

CANADAWATER



A new district for central London

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

A man with grey hair and sunglasses, wearing a light blue button-down shirt, is walking and pointing his right index finger towards the right. Next to him, a woman with long red hair, wearing a white tank top and a grey jacket, is smiling and looking in the same direction. They are walking on a city street with a red double-decker bus and a 'Canada Water' sign in the background. The sign features a red circular logo with the word 'BUSES' and the text 'Canada Water' below it. The scene is bright and sunny, suggesting a positive and forward-looking atmosphere.

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.

Our city's next great place

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 green spaces, restaurants, and 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 neighborhood 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. Welcome to the future, built for those ready to shape what's next.



Workspace
2m sq ft



**Retail, Leisure &
Restaurants** 1m sq ft



New Homes
c. 3,000



- Three Deal Porters**
120,000 sq ft of workspace with Work Ready suites.
- Dock Shed**
180,000 sq ft of headquarters workspace.
- The Founding** 186 new homes.
- Canada Water Leisure Centre**
55,000 sq ft leisure centre featuring state of the art facilities.
- Corner Corner**
60,000 sq ft of food, culture, live music and event space all under one roof.
- DockX**
Multi-use event space.
- The Grand Press**
165,000 sq ft of workspace.
- Instant Padel**
Four floodlit outdoor padel courts.

A new dockside destination



Food hall curated by KERB renowned London-based street food collective.



London's largest commercial indoor vertical farm, supplying fresh, locally-grown produce to the food hall and restaurants citywide.



Private hire spaces with adaptable layouts and an atmosphere to suit any occasion, with capacity up to 1,200 guests. From townhall gatherings to conferencing, the venue offers versatile settings that can be tailored to a wide range of event needs.

A place where culture, food, and innovation meet

Put your brand at the heart of a destination people travel for. From Corner Corner's state-of-the-art food hall and London's largest indoor commercial vertical farm to the iconic Printworks, partner with ground breaking venues that draw audiences and redefine urban experiences. Beyond your own building, Canada Water offers campus-wide corporate event spaces for launches, showcases, and client hospitality.

Featuring diverse dishes from culinary stars: Chick'N'Sours, Jou Jou Bites, MASA Tacos, and Café by Sireli curated by KERB.



New household names join Canada Water, adding to the growing retail offering.



Sushi Revolution

Bold, modern sushi made fast and fresh, ideal for quick lunches, or dinner on the move. Fresh rolls, nigiri, and bowls, plus a grab-and-go and pre-order service.



The Village Tree

Village Tree offers an easygoing all day spot, that brings specialty coffee, seasonal plates, and a welcoming neighbourhood feel.



Vagabond

Vagabond's flagship introduces its signature self-pour wine discovery format, alongside knowledgeable hosts, tasting flights, and event-friendly small plates. As an urban winery, Vagabond crafts its own wines on-site, offering guests a unique experience.

Coming from winter 2025

New Openings



Mouse Tail Café

Start the day overlooking the dock at Mouse Tail Café, a south London favorite. Known for ethically sourced coffee and a daily selection of fresh, homemade pastries—think bacon and maple rolls, banana bread, and sourdough — all made in-house each morning.



The Pacific Tavern

Dine at The Pacific Tavern, a friendly Kiwi gastropub that brings the flavours of the Pacific Rim to the neighbourhood. Enjoy grilled octopus skewers, New Zealand-style pies, live DJs, a spacious weatherproof beer garden, and big screen sports for a lively atmosphere.



Deal Porter Square

Deal Porter Square comes alive with pop-up food stalls: local talent, sustainable bites, and unique gifts from Turkish flatbreads and Caribbean specialties to crêpes.

Vibrant neighbourhood offerings



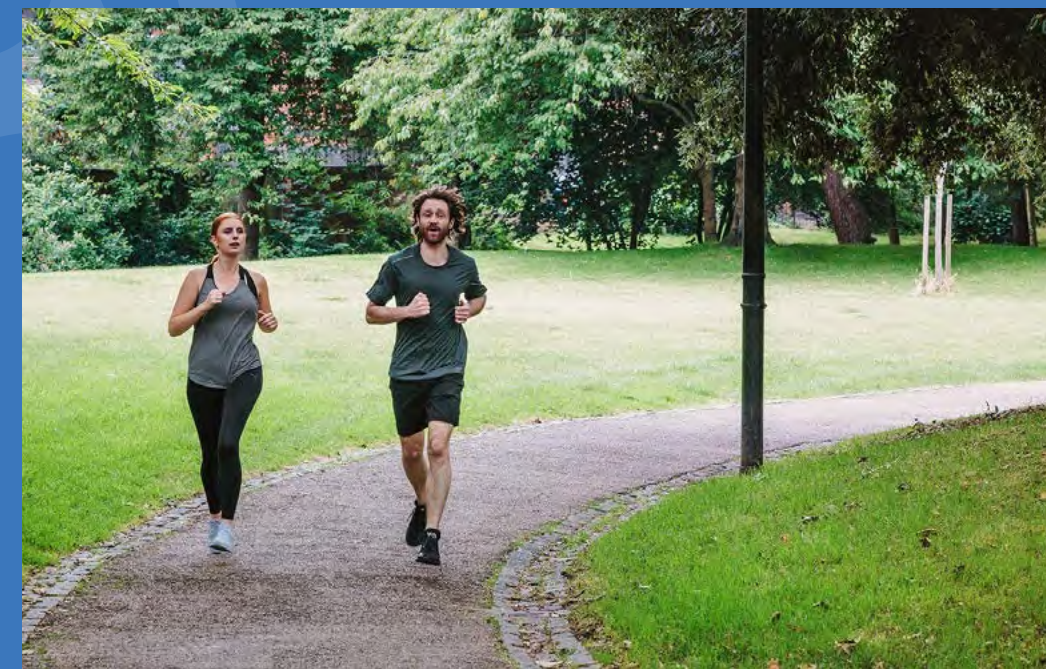
At Canada Water, you can find your own pocket of calm whenever you need it—quiet corners and green spaces are always close by. But step out, and you'll discover there's no shortage of action. Whether you're into kayaking on Greenland Dock, hitting up tennis matches on Southwark Park's all-weather courts, enjoying a game of padel on the newly installed dockside padel courts or just exploring the endless variety of things to do, there's something for everyone here.

Love to move? There's a natural 5km running route winding through woods and parks, crossing just one main road—perfect for a

peaceful escape or an energising workout. And right next to your workspace, you'll find a brand-new, state-of-the-art leisure centre, complete with two swimming pools, a 140-station gym, three fitness studios, and a four-court sports hall for basketball, badminton, and more. Peace and excitement, all in one place.

The new dockside padel courts add even more ways to get active at Canada Water. Ideal for team building, client events, or a friendly match, they're open to all skill levels and help make Canada Water the place to be for both business and leisure.

City working has never been so healthy



12 acres of new
public parks created

130 acres of surrounding
parks and woodland



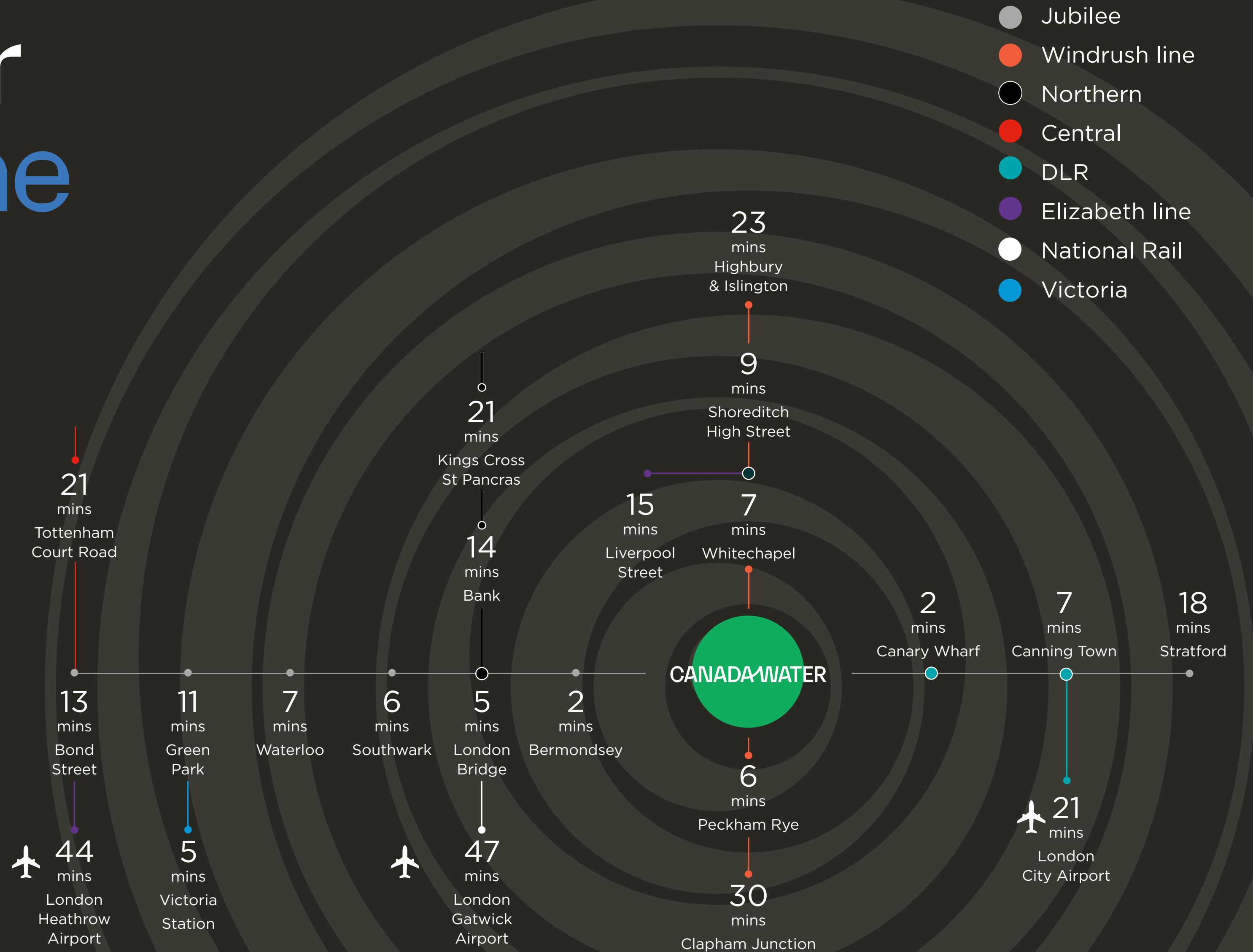
Connecting your people to the right places

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

Canada Water is set to attract more under-35s within an hour's reach than any other London office hub by 2033. Making it a future-ready talent destination.

