



Three Deal Porters

THREE DEAL PORTERS

CANADA WATER

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The place

The moment you step
out of the station,
London feels different.

Canada Water is a completely new kind of London. Cleaner, bluer, greener and kinder, all in the heart of the capital. Bringing together a wish list for the urban workplace unlike any other central London destination.

Welcome to the future.

Shaped by the needs of the businesses who will call this home, Canada Water is built to suit London's most forward-thinking minds. Not just attracting innovation, but curating the conditions that will inspire it.

Connecting your people to the right places

In just a few minutes:

1 stop Elizabeth Line

1 stop Canary Wharf

2 stops London Bridge

4 stops Waterloo

5 stops Shoreditch High Street

6 stops Clapham Junction



Ideally placed for London's workforce:

**More under-35s can
get here within 45
minutes on public
transport than
anywhere else in
Central London.**

London as it should be

This chapter for Canada Water will set new standards for what is meant by working and living in sustainable urban environments.

Brought to life amongst a proud London community of 30,000 people, Canada Water is already a beautiful place to live, with lively retail, entertainment and F&B on hand, surrounded by an abundance of water and parkland.

But the future sets out something more: an innovative commercial district and cultural hub that will form the UK's largest collection of all electric, net-zero buildings, and public spaces that connect people with nature.

Over the next 10 years, we're delivering up to 3,000 new net-zero homes and circa two million sq ft of workspace for up to 20,000 workers.



Straight from the station a striking, 170m red timber boardwalk cuts across a regenerated dock. Intertwining waterside working and socialising, with a natural haven.

Seven wetland islands planted with native species have created reed beds, wet woodland and wet meadow, this is somewhere you could expect to see a Kingfisher as you walk from the tube to the office.

Cleaner, greener, bluer, and kinder



Mature-planted trees, bio-diverse wetlands, a hidden courtyard and a new park larger than Leicester Square take their place alongside the existing 130 acres of Southwark Park and Russia Dock Woodlands, with some of the cleanest air in Central London.





Canada Water places
health and wellbeing
at the heart of this
natural urban landscape.

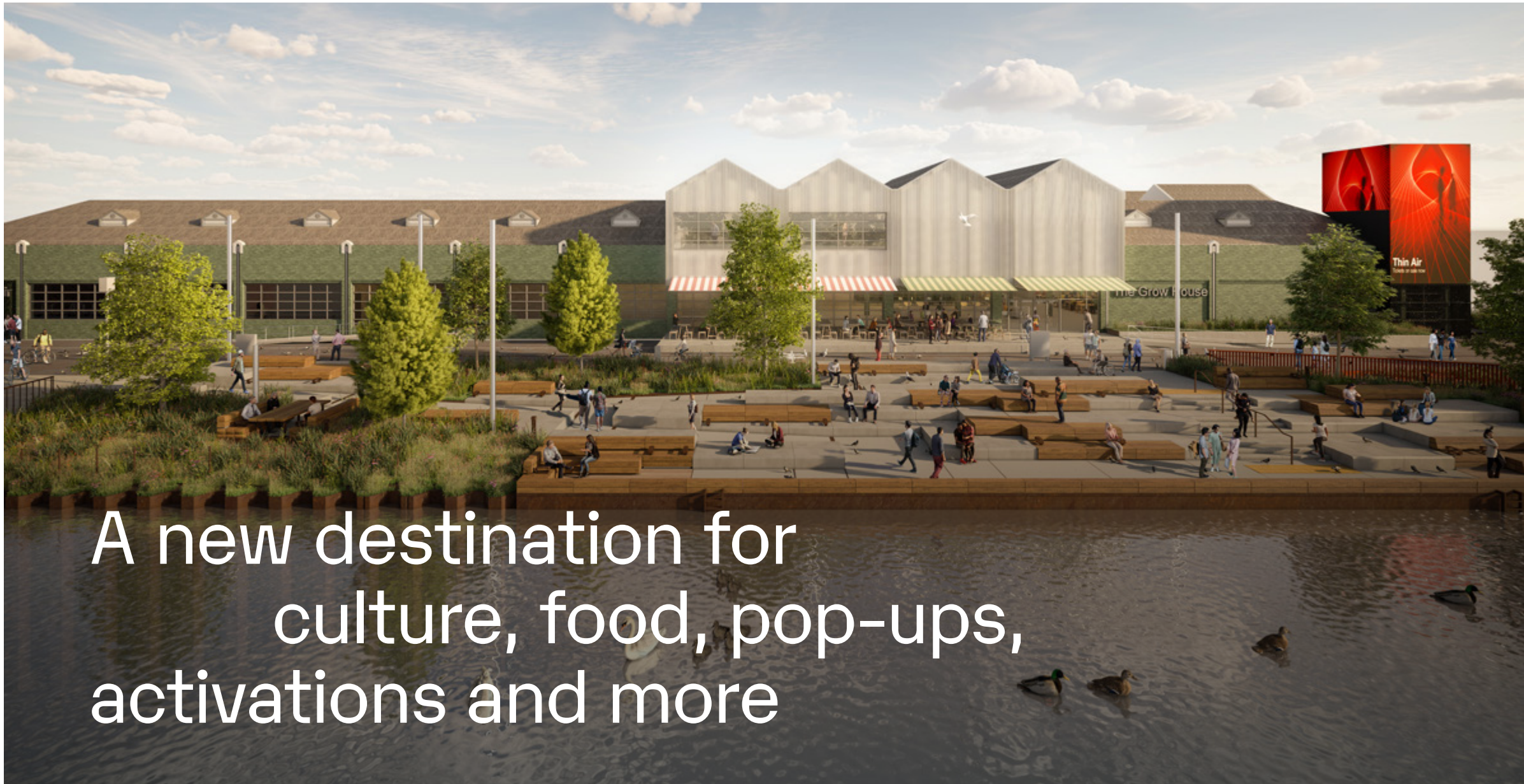
From peace and serenity in everyday spaces, to sports and activities, the sheer scale of variety, opportunities and ease of access makes it as inclusive as it is exciting.

