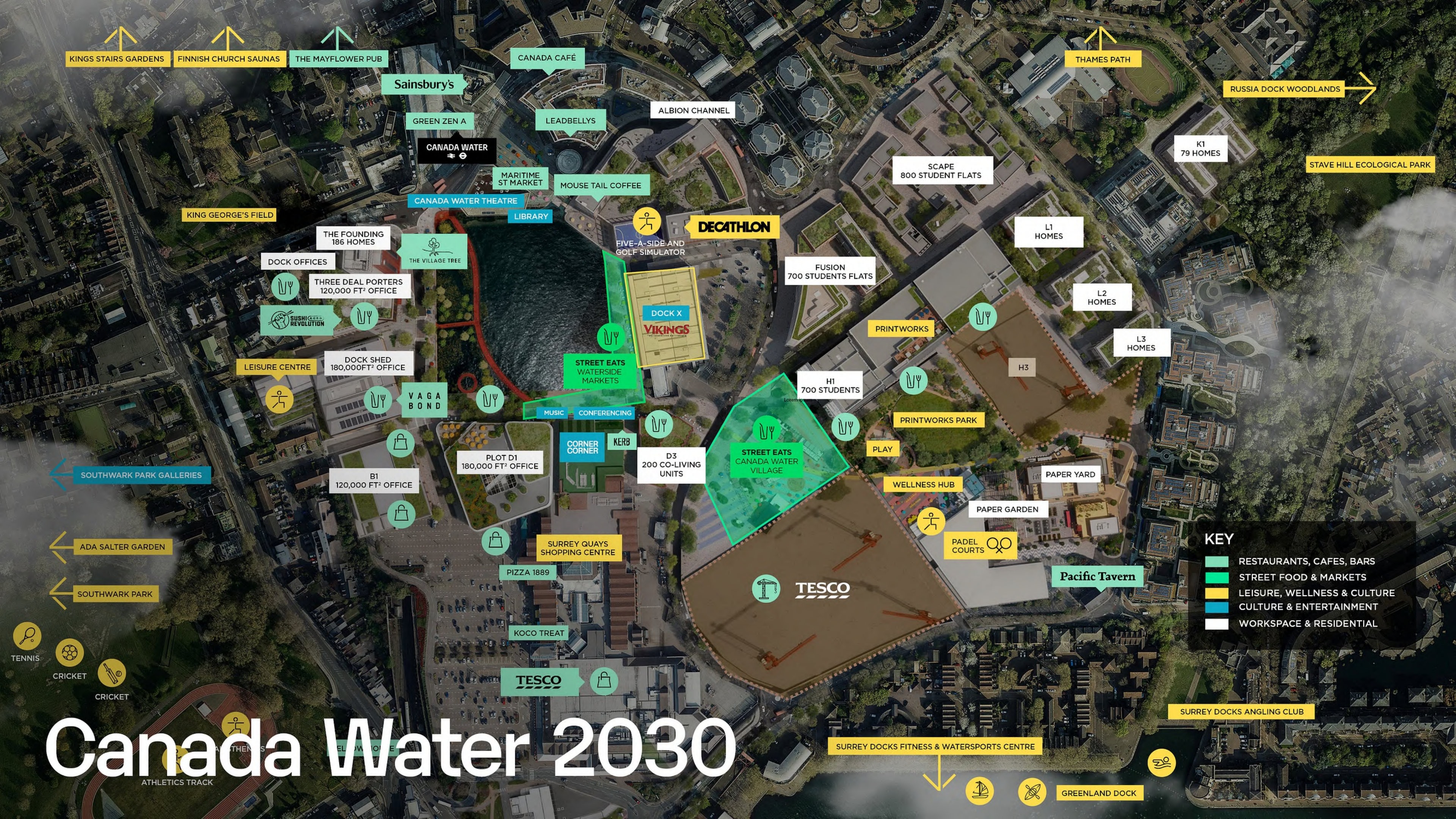
Workspace
2m sq ft



Retail, Leisure &
Restaurants 1m sq ft



New Homes
c. 3,000



KINGS STAIRS GARDENS

FINNISH CHURCH SAUNAS

THE MAYFLOWER PUB

Sainsbury's

CANADA CAFÉ

THAMES PATH

RUSSIA DOCK WOODLANDS

GREEN ZEN A

LEADBELLYS

ALBION CHANNEL

CANADA WATER

MARITIME ST MARKET

MOUSE TAIL COFFEE

SCAPE
800 STUDENT FLATS

K1
79 HOMES

STAVE HILL ECOLOGICAL PARK

KING GEORGE'S FIELD

THE FOUNDING
186 HOMES

DOCK OFFICES

THREE DEAL PORTERS
120,000 FT² OFFICE

THE VILLAGE TREE

FIVE-A-SIDE AND
GOLF SIMULATOR

DECATHLON

FUSION
700 STUDENTS FLATS

L1
HOMES

L2
HOMES

L3
HOMES

SUSHI
REVOLUTION

LEISURE CENTRE

DOCK SHED
180,000FT² OFFICE

VAGA
BOND

STREET EATS
WATERSIDE
MARKETS

DOCK X
VIKINGS

PRINTWORKS

H1
700 STUDENTS

PRINTWORKS PARK

PLAY

WELLNESS HUB

PAPER YARD

PAPER GARDEN

PADEL
COURTS

Pacific Tavern

SOUTHWARK PARK GALLERIES

ADA SALTER GARDEN

SOUTHWARK PARK

PLOT D1
180,000 FT² OFFICE

B1
120,000 FT² OFFICE

CORNER
CORNER

KERB

D3
200 CO-LIVING
UNITS

STREET EATS
CANADA WATER
VILLAGE

SURREY QUAYS
SHOPPING CENTRE

PIZZA 1889

KOCO TREAT

TESCO

TESCO

PADEL
COURTS

KEY

- RESTAURANTS, CAFES, BARS
- STREET FOOD & MARKETS
- LEISURE, WELLNESS & CULTURE
- CULTURE & ENTERTAINMENT
- WORKSPACE & RESIDENTIAL