11.5m

people can travel to Canada Water within 60 minutes



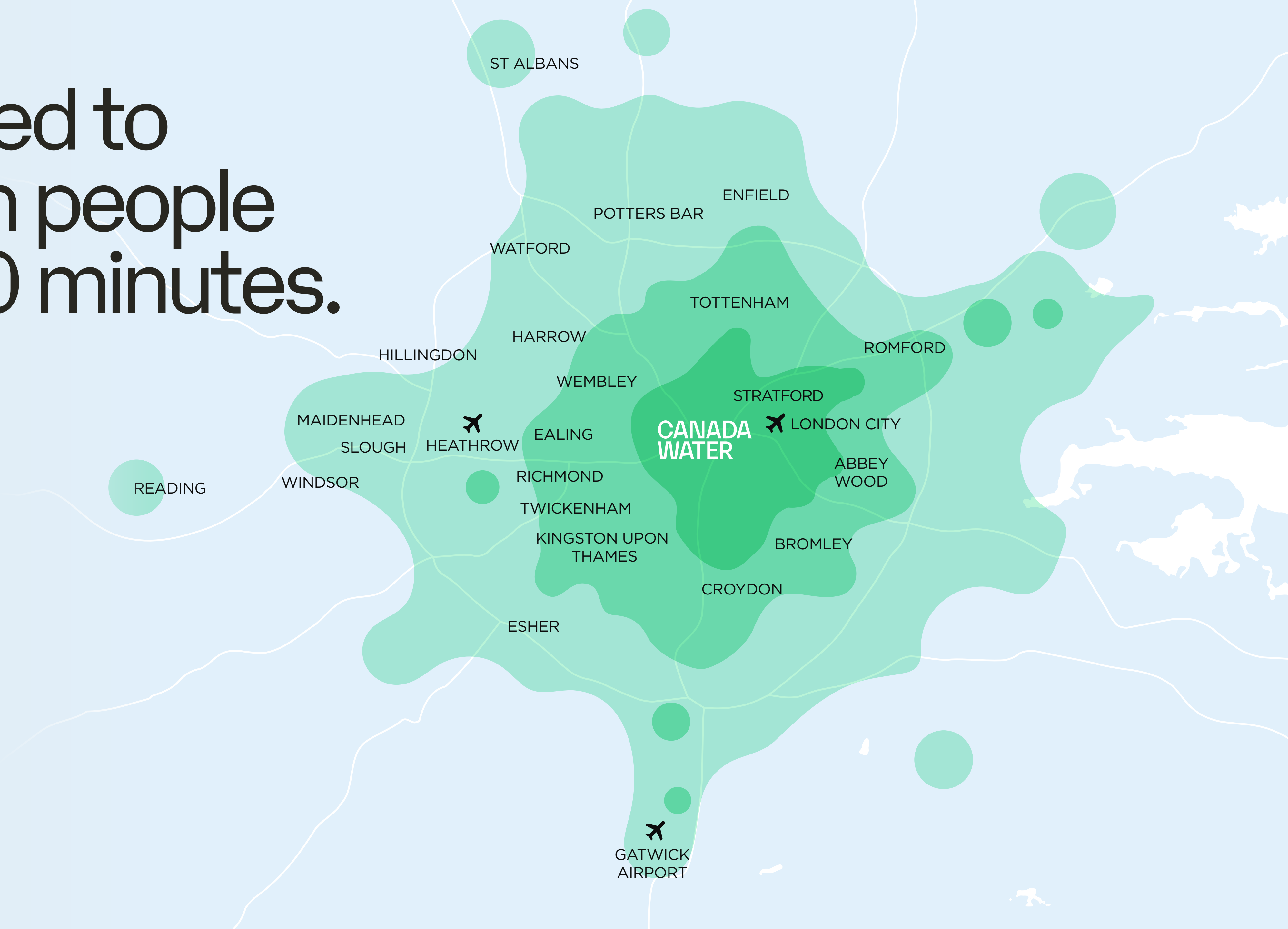
Connected to
11.5m people
within 60 minutes.

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



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 at www.canadawater.co.uk/sustainability

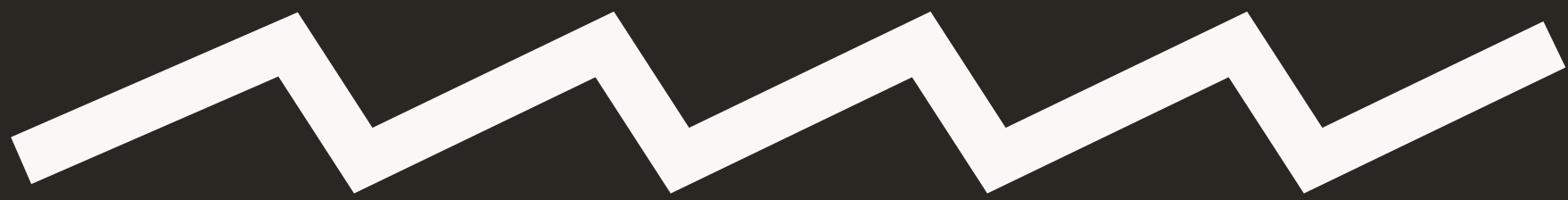
Sustainability in action. Inside fully electric, renewables-powered Corner Corner, Harvest London runs a vertical farm producing 20–30 tonnes a year of herbs, salads, and specialty crops. No pesticides. 95% less water. 100% renewable power.

Plants to plate in hours. Corner Corner's food hall and nearby restaurants serve fresh produce grown on site cutting food miles and waste while boosting flavour, consistency, and reliability.

Led by Chief Agronomist Matt Chlebek, the farm provides a greener, shorter, smarter urban supply chain right where people live and work.

Greener, shorter, smarter supply





DOCK SHED

CANADA ~~W~~ATER

A 21st century take on a
classic docklands warehouse

180,000 sq ft
across 5 floors

Over 10,000 sq ft
of dockside terraces throughout the building

City and Southbank
views on all floors

**Enhanced volume
and fresh air**

Stunning 5,000 sq ft
reception designed by Conran & Partners
with bookable meeting rooms

Vibrant Leisure Centre
access to two swimming pools,
a 140-station gym, three fitness studios,
and a four-court sports hall

Available Now

Click Here
to view the CGI flythrough





Spacious reception with café and meeting rooms



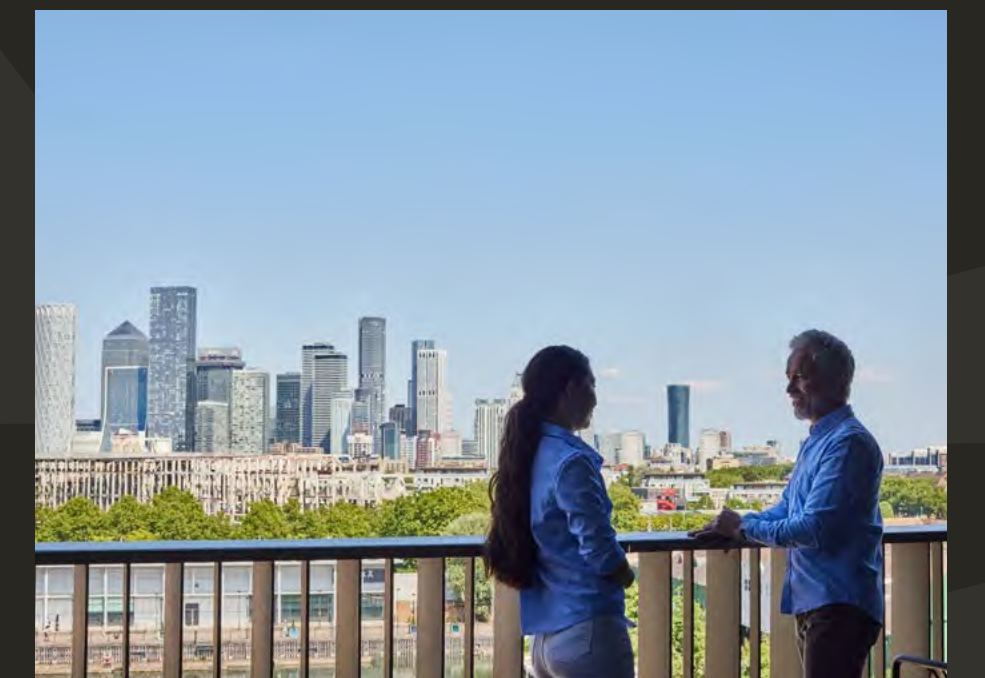


Typical floor, with dockside terrace



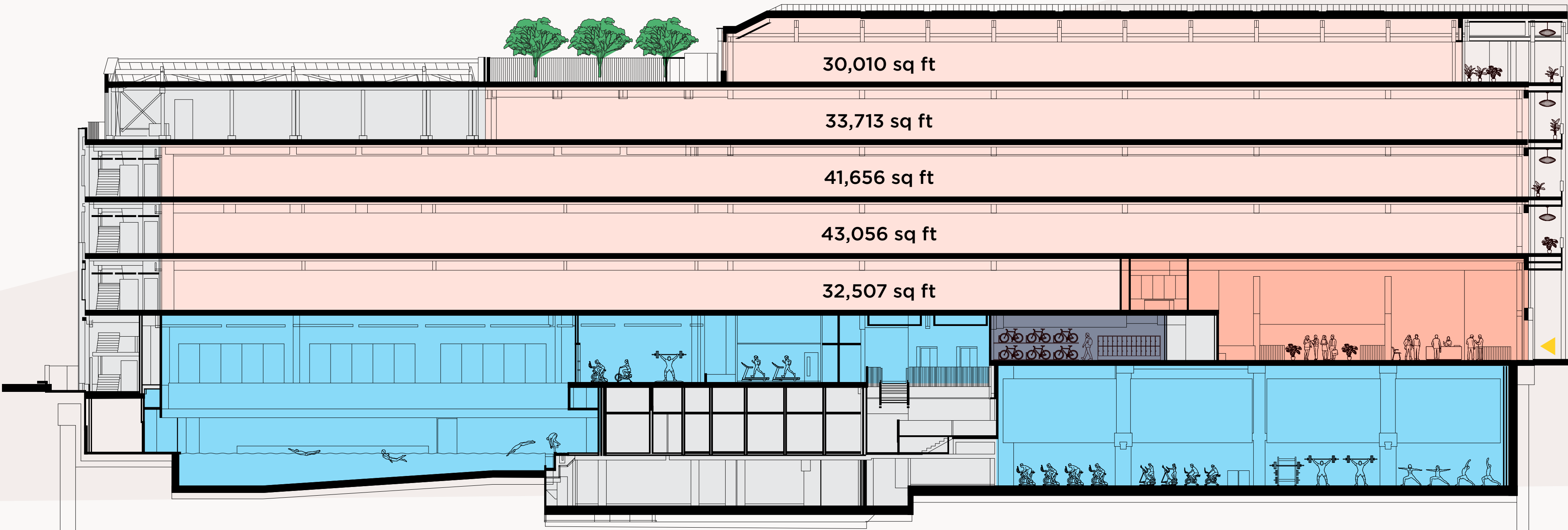
5th floor and terrace

Not your typical workspace. Flexible by design, grounded in the warmth and simplicity of industrial materials.