From kayaking on Greenland Dock to tennis on Southwark Park's all-weather courts, there are space and facilities for just about any sport and pastime.



Including a natural 5km running route which passes through woods and parks crossing only one main road, and – right next door to your workspace – a new state-of-the-art leisure centre with two swimming pools, a 140-station gym, three fitness studios, and a four-court sports hall.

Eat, drink, enjoy indoors or out



Whether you want lunch in a quiet spot on the water, a breakfast meeting, or a team drink after work Canada Water will offer it. And from 2025 a new cultural and food destination is launching on the southern edge of Canada Dock, featuring a new food hall, cultural space, and music venue.



A world famous cultural destination, right here



Welcoming the return of the Printworks London

Once the largest printing factory in Western Europe, the Printworks building will be repurposed into two epoch-defining spaces: The Grand Press and the culturally extraordinary Printworks London, will return in 2027 to host everything from world-class arts, music events to international product launches and next level corporate conferencing.



This is the reality of
Canada Water.
And this is just
the beginning.

Why now?

- Canada Water brings together a wish list for the urban workplace unlike any other central London destination.
- Will be the largest collection of net-zero buildings in the UK, with cutting-edge sustainability and considered social impact to help your business meet its targets.
- Campus environment, surrounded by places to eat, drink, socialise and relax before, during and after work.
- This is the place where innovative, ambitious businesses will be able to grow due to the flexible nature of the masterplan.
- Transport links to support future workforces; more under-35s can get here within 45 minutes on public transport than anywhere else in Central London.
- Strong history in culture to be strengthened further with a new dockside food hall, events space and cultural venue opening in early 2025 and Printworks London returning in 2027.

The building



The future is a more collaborative workplace

Adaptable and
collaborative
by design

Three Deal Porters provides the benefits of a community at the scale of a building. Shared collaboration spaces at ground floor, access to gardens, and multiple dining options provide you and your company with more than just office space and an address.

‘Our design draws inspiration from external finishes—metal panels and varied brickwork—infusing metallic hues and natural clay shades. The result? A versatile, comfortable, and warmly welcoming environment’.

Simon Kincaid , Conran and Partners

Alongside soft furnishings and low lighting, the interior design of the communal spaces creates a warm and welcoming atmosphere.

Free-flowing inspiration

People work best in healthy, happy and inspiring environments.

Three Deal Porters provides you with direct access to the new Dock Manager’s Courtyard full of cafes, fountains, and an exotic fern garden. Then there’s Canada Dock with its wetland, iconic bridge, and relaxed seating by the water. Next door, the new Leisure Centre has an 8-lane swimming pool, gym, 4 courts, spin and yoga studios.

Because sometimes the best ideas come when you’re not behind a desk.