SURREY DOCKS ANGLING CLUB

SURREY DOCKS FITNESS & WATERSPORTS CENTRE

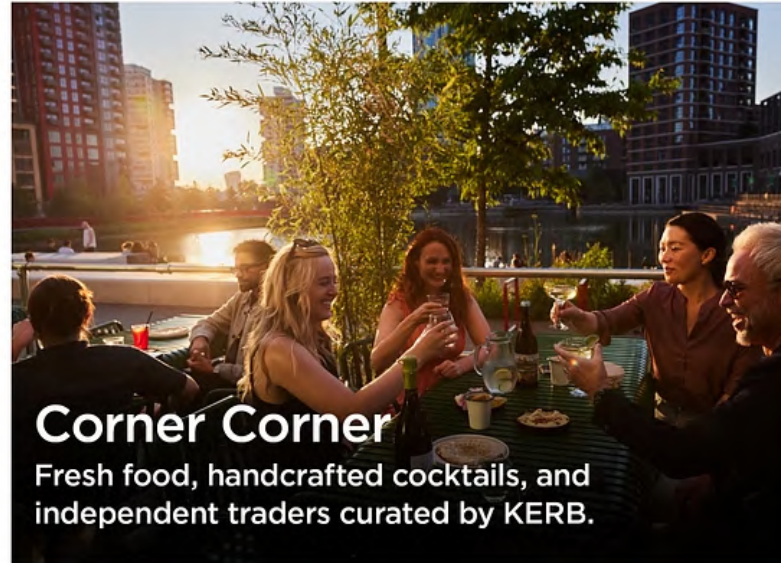
GREENLAND DOCK

Canada Water 2030



Here you can

A food neighbourhood that works at breakfast, lunch and dinner



Corner Corner

Fresh food, handcrafted cocktails, and independent traders curated by KERB.



Canada Water Café

Coffee, light bites, and working lunches.



Koco Treat

A fusion of bold South Indian flavours and American street food.



Green Zen

Fresh poké bowls and healthy eats.



Mousetail Café

Specialty coffee, pastries, and grab-and-go.

Lunchtime &
Grab-and-Go



Canada Water Village

VIEW 03
LEISURE VILLAGE
MOOD DRAFT

Canada Water's food and drink scene is already thriving, from grab-and-go and street food to independent restaurants and waterside drinks. With KERB's street food at Corner Corner and over 15 venues within walking distance, your people will never be short of choice. This isn't a single canteen in a lobby. It's a neighbourhood that works at breakfast, lunch, and dinner.



From flat white to nightcap.

Don't miss out on...

Yellow House

Independent bar and kitchen
with a creative menu.

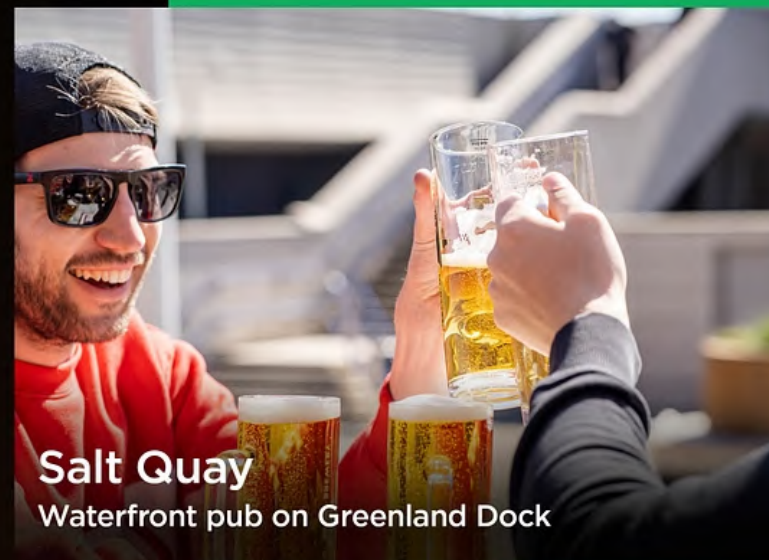
Pizza 1889

Authentic Neapolitan pizza,
freshly made.

Café Miramar

European café culture with coffee,
brunch, and small plates.

CORNER CORNER A vibrant hub where food, culture, and community come together under one roof, located in the heart of Canada Water — featuring a carefully curated Food Hall by KERB, showcasing the diversity of the London's independent food scene.



Salt Quay

Waterfront pub on Greenland Dock



Pacific Tavern

Neighbourhood pub with
craft beer and classic pub food.