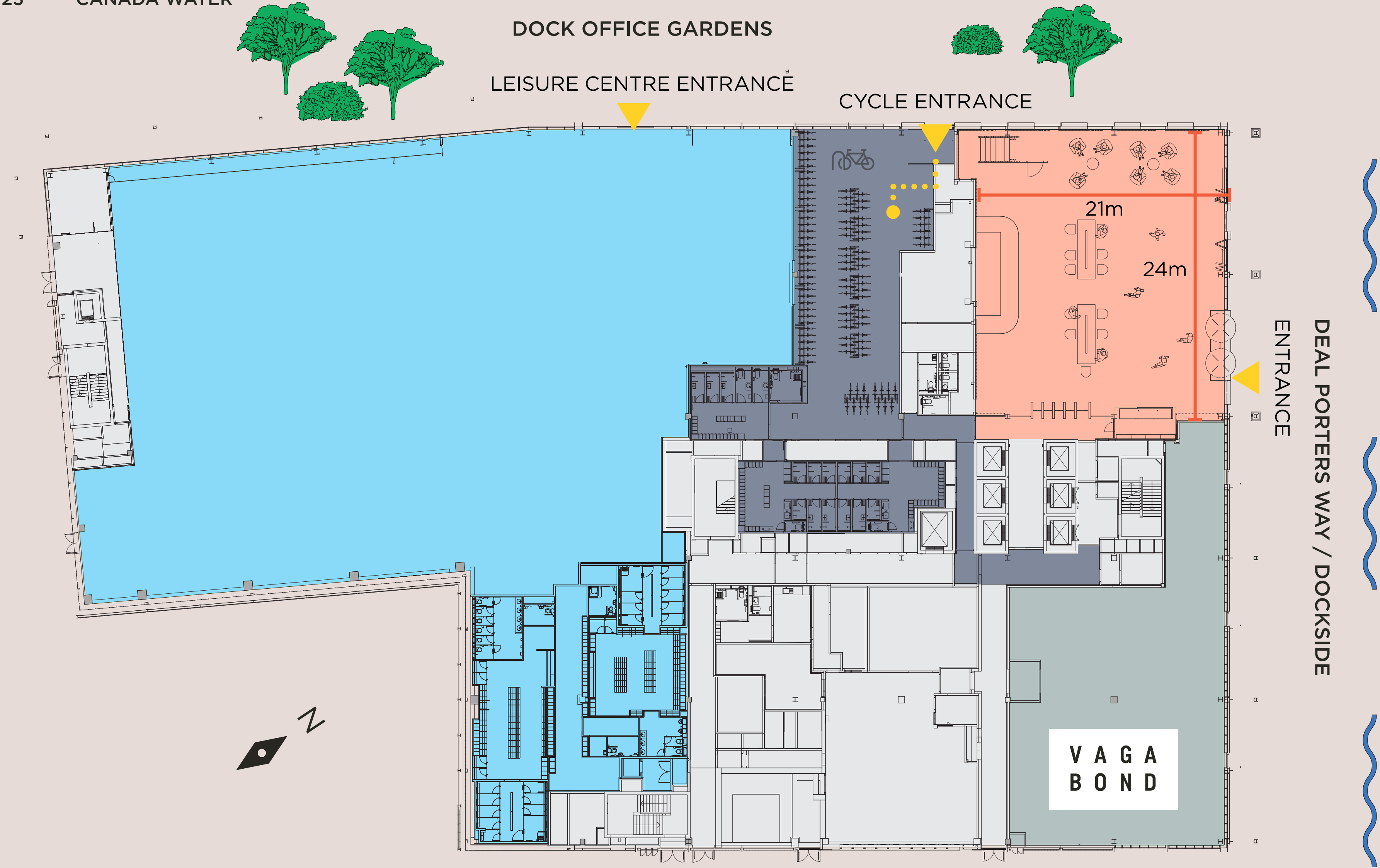
Schedule of areas



Floor	Terraces (sq ft)
05	4,000
04	2,000
03	2,000
02	2,000
01	150

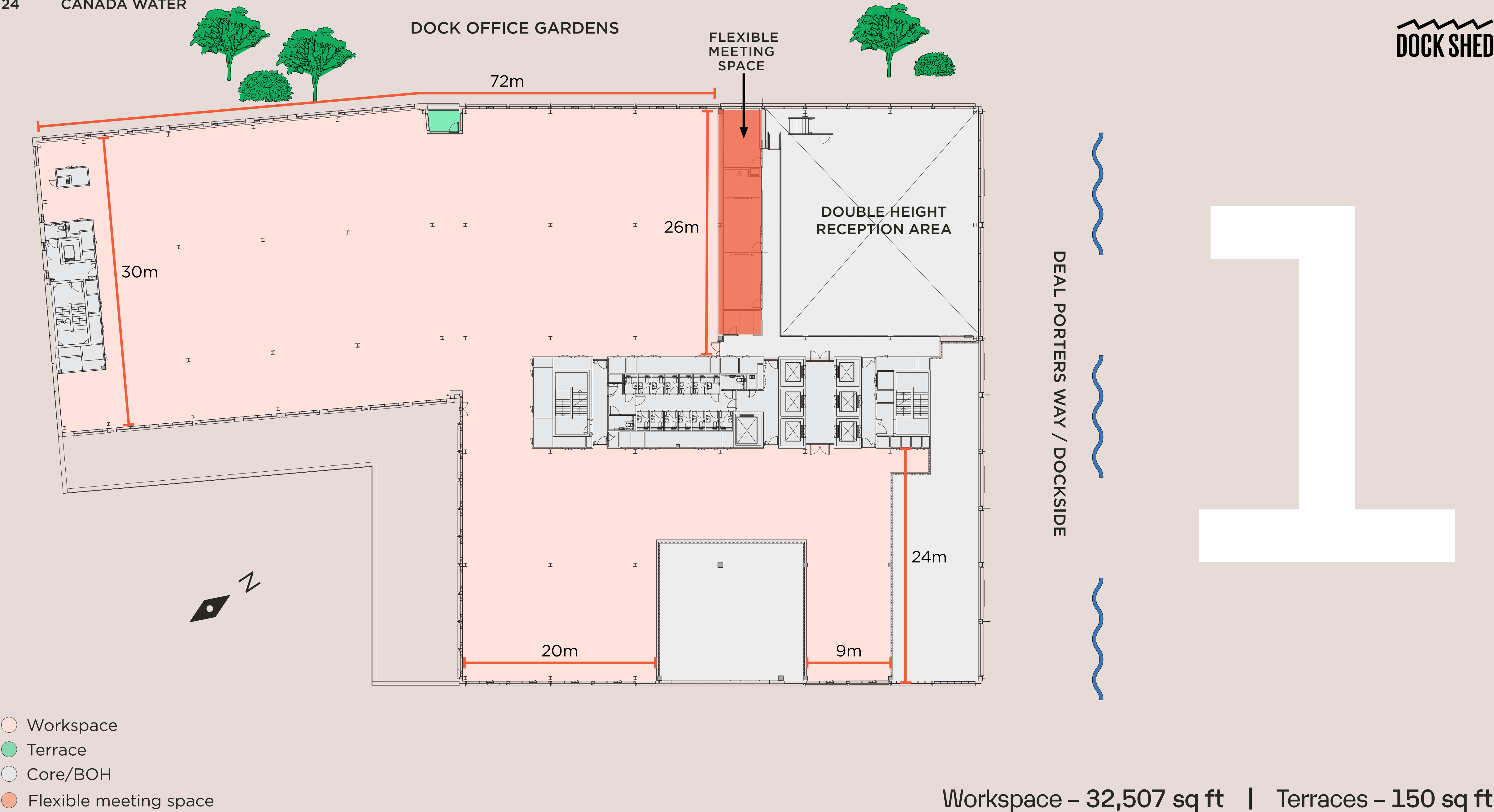
- Leisure Centre
- Cycle Store
- Core/BOH
- Workspace
- Lobby