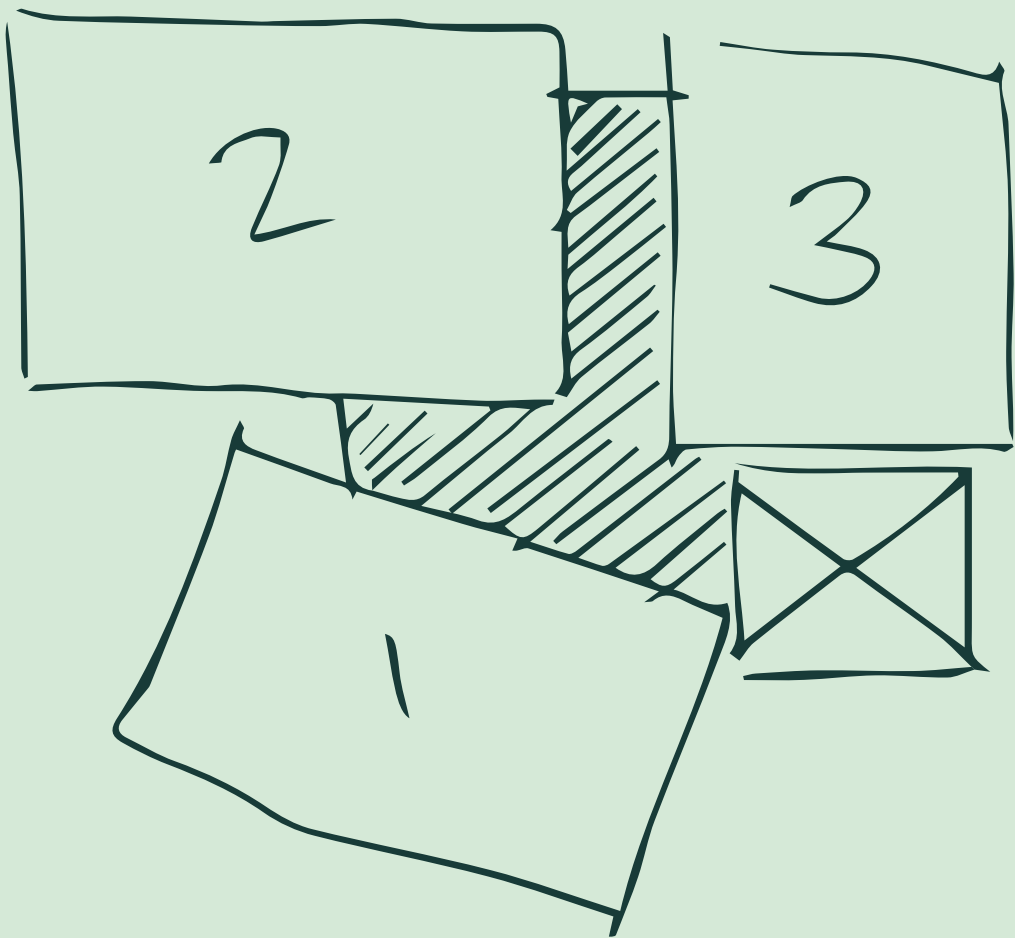
Unique building design

Pushing the boundaries of
integrating building and environment
to enrich the 'working' experience.



With flexible floorplates from 21,300 sq ft to 121,000 sq ft for the whole building. Combined with 2.95m ceilings, you can curate your space with endless opportunities.

Shaped around the future of your business



What if you removed the traditional core of an office building, and replaced it with a shared central space, complete with places to meet and collaborate? That is exactly what Three Deal Porters has done. The result? A more natural way for colleagues and businesses to come together, team up and share ideas.

Outdoor terrace areas on every floor

All five floors include undercover terracing that makes access to outdoor space feel natural, creating so many places for people to connect, share and enjoy the workplace.

Everyone in the building has the opportunity to take a quick break, hold meetings, team building events, or meet for afterwork drinks on a waterside terrace space with enviable views.



Created for your people. Curated by you

The opportunity at
Three Deal Porters
is to create a workspace
that truly belongs
to your business.

Be amongst a like-minded community of innovative businesses, in an environment that has been purpose designed to remove the obstacles to success, and quite literally place people at the centre of the building's purpose.



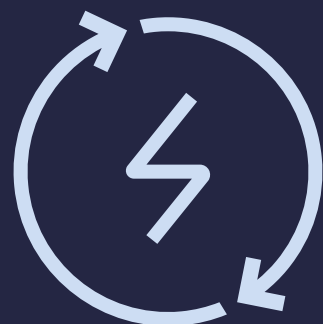
Embracing a future
of working where
collaboration,
maximising potential,
and removing the
barriers to success
lie at the very core.

The details

Building sustainability
Specifications
Schedule of areas
Floorplans

Built around people

...with health, wellbeing and sustainability front of mind. Offering staff an environment where they can thrive and businesses a plug-in solution to work alongside their ESG strategies.



All Electric
Fully electric workspaces with 100% of the electricity coming from renewable sources



Reuse & Recycling
95% of all development waste reused or recycled, (working towards 100%)



Zero Waste
100% of waste diverted from landfill and access to extensive recycling facilities



Wetlands
All rainwater collected from rooftops will replenish the dock each year, revitalising wetlands and saving precious mains water



Green Travel
450+ cycle spaces, plus lockers, showers and changing facilities



Innovation
BREEAM Innovation credit awarded for energy sharing between the residential and commercial buildings



Smart
WiredScore Platinum target
SmartScore rated offices for low carbon comfort – first in the UK



Wellbeing
WELL Enabled Gold

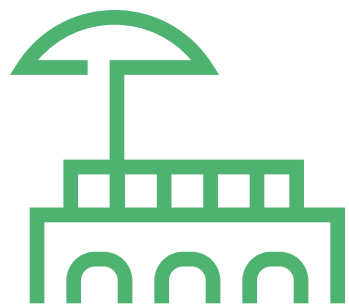


Energy
EPC A target for all workspace
4★ NABERS UK target



Sustainability
BREEAM Outstanding target for all workspace

Building specification



Undercover terracing providing all weather amenity



Highly divisible floorplates



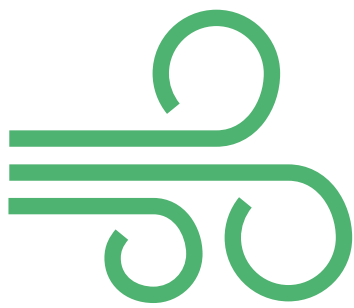
3m floor to ceiling heights



32 litres of enhanced fresh air, per person, with no recirculation; openable windows & outside terraces