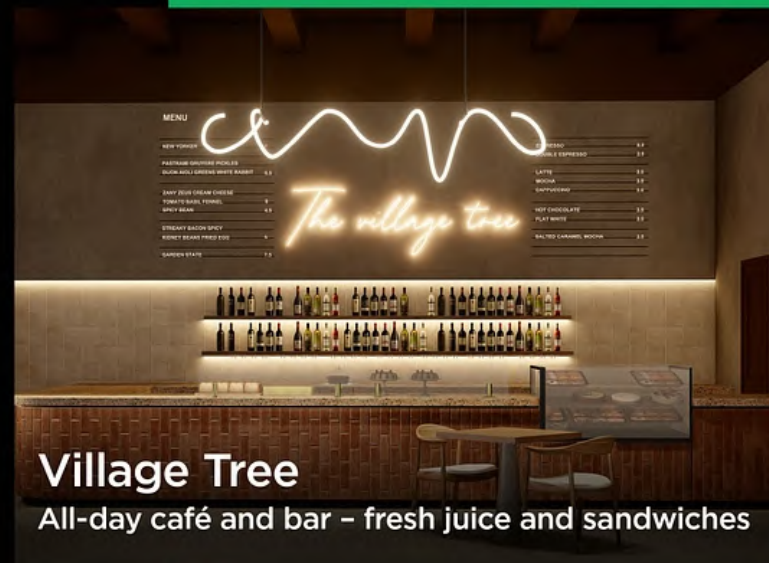
Vagabond

Urban winery and bar with self-pour stations



Leadbelly's

Live music bar & kitchen



Village Tree

All-day café and bar – fresh juice and sandwiches



Mayflower Pub

Historic Thames-side pub

CORNER CORNER

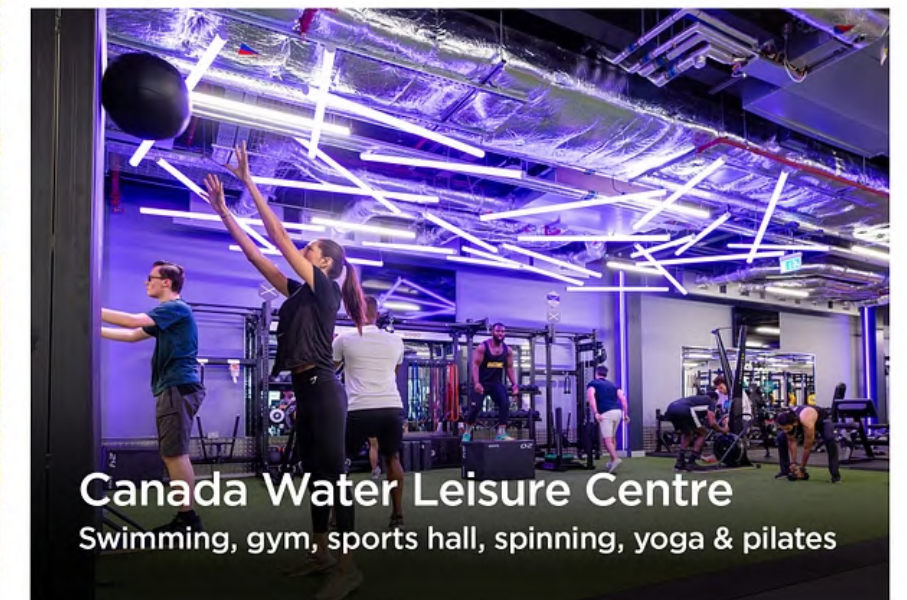
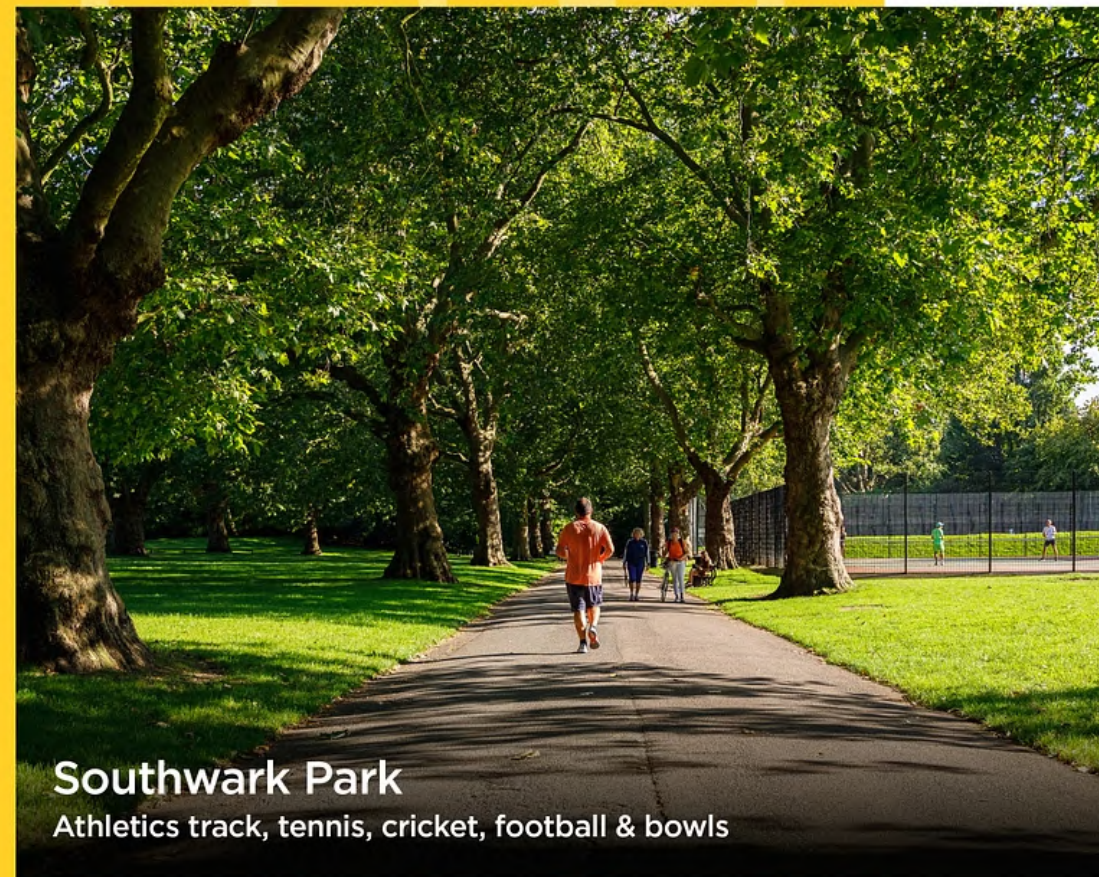
FOOD HALL
1,500 PERSON EVENTS SPACE
WATER-SIDE TERRACE
RECORDING STUDIO
LIVE MUSIC VENUE
MARKETS
CULTURAL EVENTS
RUNNING CLUB
BRAND ACTIVATIONS
EXPERIENCE ACTIVATIONS
VERTICAL FARM



Where wellness is a lifestyle

Most business districts have a gym around the corner. Canada Water has a full-size swimming pool, leisure centre, open water sailing, a padel club on campus, 200 acres of parks, docks and woodland — and Southwark Park's athletics track minutes from your desk.

Here you can have a genuinely different kind of workday.



CANADA WATER
LEISURE, WELLNESS & CULTURE

So much more to explore...