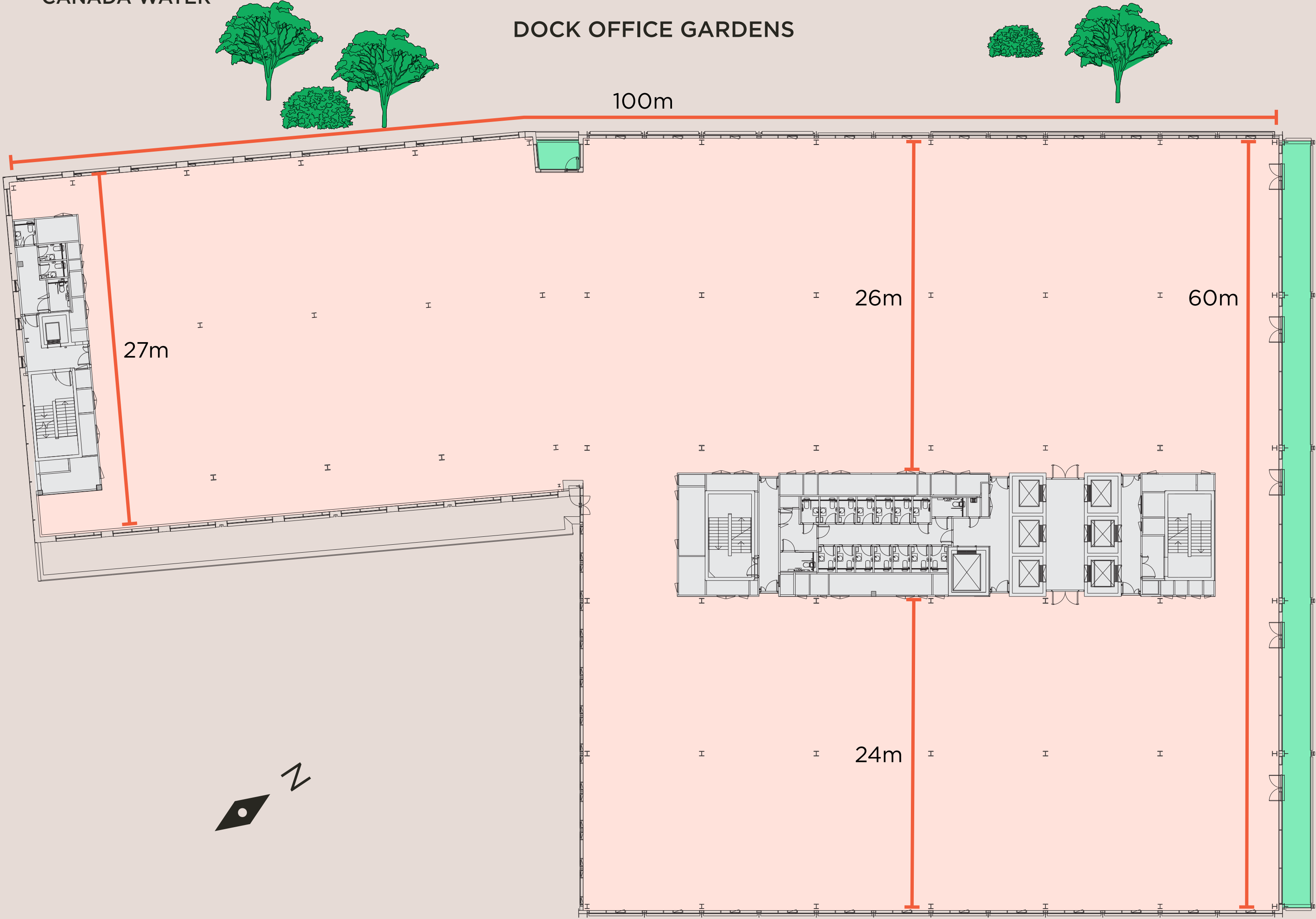
Total Workspace – 180,942 sq ft | Total Terraces – 10,150 sq ft



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- Leisure Centre
- End of Trip Facilities
- Core/BOH
- Lobby