Designed occupier upgrade option to create an atrium

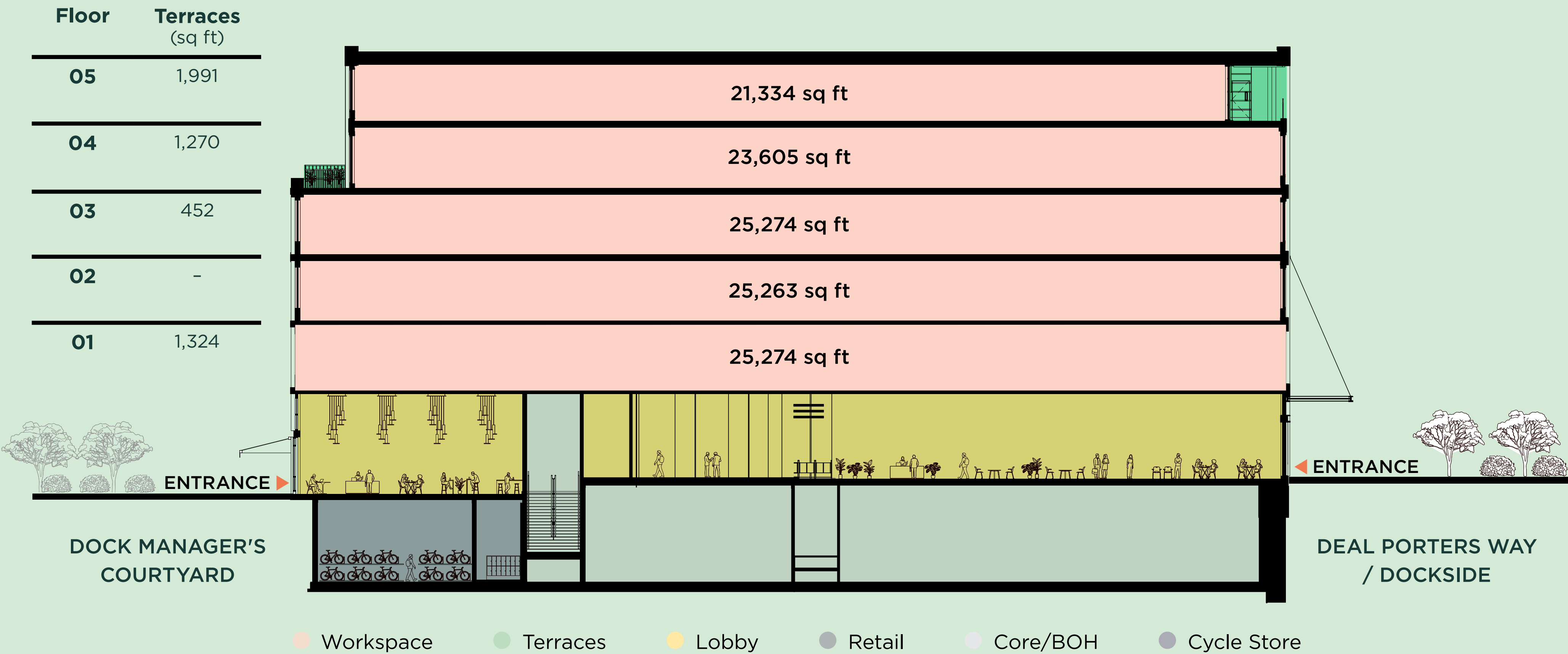


Underfloor displacement ventilation - Lower embodied carbon with improved energy performance