Russia Dock Woodland
& Stave Hill Ecological Park

Southwark Park & Ada Salter Garden

Thames Path

Canada Dock Wetland

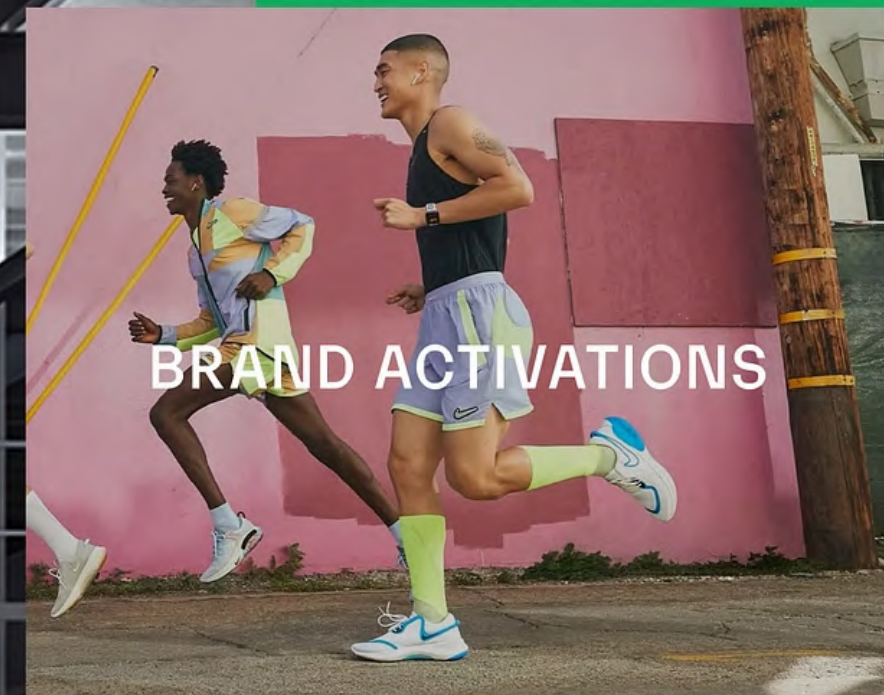
Nature & Outdoors



Printworks

Coming soon - from 2028

The world's leading hybrid cultural institution - a truly innovative mixed-use place where music, art, technology, business and brand converge.