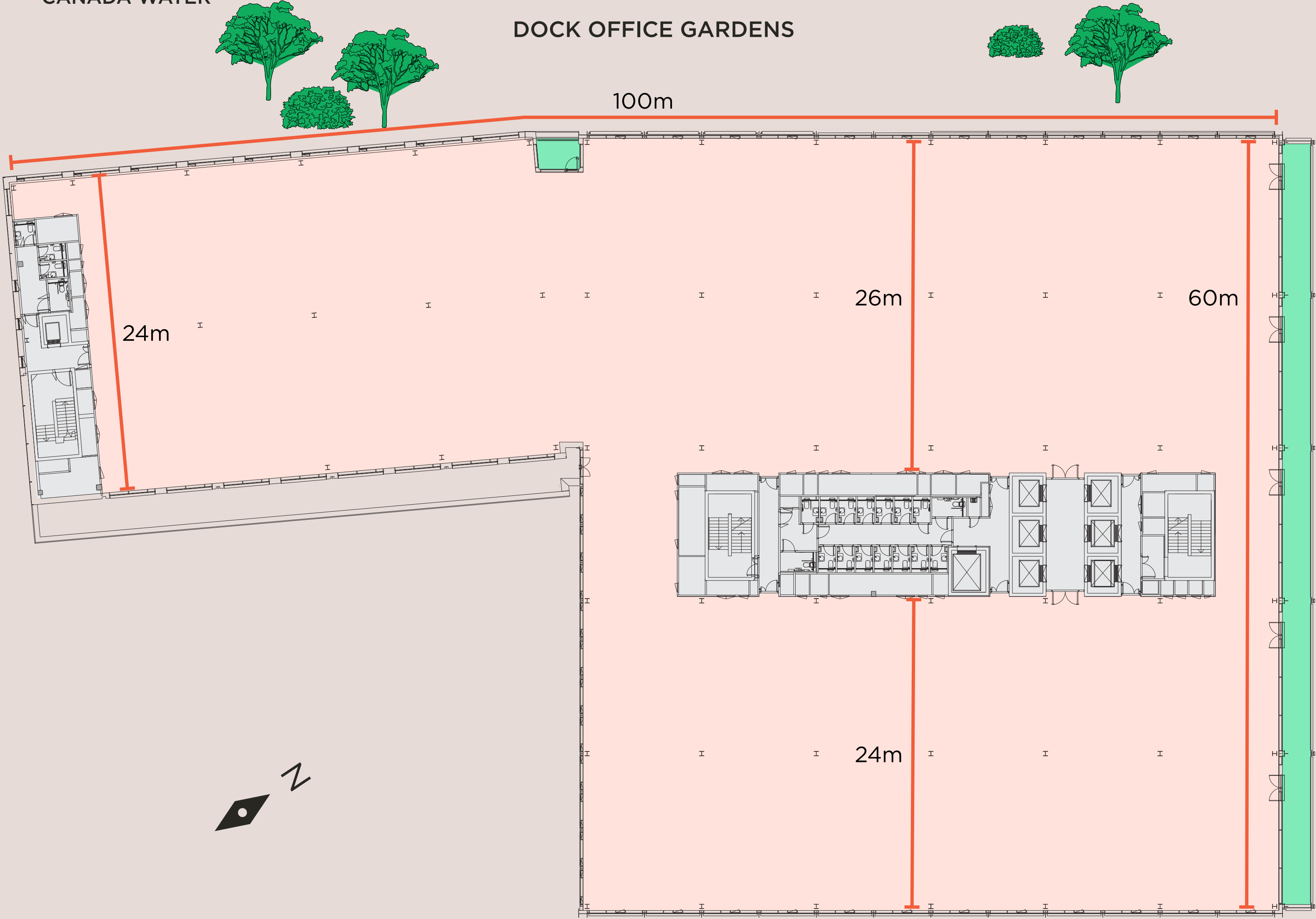




2

- Workspace
- Terrace
- Core/BOH

Workspace – 43,056 sq ft | Terraces – 2,000 sq ft



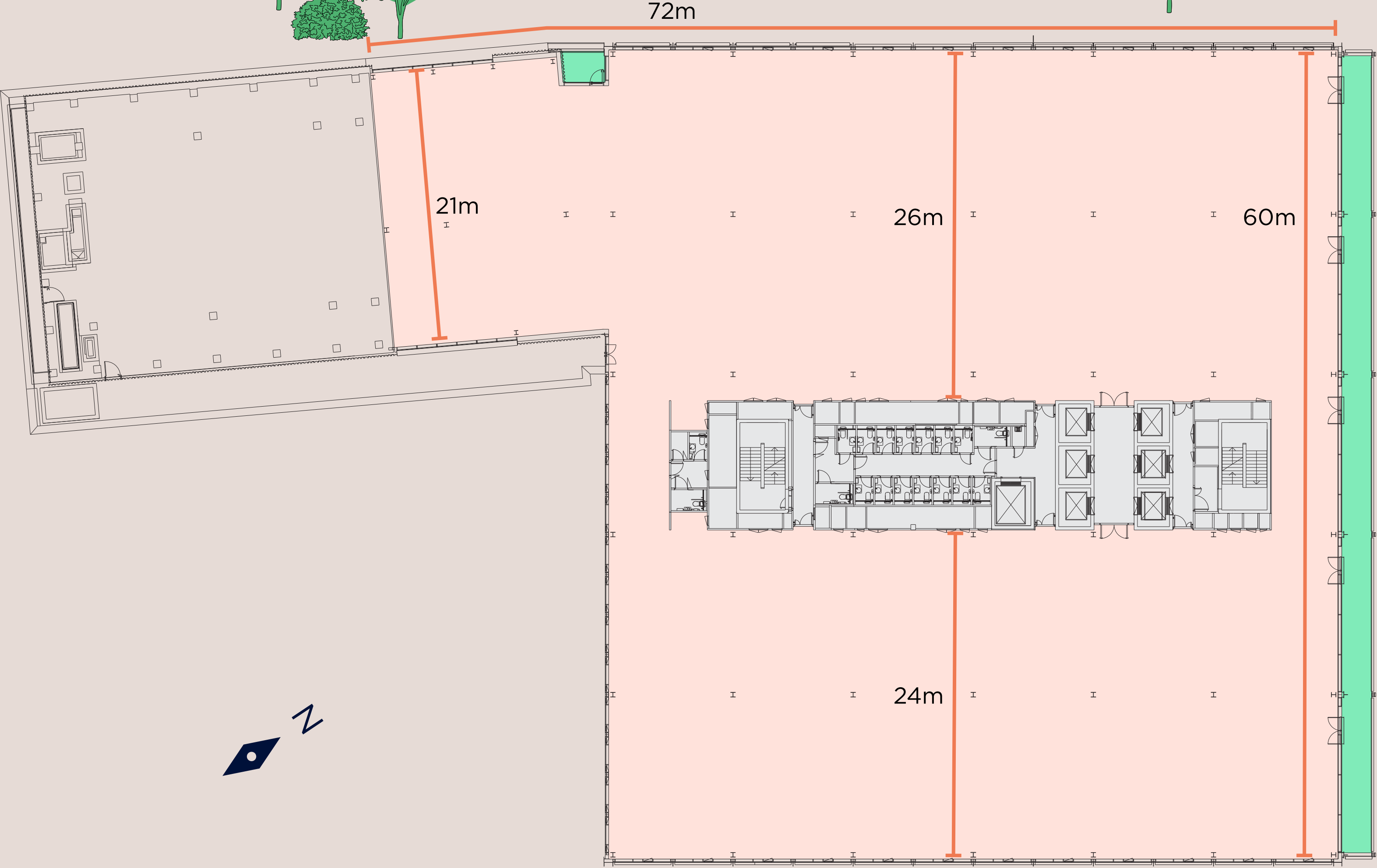
DEAL PORTERS WAY / DOCKSIDE

3

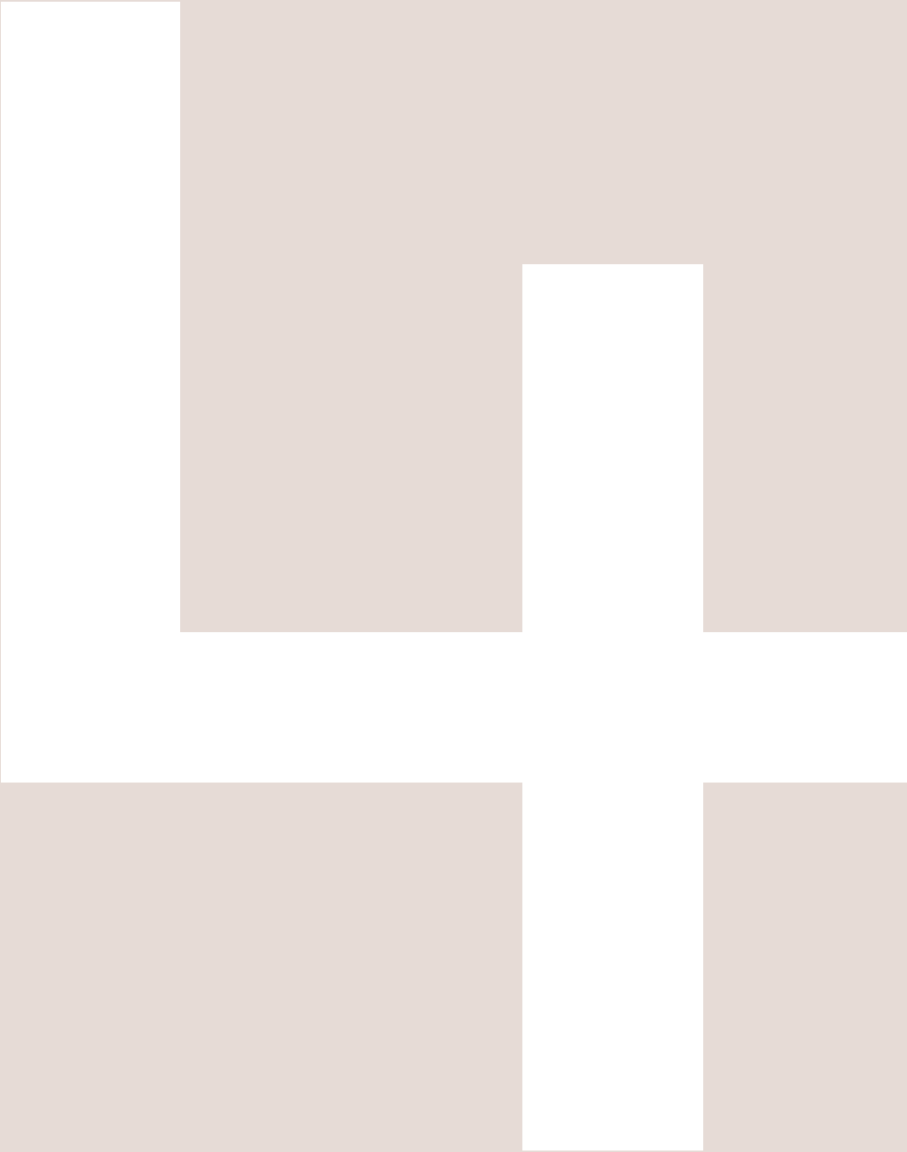
- Workspace
- Terrace
- Core/BOH

Workspace – 41,656 sq ft | Terraces – 2,000 sq ft

DOCK OFFICE GARDENS



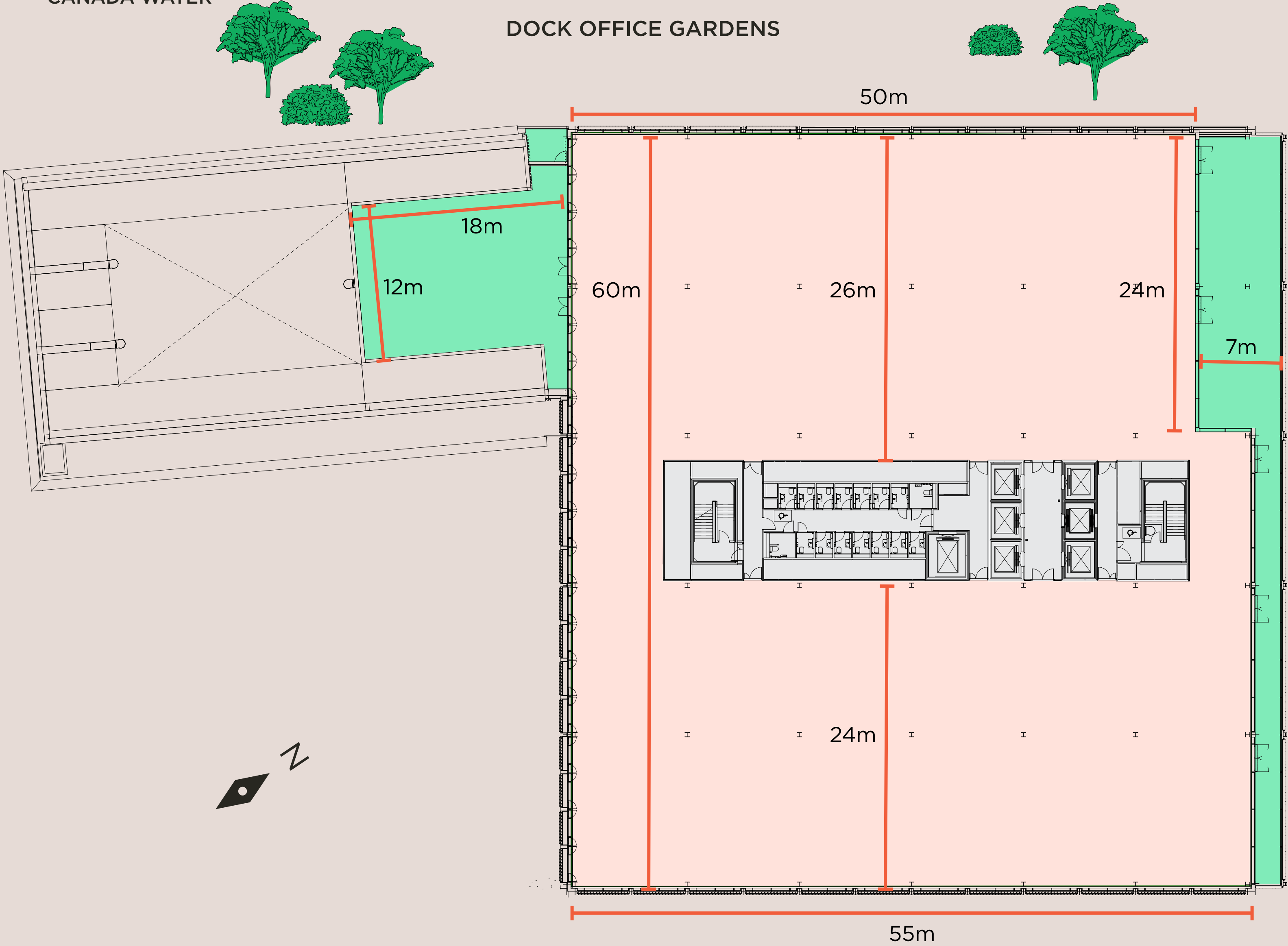
DEAL PORTERS WAY / DOCKSIDE



- Workspace
- Terrace
- Core/BOH

Workspace – 33,713 sq ft | Terraces – 2,000 sq ft

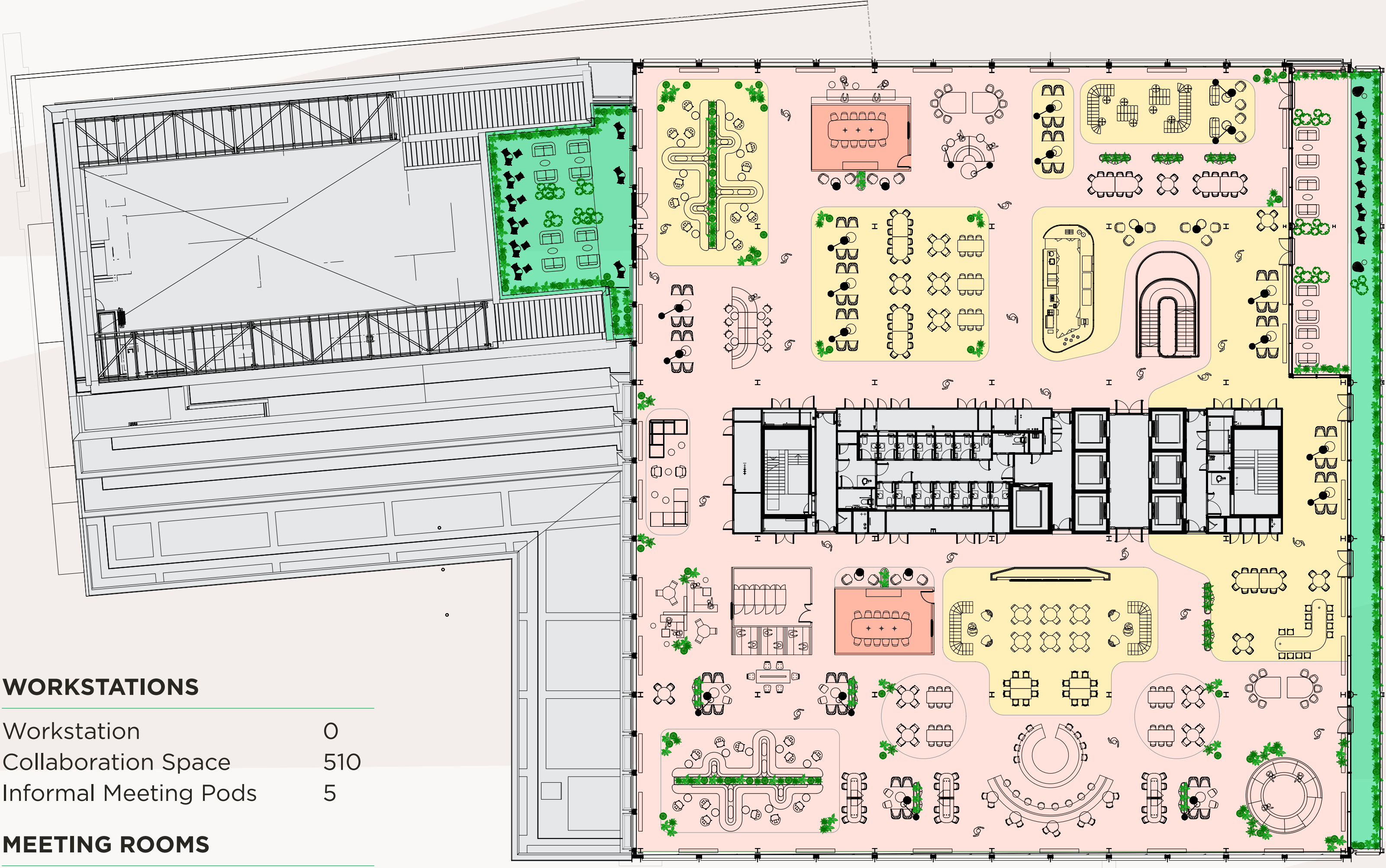
DOCK OFFICE GARDENS



- Workspace
- Terrace
- Core/BOH

Workspace – 30,010 sq ft | Terraces – 4,000 sq ft

5



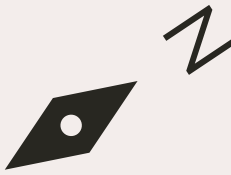
WORKSTATIONS

Workstation	0
Collaboration Space	510
Informal Meeting Pods	5

MEETING ROOMS

12 People Meeting Room x2

- Office Space
- Collaboration Space
- Meeting Space
- Terrace
- Core



Test Fit

5th floor

Multi-floor occupancy
Collaborative Event Space

Workspace - 30,101 sq ft
Terrace - 4,000 sq ft



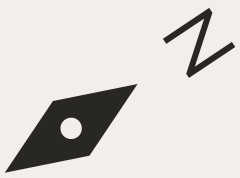
WORKSTATIONS

Workstation	400
Collaboration Space	200
Informal Meeting Pods	8

MEETING ROOMS

- 28 People Meeting Room x1
- 16 People Meeting Room x2
- 10 People Meeting Room x2
- 8 People Meeting Room x4
- 6 People Meeting Room x4
- 4 People Meeting Room x8

- Office Space
- Collaboration Space
- Meeting Space
- Terrace
- Core

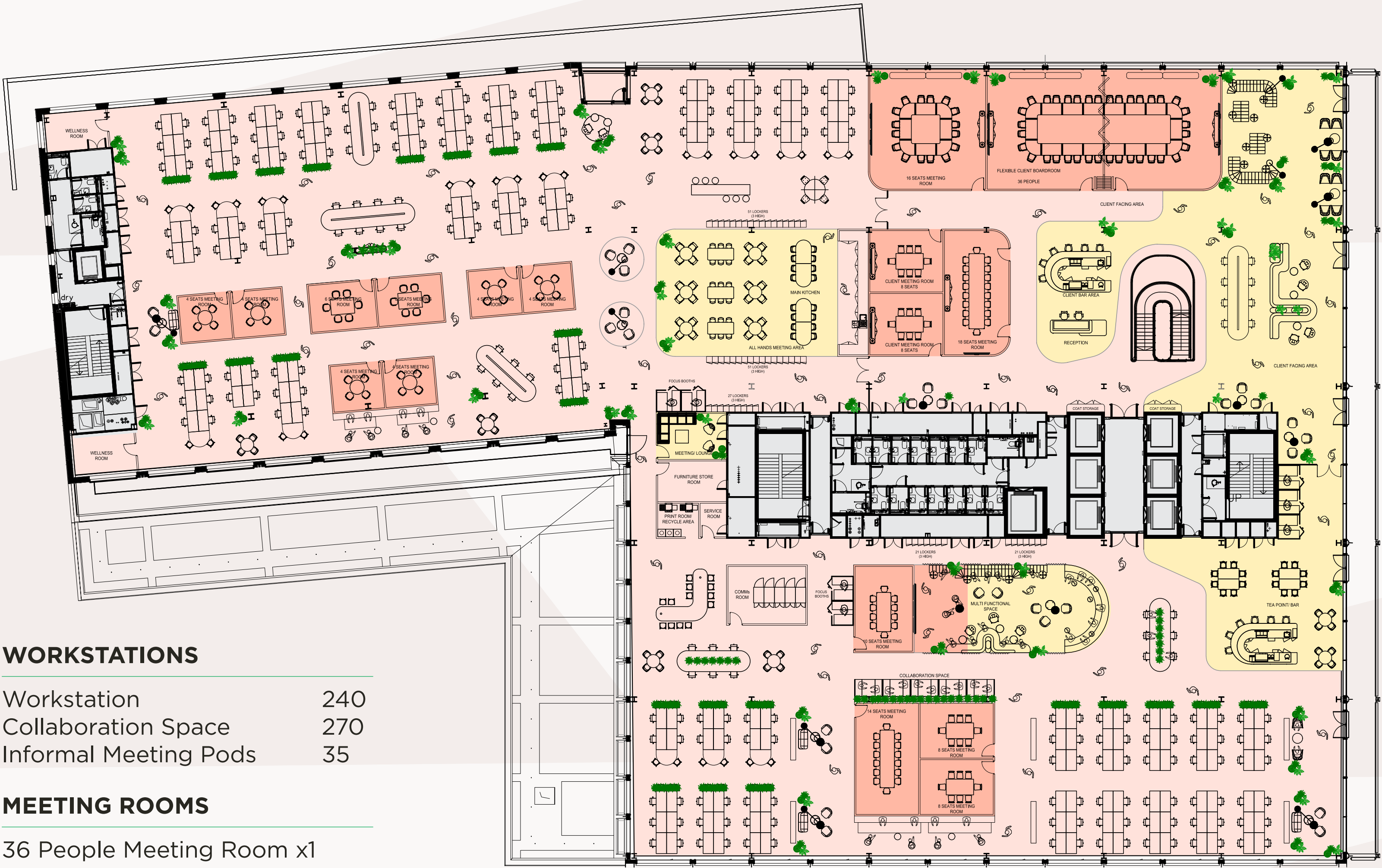


Test Fit

2nd floor

Singe floor occupancy
Financial / Corporate

Workspace - 43,056 sq ft
Terrace - 2,000 sq ft



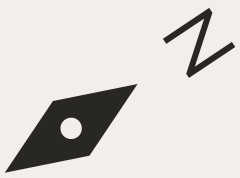
WORKSTATIONS

Workstation	240
Collaboration Space	270
Informal Meeting Pods	35

MEETING ROOMS

- 36 People Meeting Room x1
- 18 People Meeting Room x1
- 16 People Meeting Room x1
- 14 People Meeting Room x1