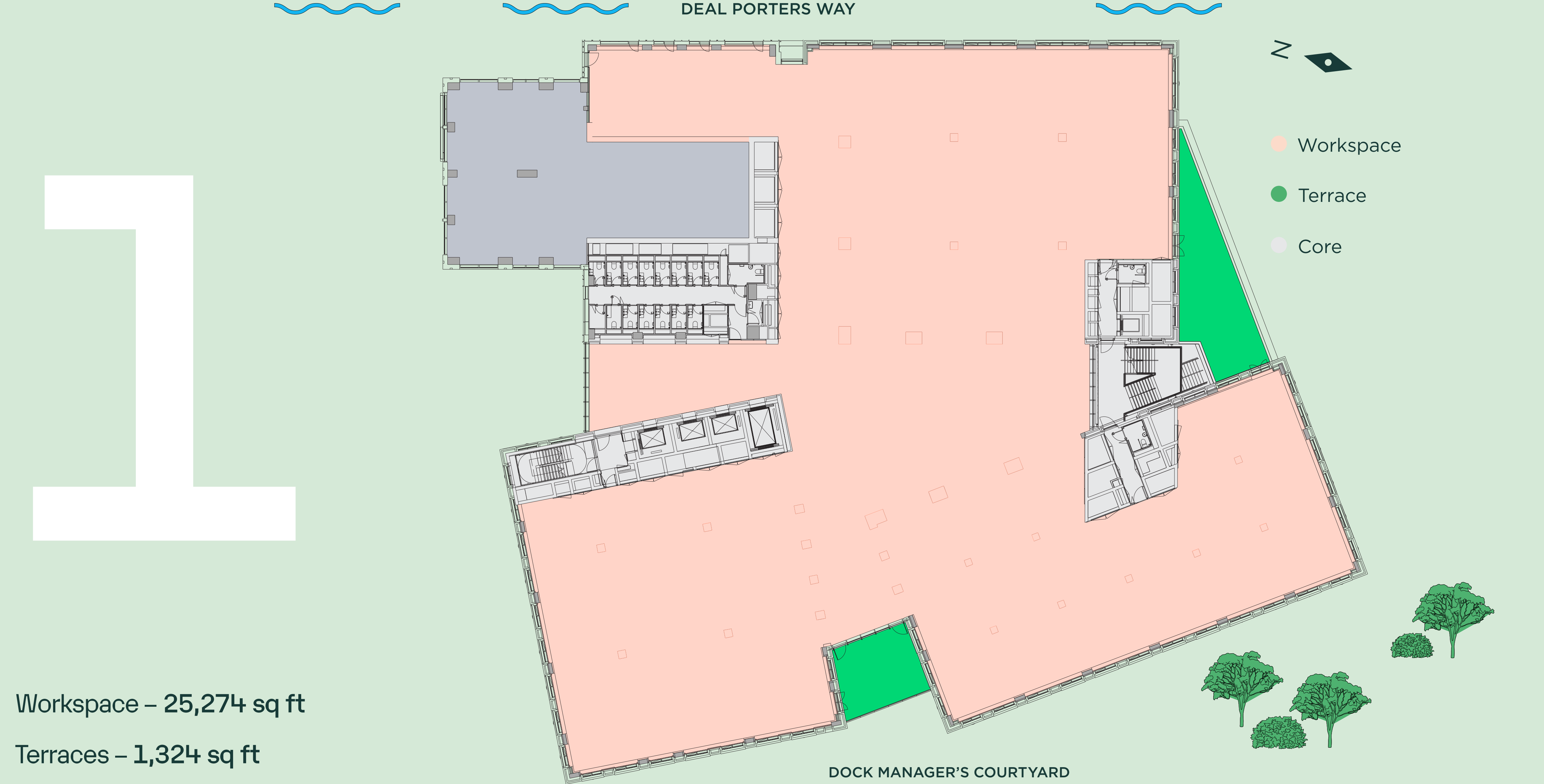
Schedule of areas

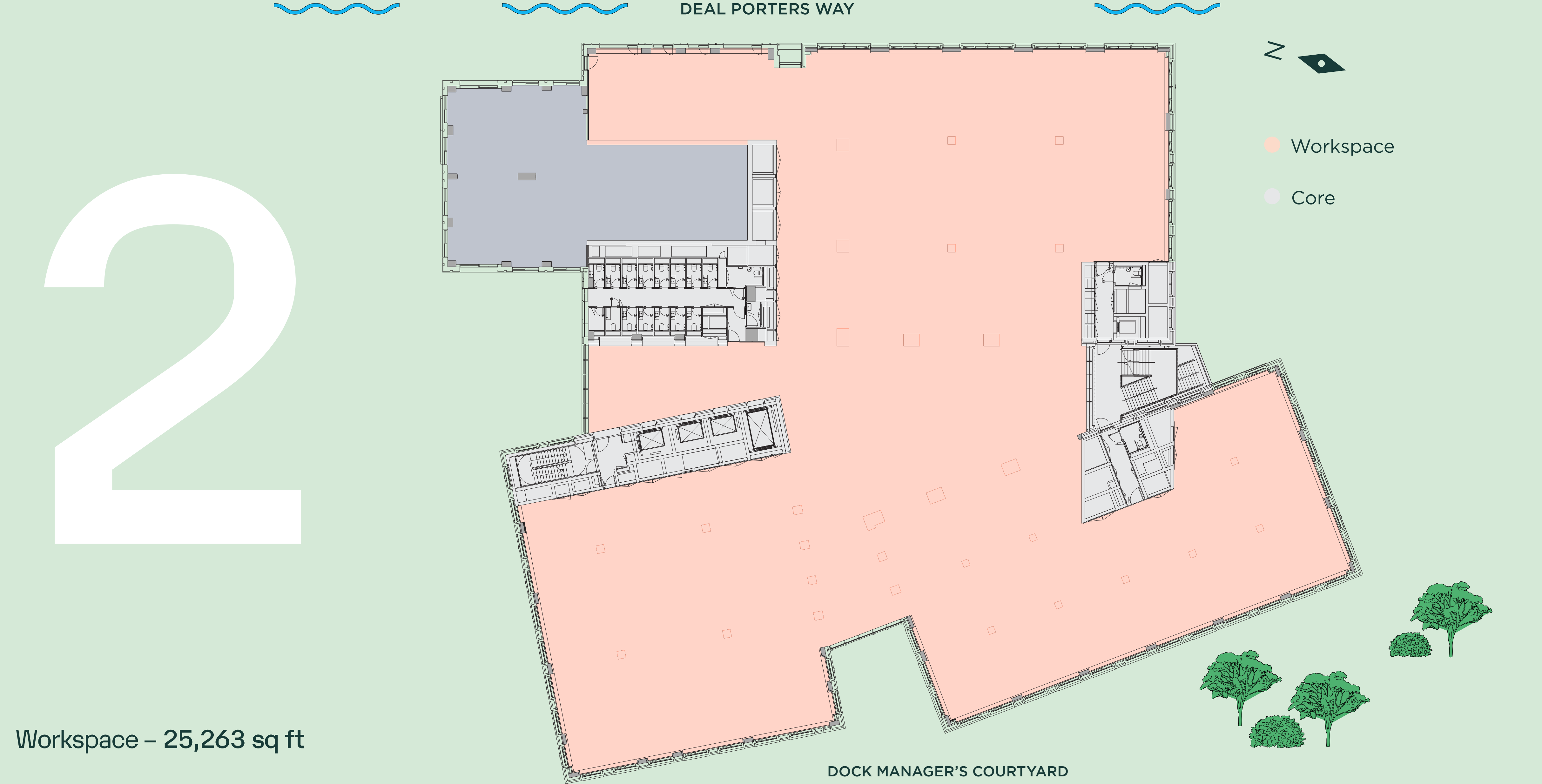
Total Workspace – 120,750 sq ft | Total Terraces – 5,037 sq ft