BRAND ACTIVATIONS



FESTIVALS



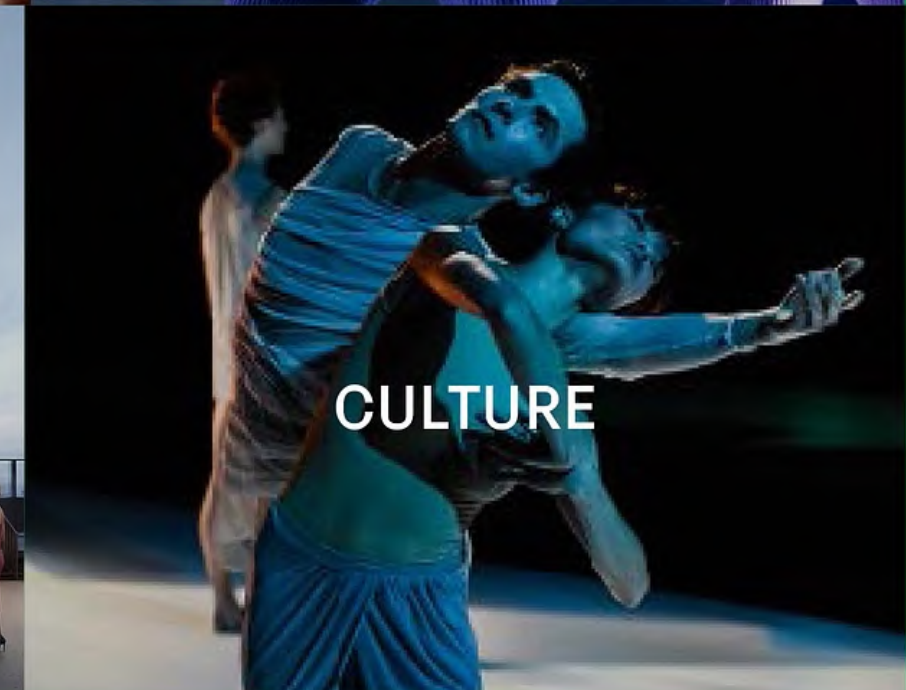
ART GALLERIES &
EXHIBITIONS



MUSIC



CORPORATE EVENTS



CULTURE

PRINTWORKS PARK

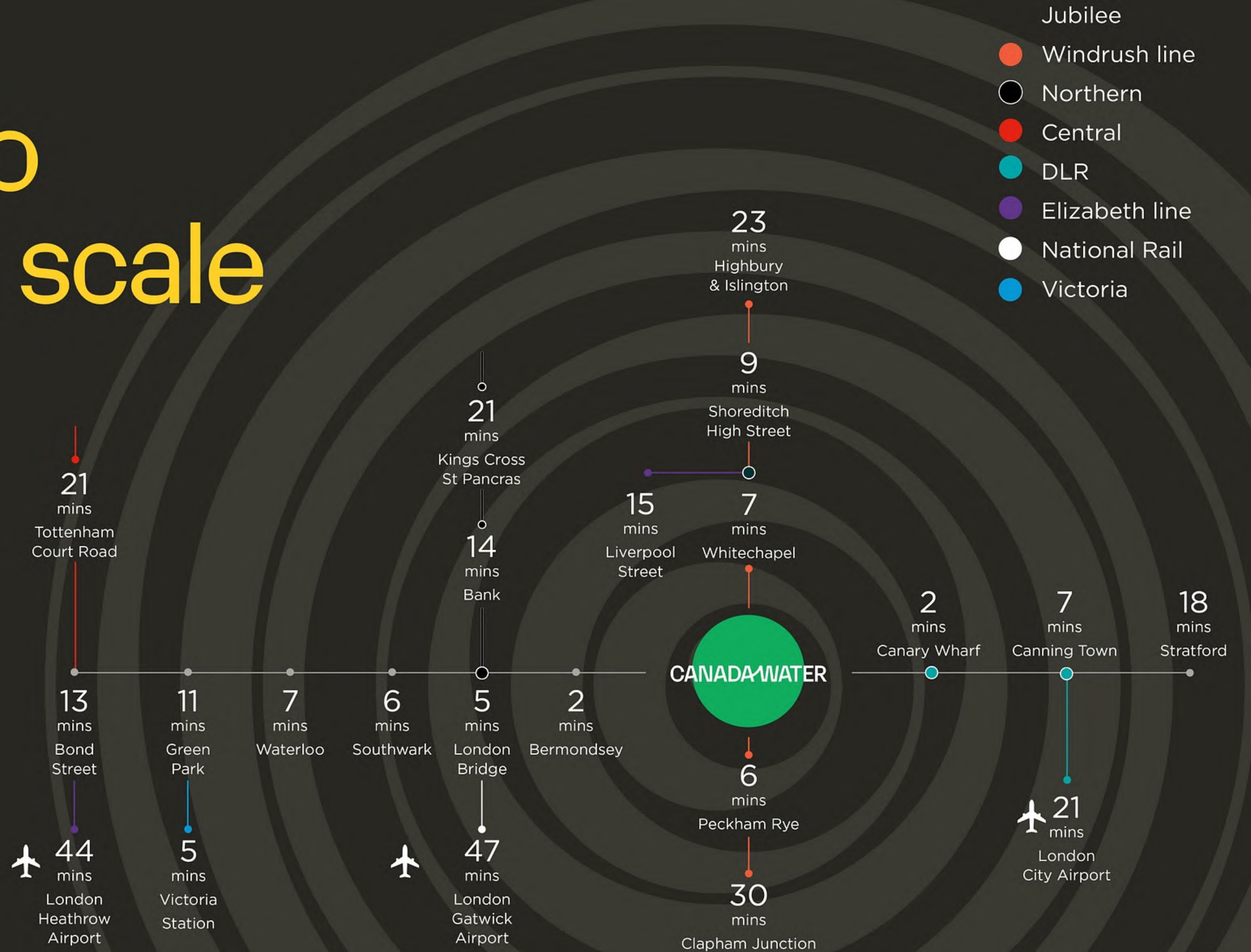
Coming soon



Seamlessly connected to global talent at scale

The intersection of transport modes. Overground or underground, however you prefer to travel, Canada Water provides access to all of London's transport network.

CONNECTED TO
11.5m
PEOPLE WITHIN
60 MINUTES



Connected to
11.5m people
within 60 minutes.

PUBLIC TRANSPORT
TRAVEL TIMES

- 30 minutes
- 45 minutes
- 60 minutes



Sustainability in action



A place where wellness and nature flourish

12 acres of new gardens and open spaces, including a 3.5-acre park and 700-metre park walk, which seamlessly connect into a broader network of green spaces.

Revitalised docks and wetlands, with seven wildlife islands and three habitats.

67% environmental net gain, including the wellbeing and climate resilience benefits of green spaces providing natural cooling, enhancing local air quality and absorbing rainfall.

Hundreds of local residents joining us for nature and wellbeing focused activities every year.

A place that's climate resilient and inclusive

Fully electric and powered by renewables, including heat pumps and at least 150,000 sq ft of photovoltaics.

Prioritising efficiency, with low temperature heat networks and innovative heat sharing between workplaces and homes.

Low-carbon design philosophy, targeting 50% lower embodied emissions than industry benchmarks.²

Hundreds of affordable homes for families and people of all ages on lower incomes.

35% open space, including a new town square the same size as Leicester Square.

Around £30m investment in transport, from public transport improvements to prioritisation for pedestrian and cycle routes.

² WBCSD 'Net Zero Buildings' (2021): 1,000 kg CO₂e per m².



CGI Printworks Park



Thrive Market

A place of diversity, opportunity and growth

Connecting businesses with talent, and thousands of new jobs secured by local people, enabled by our employment programme Canada Water Connect.

Thousands of local people benefiting from educational opportunities, including green skills.

Hundreds of local startups and small businesses growing through our partnerships.

Over 120,000 sq ft of workspace and shops at discounted rents.

A place of partnership

Working collaboratively on bold new studies and approaches.

Partnering with our supply chain, customers and local groups to accelerate climate action and grow social impact.

Local feedback and ideas continuously shaping our place vision to reflect local aspirations.



TEDI-London

Read about Canada Water's sustainability goals and achievements
www.canadawater.co.uk/sustainability