- 10 People Meeting Room x1
- 8 People Meeting Room x4
- 6 People Meeting Room x2
- 4 People Meeting Room x6
- Wellness Room x2
- Lounge Style Meeting Room x1

- Office Space
- Collaboration Space
- Meeting Space
- Terrace
- Core



Test Fit

2nd floor

Multi-floor occupancy
Financial / Corporate

Workspace – 43,056 sq ft
Terrace – 2,000 sq ft

Building specification



A 21st Century warehouse
inspired by the historic dock sheds



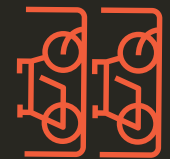
Dockside terraces on every floor
overlooking the new public realm



3.2m - 4.9m enhanced floor
to ceiling heights



Large, highly efficient,
flexible floor plates



270 indoor cycle spaces with
167 showers and 137 lockers



Leisure centre - 25m swimming
pool, gym, sports hall, dance &
spin studios



Large 5,000 sq ft ground floor reception
lobby with café & social spaces



3x12 person bookable
meeting rooms



Enhanced fresh air with no
recirculation; openable windows
& outside terraces



Innovative sustainable design -
meaningfully minimises embodied
and operational carbon



All electric workspace

BREEAM®

Outstanding target
for all workspace

Three

Deal

Porters

THREE

DEAL

PORTERS

CANADA WATER

THREE

DEAL

PORTERS

Crafted for adaptability
and collaboration;
built with your future in mind

120,000 sq ft

across 5 floors

Over 5,000 sq ft

of dockside terraces
throughout the building

Over 8,500 sq ft

double height reception with
social, events and work spaces

Floors plates

Variety of floor plates available

Warehouse
character

with new build practicalities

Enhanced volume
and fresh air

Available now

Click Here
to view the CGI flythrough



Dual entrance reception designed by Conran and Partners

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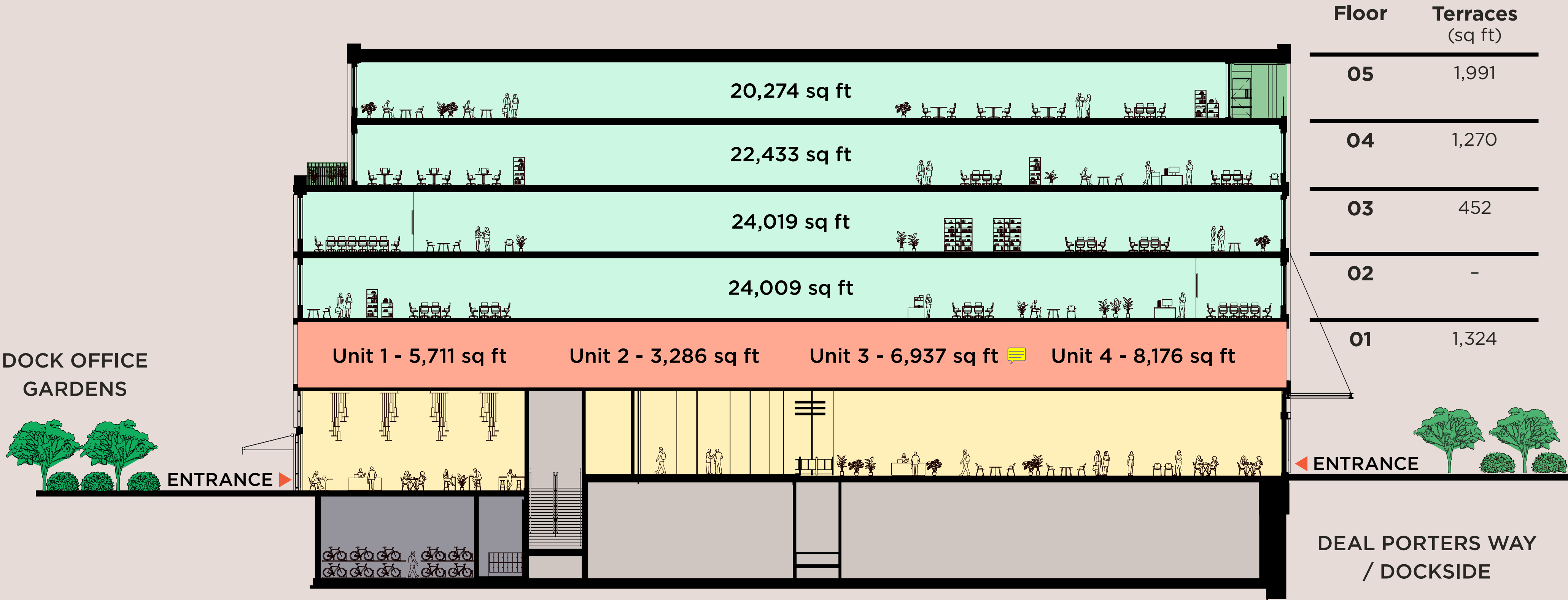