G







Workspace – 25,263 sq ft

DEAL PORTERS WAY



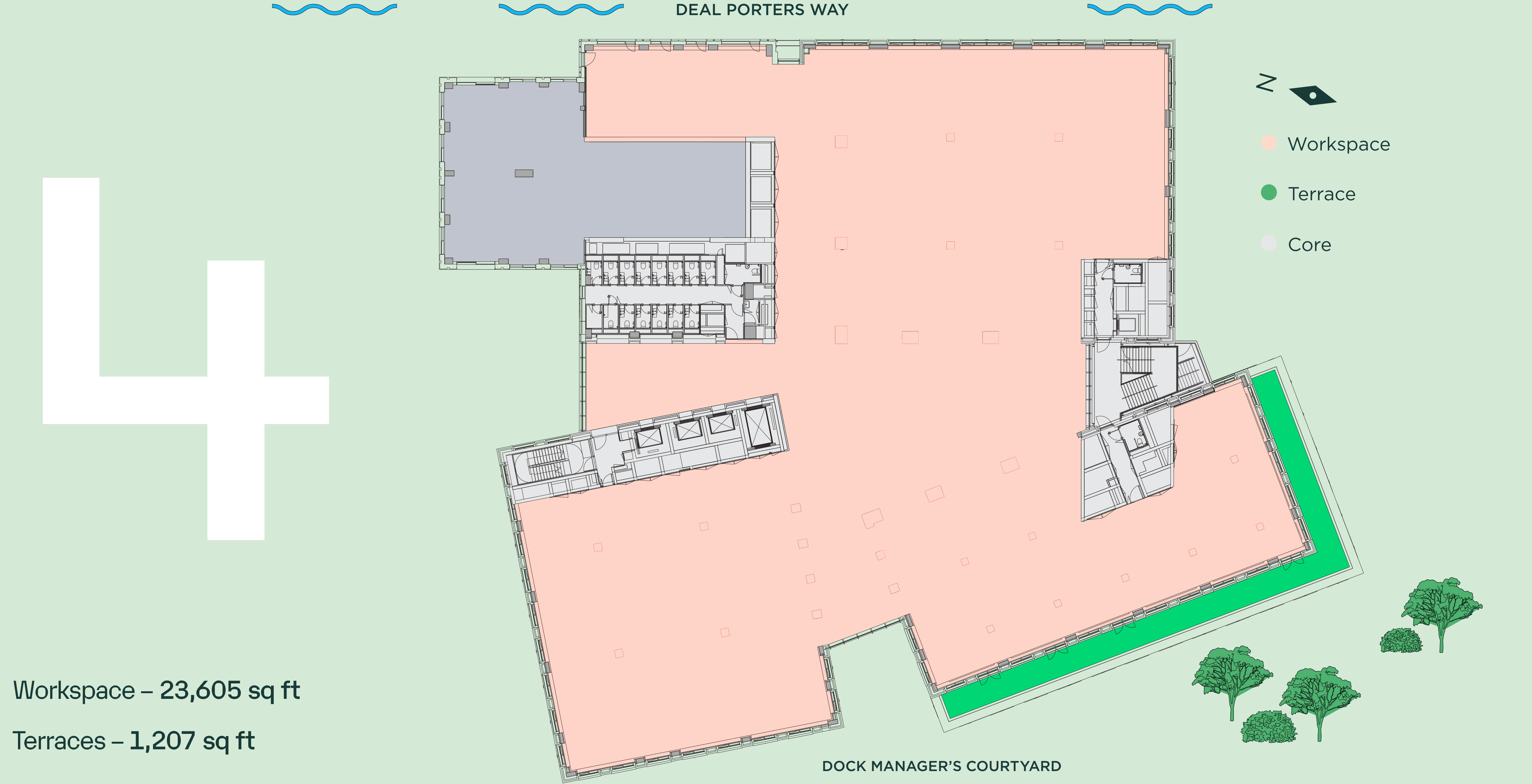
- Workspace
- Terrace
- Core

3

Workspace – 25,274 sq ft
Terraces – 452 sq ft

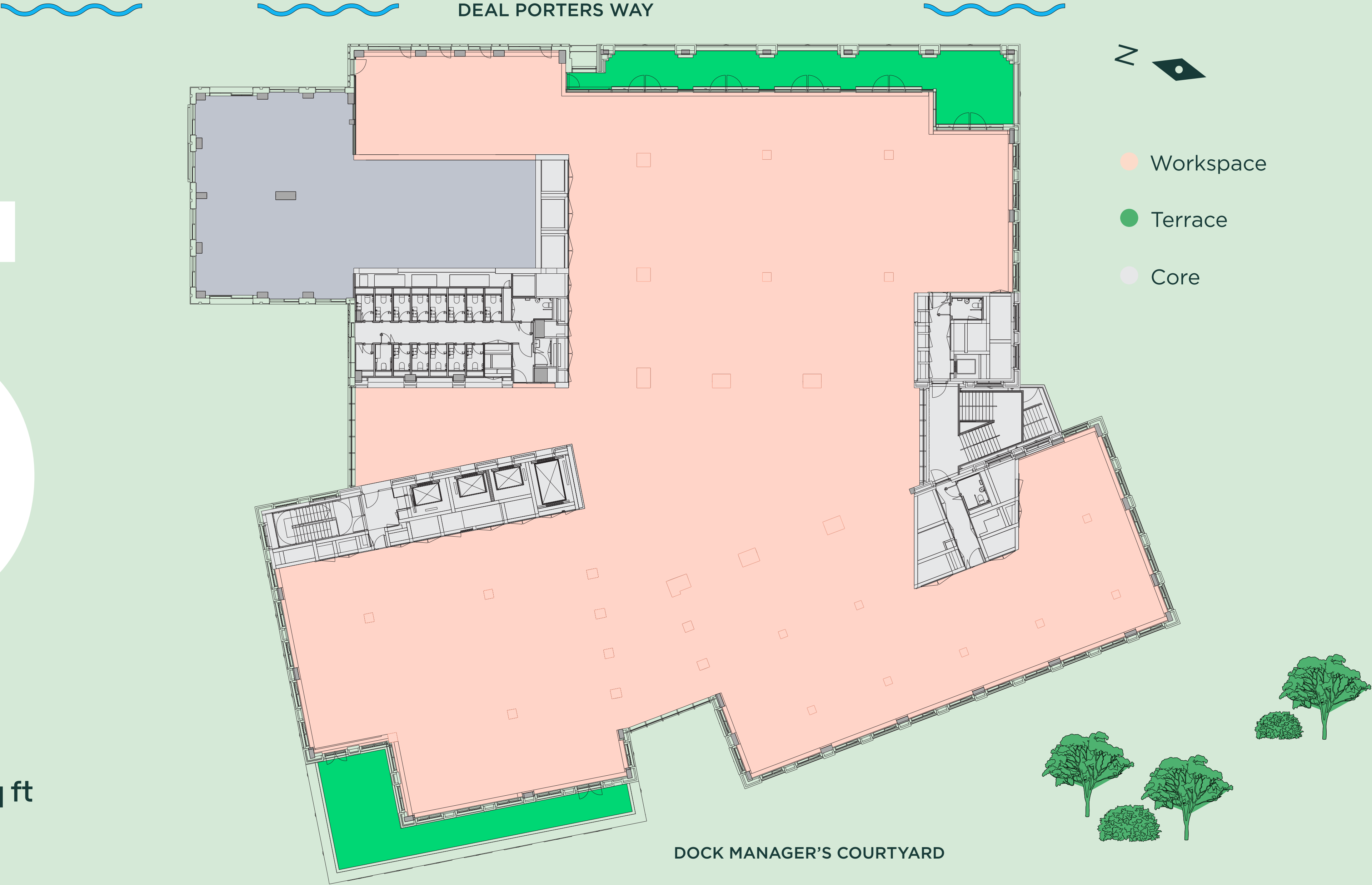
DOCK MANAGER’S COURTYARD





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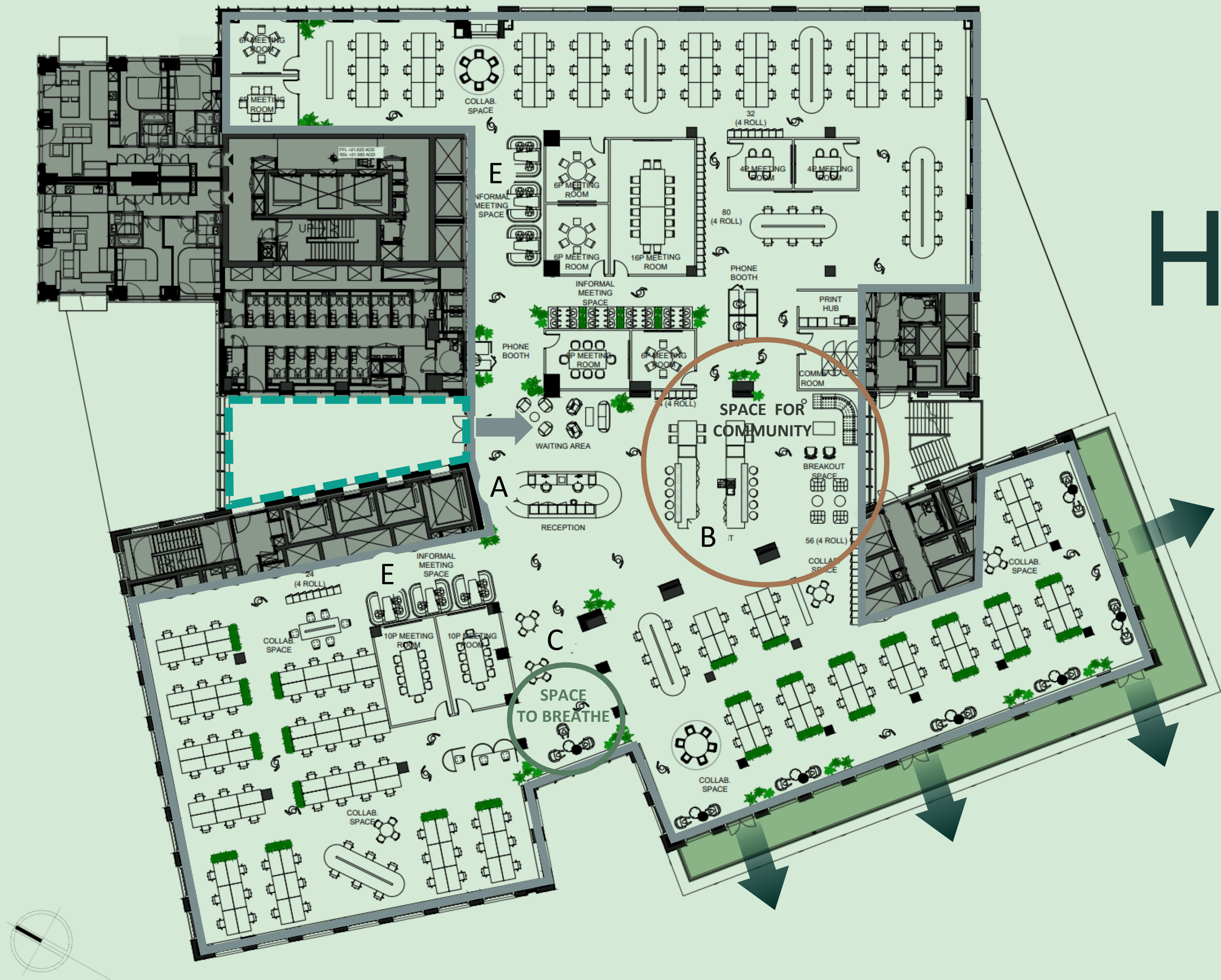
Workspace – 21,334 sq ft
Terraces – 1,991 sq ft





Test Fit - Low Density

Single tenant floor - Without stairs



Test Fit - High Density

Single tenant floor
- Without stair



Test Fit - Low Density

Single tenant
- With linking stair
between two floors



Test Fit - Low Density

Single tenant
- With linking stair
between two floors



Test Fit - Three Tenant Split



Test Fit - Two Tenant Split

The vision

The Masterplan
There's so much more to come

And this is just the beginning...