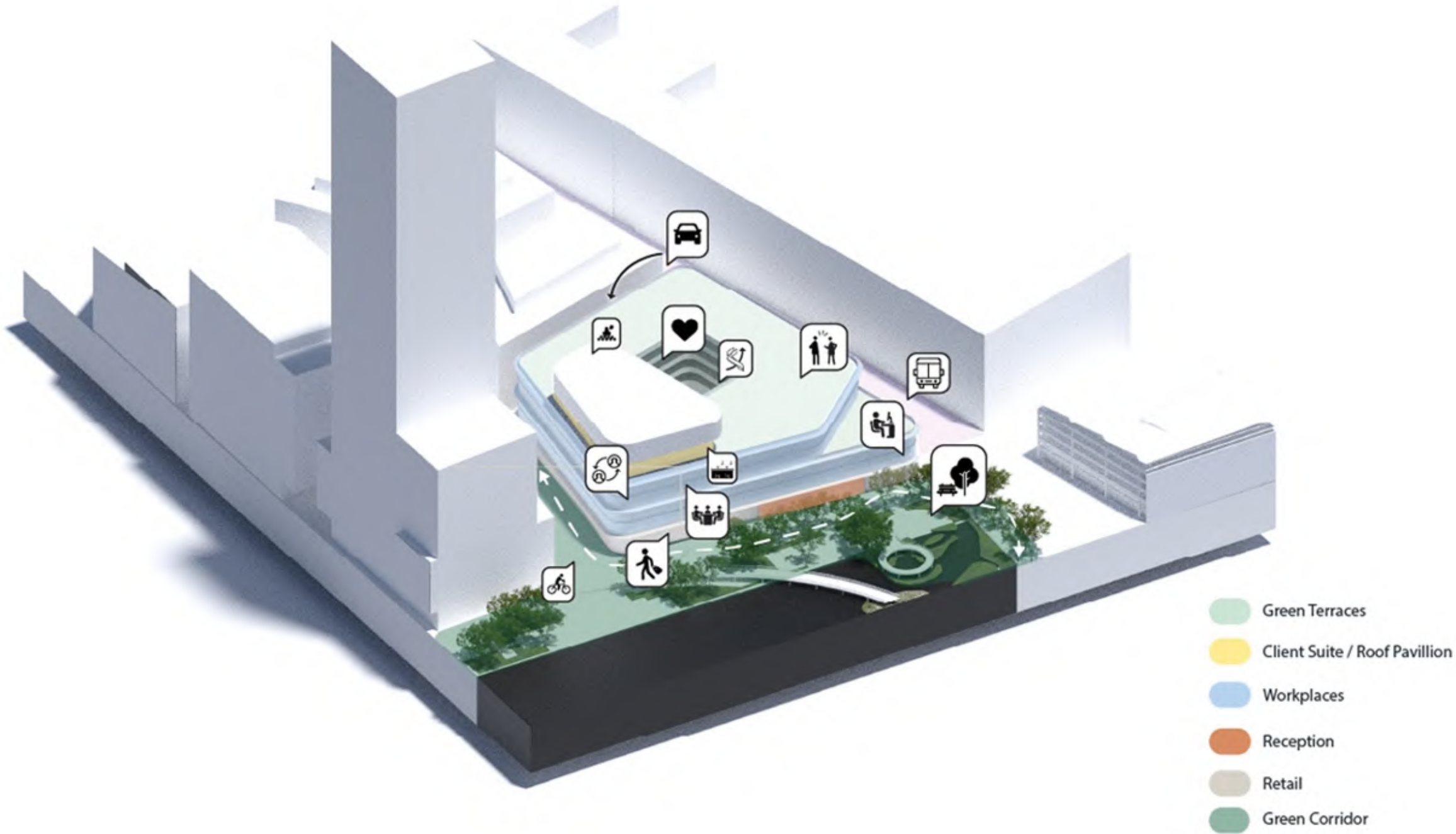
Plot D1 Building

Initial Concepts

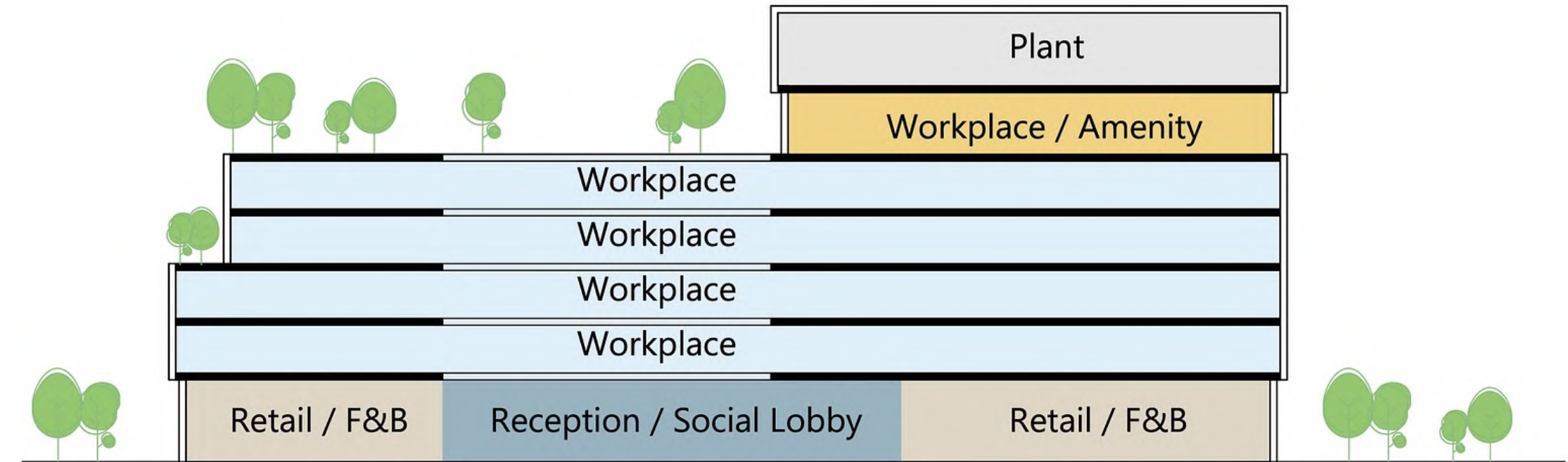




Concept
A Holistic Campus Approach



The Expedia Campus
Section Stack



	Available NIA	Terrace	Retail / F&B NIA
L06	-	-	-
L05	8,950 ft ²	34,408 ft ²	-
L04	38,000 ft ²	-	-
L03	38,000 ft ²	3,698 ft ²	-
L02	40,718 ft ²	-	-
L01	40,718 ft ²	-	-
GF	19,419 ft ²	-	25,792 ft ²
Total	185,805 ft ²	38,106 ft ²	25,792 ft ²