Outdoor terrace areas

Schedule of areas

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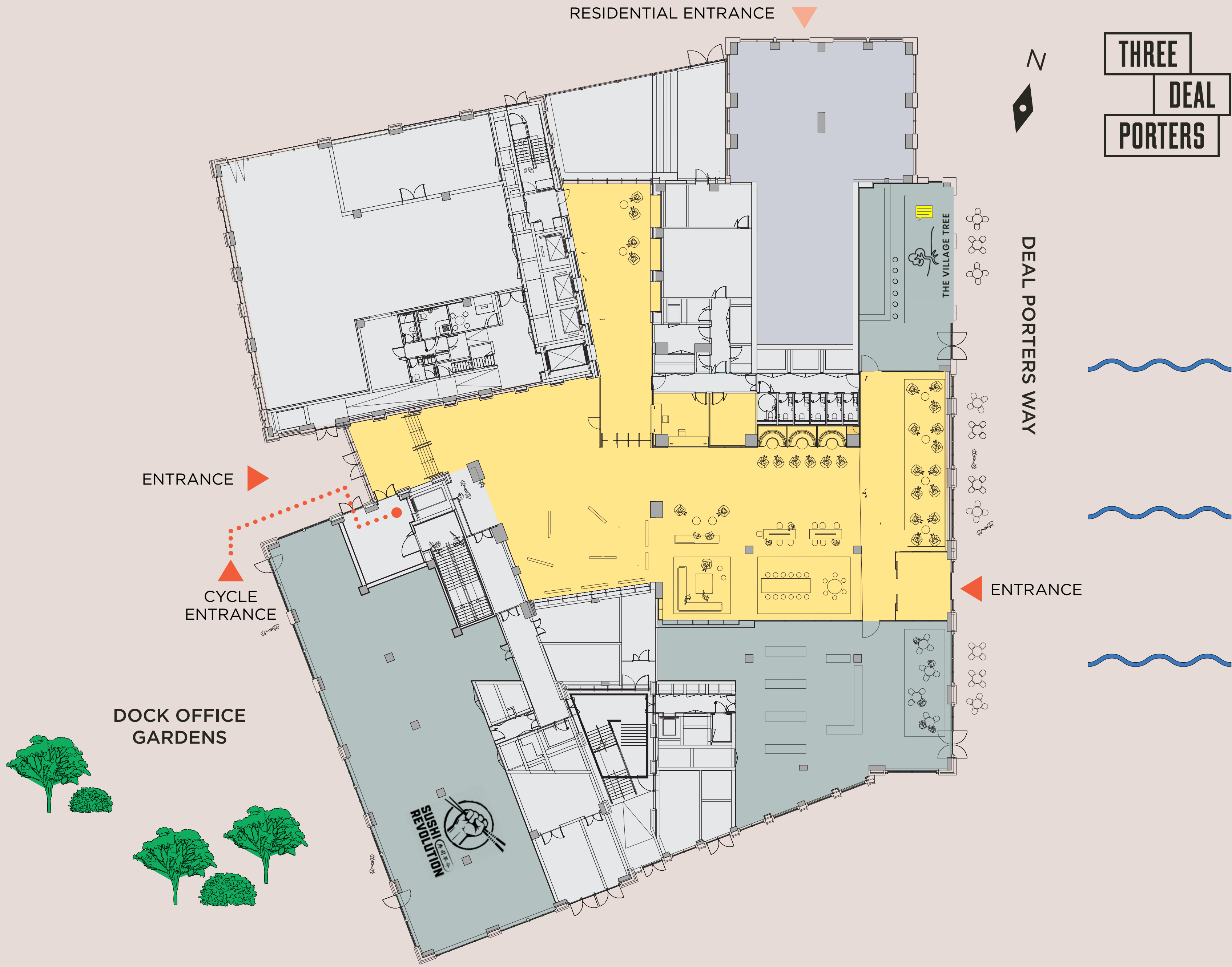


- Workspace
- Work Ready
- Terraces
- Lobby / Retail
- Cycle Store
- Core/BOH

Total Workspace – 114,754 sq ft | Total Terraces – 5,037 sq ft



- Lobby/ Reception
- Core/BOH
- Retail/Cafe
- Residential Entrance



Floor 1 Work Ready

Fitted, furnished, connected and ready to go – our Work Ready workspace provides flexible options, allowing you to grow and scale on your terms.

UNIT 1		5,711 sq ft
Workstations	50	
Meeting rooms	1x10p, 1x8p, 2x6p, 1x4p	
Terrace	n/a	
UNIT 2		3,286 sq ft
Workstations	24	
Meeting rooms	1x8p, 1x6p, 1x4p	
Terrace	398 sq ft	
UNIT 3		6,937 sq ft
Workstations	68	
Meeting rooms	1x12p, 1x10p, 1x6p, 2x4p	
Terrace	463 sq ft	
UNIT 4		8,176 sq ft
Workstations	80	
Meeting rooms	1x10p, 1x8p, 2x6p, 1x4p	
Terrace	420 sq ft	

- Work Ready Workspace
- Terraces
- BOH Not Accessible
- Core



Work Ready

Fully fitted, furnished and connected.

Work Ready, available on L1, offers effective & sustainable workspaces. So you can focus on your business and settle into your new home swiftly and smoothly.

Options to suit you	Fitted	Fully Managed
Fully furnished	•	•
Flexible leasing options	•	•
Sustainable Workspaces	•	•
Access to building end of trip facilities	•	•
Access to high speed fibre connection	•	•
Fixed monthly cost		•
Fully managed WiFi connectivity		•
Health & Safety Support		•
M&E maintenance		•
Waste Removal & Recycling		•
Cleaning incl WC consumables		•
Utilities		•

READY TO GO

Fitted, furnished & connected. Everything you need to start working is included.

TERM

Short, mid or long-term leases that flex to suit you.



An example of Work Ready workspace

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An example of Work Ready workspace

Options to suit you

FITTED

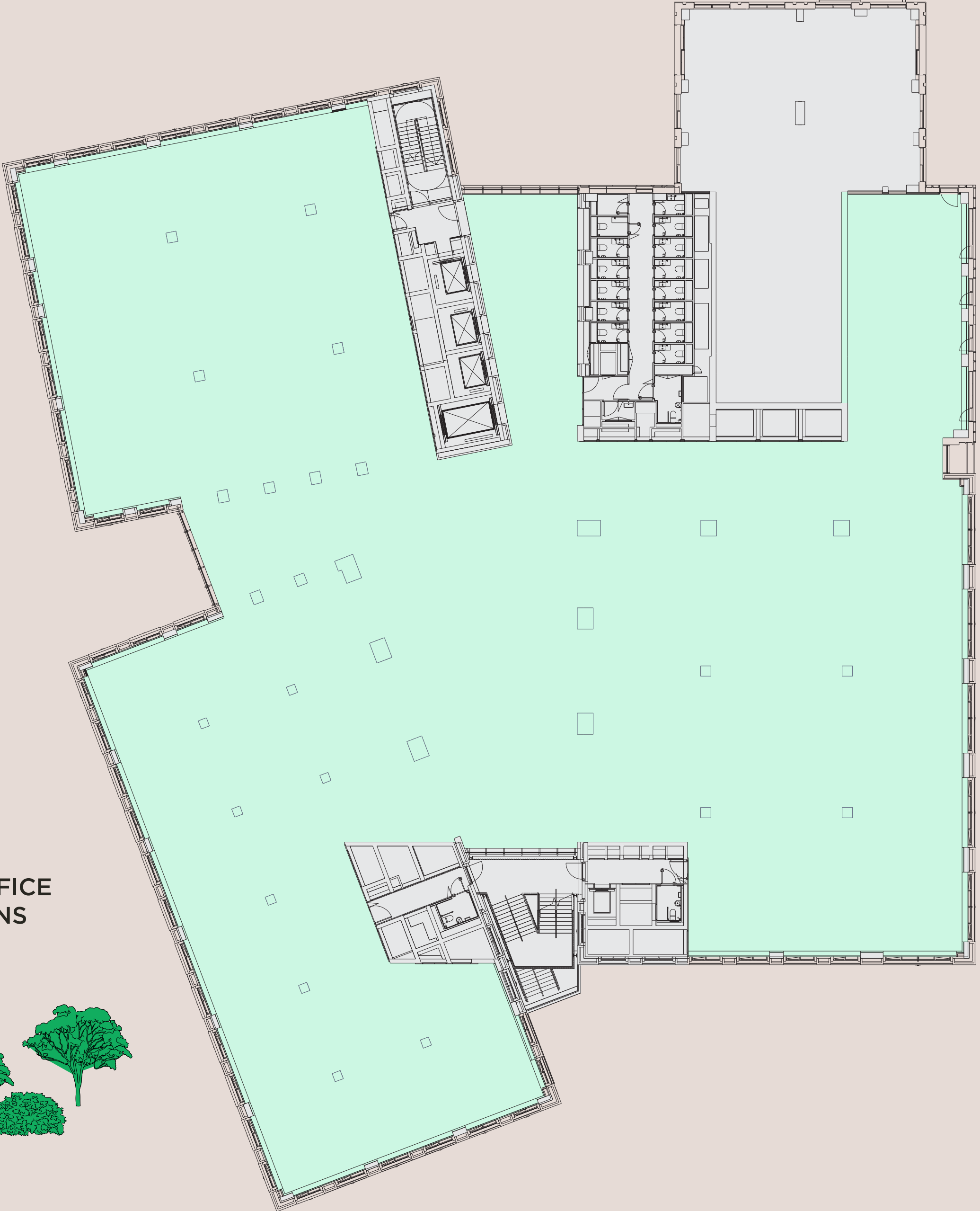
All of the usual building services plus the ability to use our 1GB fibre connection.