Over the next 10 years, Canada Water will be transformed into London's next great place with 53 acres of incredible natural landscape, a new high street, and a waterside neighbourhood larger than Covent Garden.

A success story built alongside the local community. Where everyone who already lives, works and studies here, benefits from the opportunities it creates.

53 acres

of historic dockland

3,000

carbon neutral homes

Transformational workplaces for

20,000 people

Surrounded by

130 acres

of parks and woodland

A new London square, the same size as Leicester Square

2 million sq ft

of new workspace

Up to 21 million

visitors a year expected by 2032*

Up to 1 million sq ft

of shops, restaurants, culture and leisure

16

new streets and a new 3.5-acre park

* Based on modelled estimate by British Land

Designed for growth



THE GRAND PRESS - 165,000 SQ FT AND PRINTWORKS LONDON



H3 - 300,000 SQ FT OF LABS AND WORKSPACE

The breadth and scale of Canda Water empowers businesses to plan long term. Big or small, the variety on offer here means we can partner with you to support your growth at every step.

Perhaps that's a first office in dedicated startup space – or perhaps it's a build-to-suit headquarters. Businesses that come here have the opportunity to shape this place as they grow.




F ZONE - 300,000 SQ FT WORKSPACE, 175 HOMES



D ZONE - 136,000 SQ FT OF RETAIL, 675,000 SQ FT OF WORKSPACE, 32,000 SQ FT OF HOTEL, 218,000 SQ FT OF RESIDENTIAL PLUS NEW PUBLIC REALM

Printworks Park

Coming 2027



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

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CANADAWATER