Workplace

Typical Floorplates

Ground Floor - Reception and Retail



Plan Key

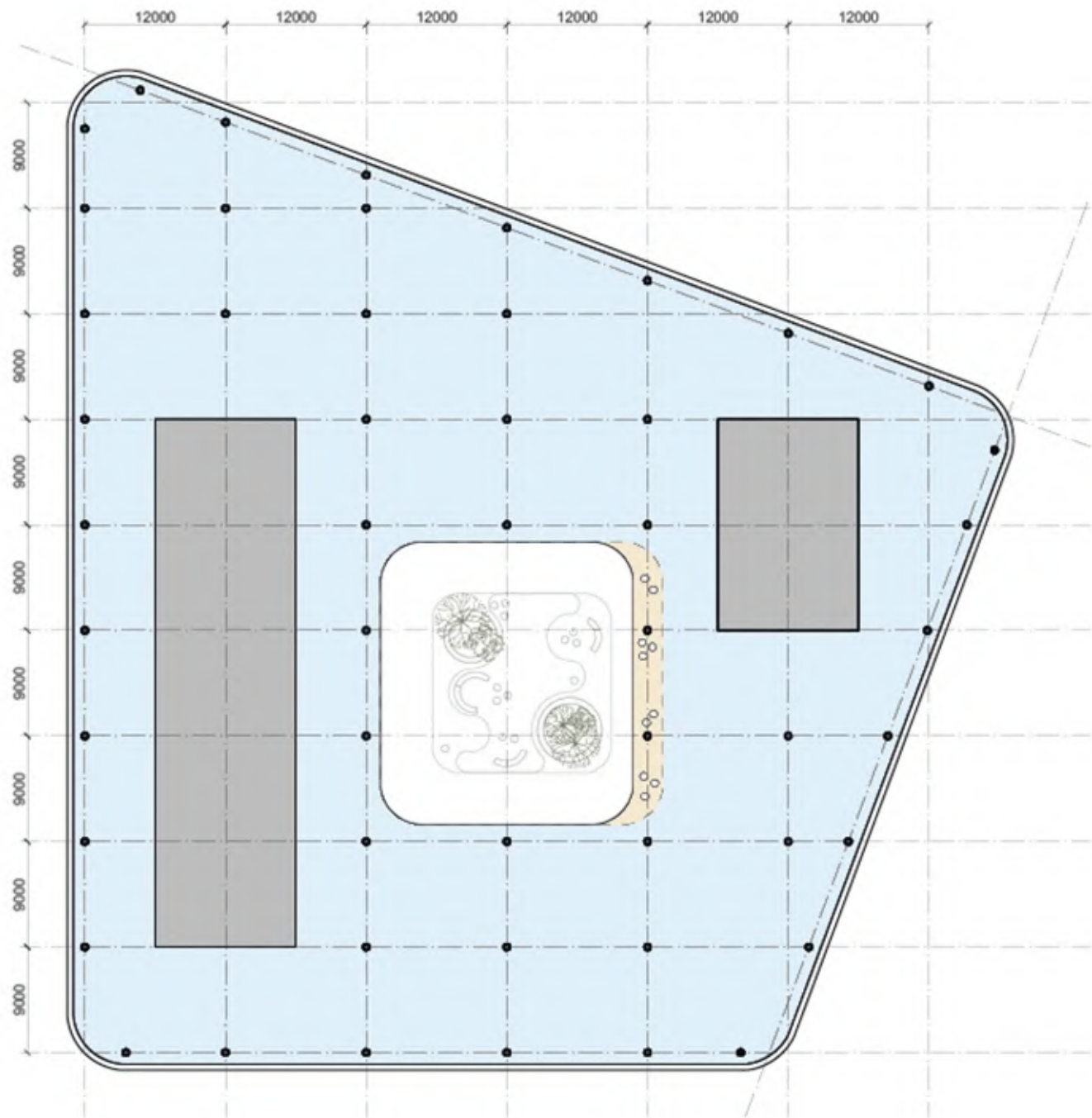
	Reception / Social Lobby	19,419ft ²
	Retail	25,792 ft ²



Workplace

Typical Floorplates

Level 01 - Workplace

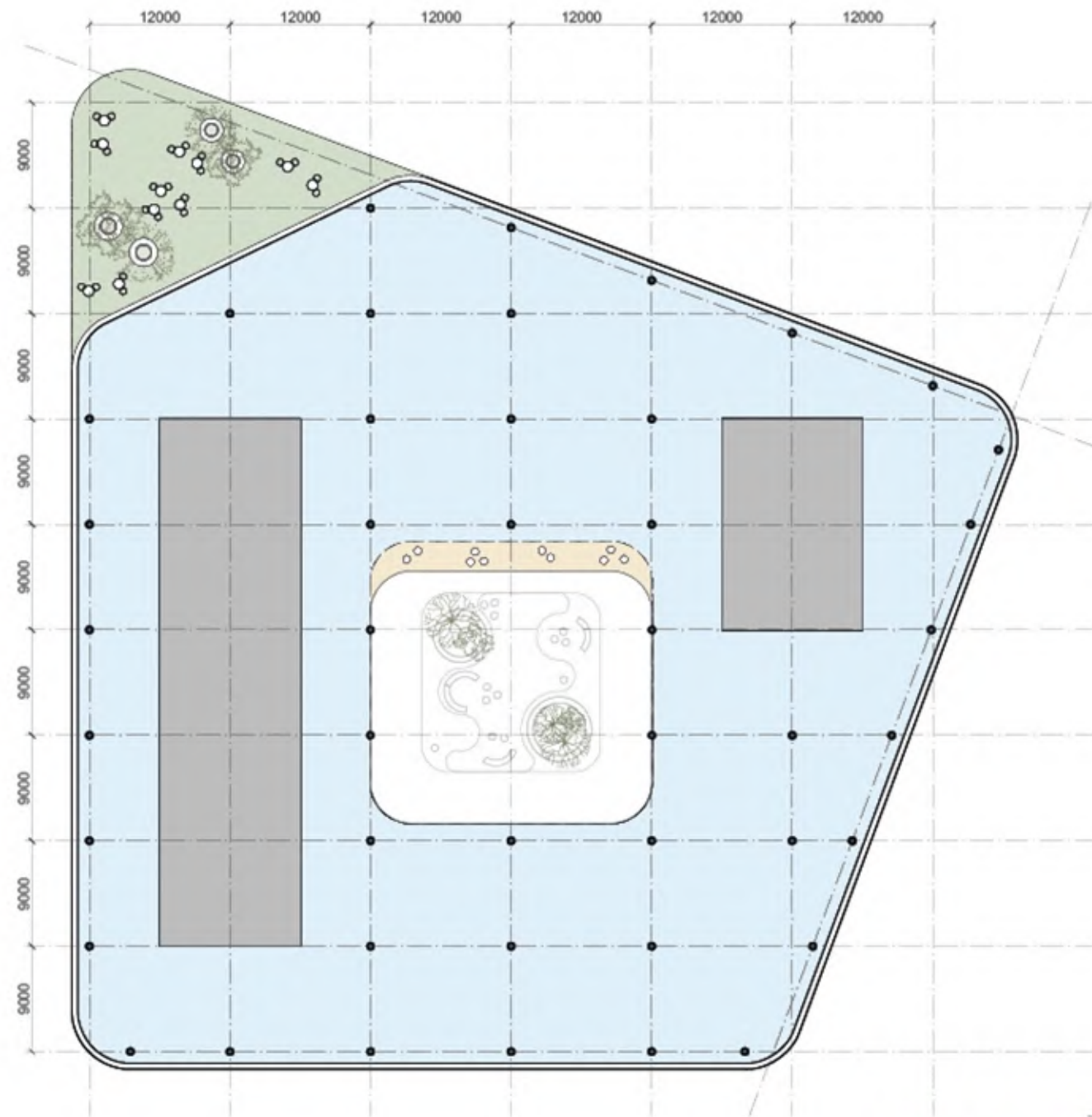


Plan Key

Workplace

40,718 ft²

Level 03 - Workplace & Terrace



Plan Key

Workplace

38,000 ft²

Terrace

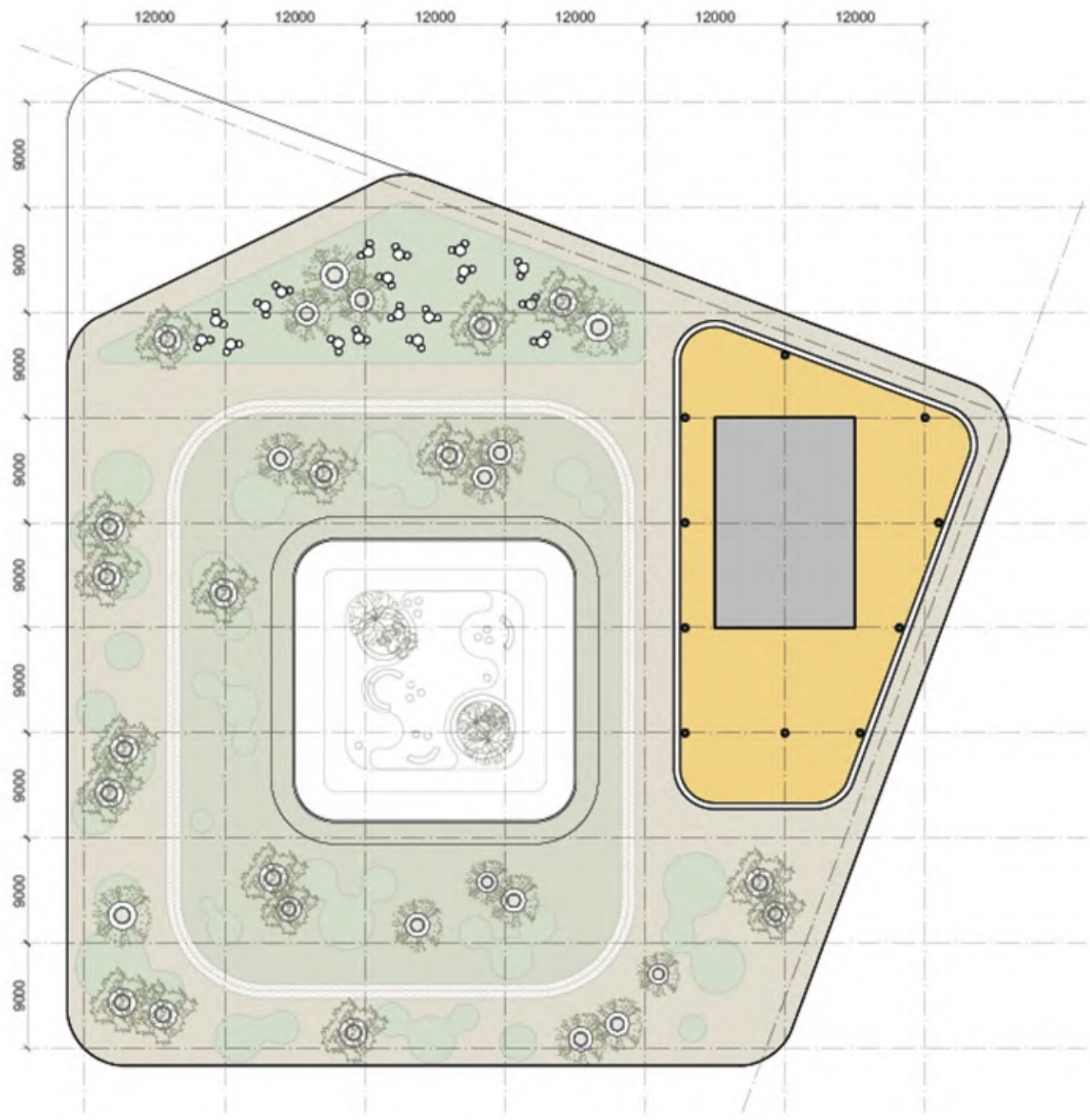
3,698 ft²



Workplace

Typical Floorplates

Level 05 - Roof Terrace



Plan Key

	Amenity / Workplace	8,950 ft²
	Terrace	34,408 ft²





Canada Water is happening now.
Take your place at the centre
of this incredible story.

Contact



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Head of Campuses

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CANADA WATER