FULLY MANAGED

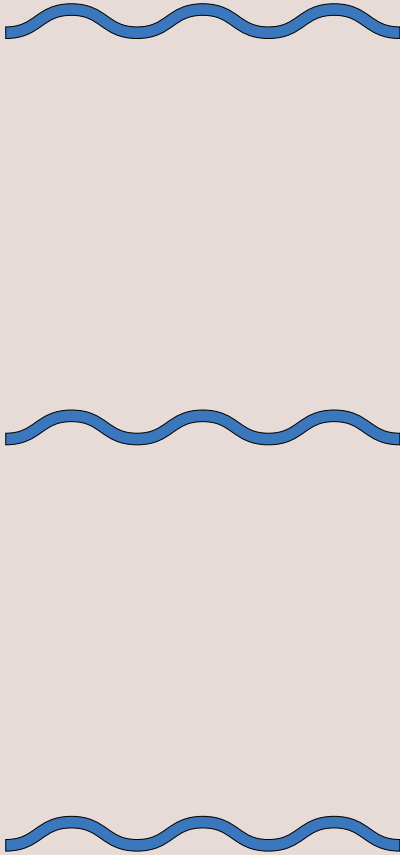
Get all the services you need to run your workspace for one monthly price.

2

- Workspace
- Core
- Terrace



DEAL PORTERS WAY

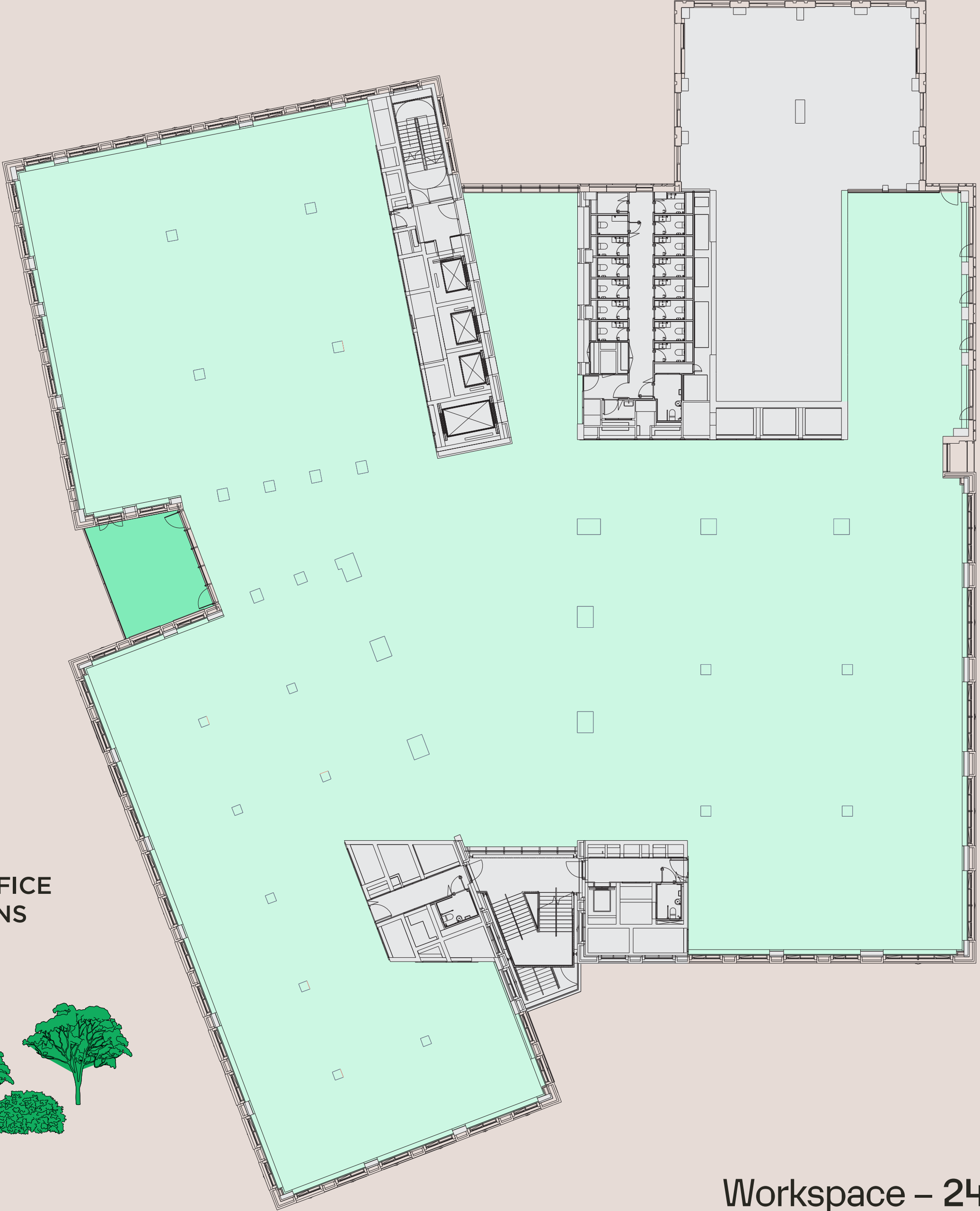


THREE
DEAL
PORTERS

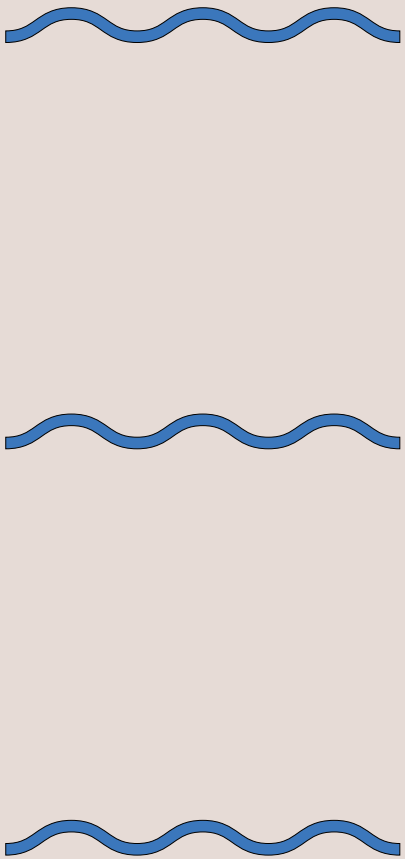
Workspace – 24,009 sq ft

3

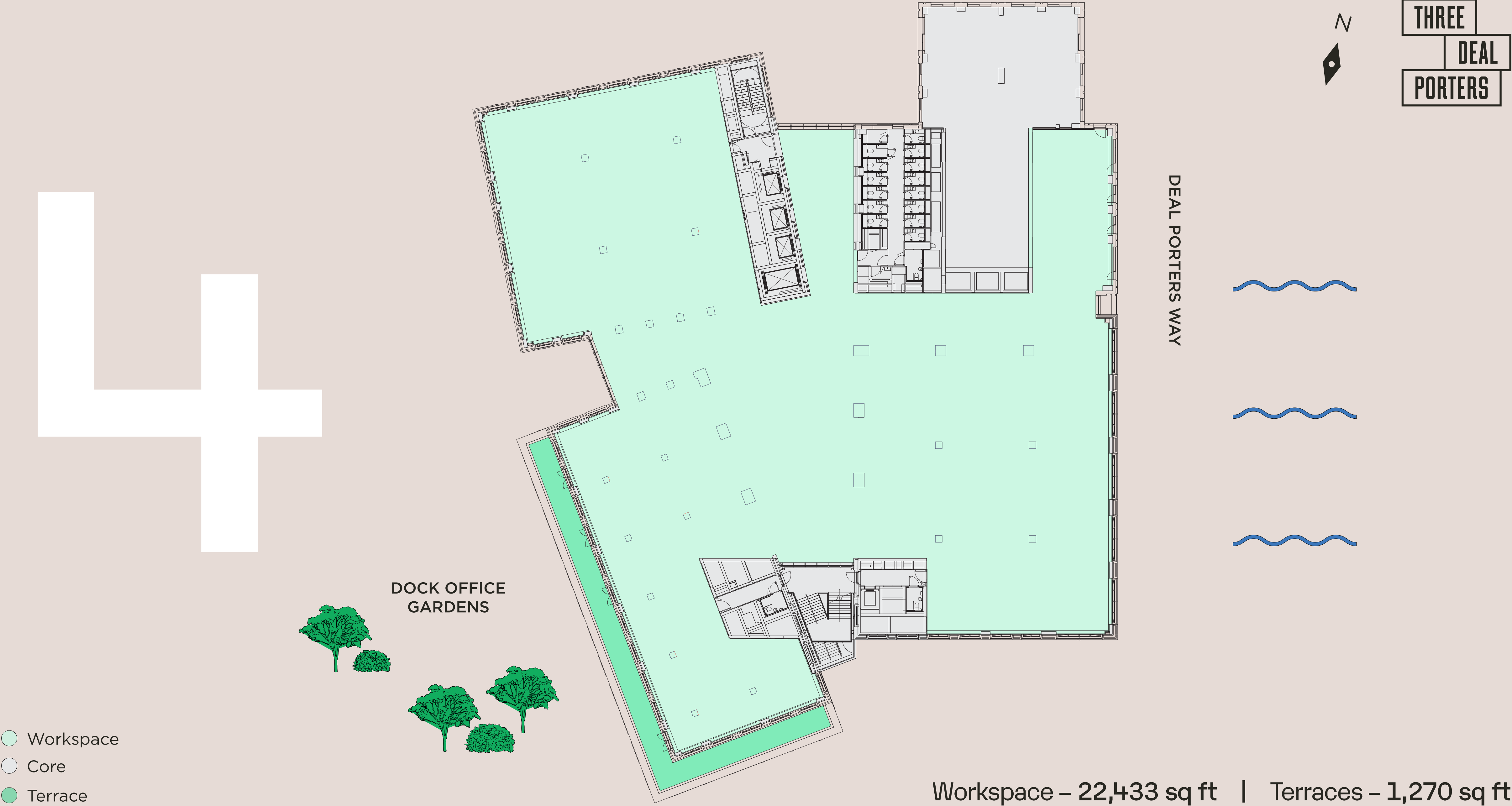
- Workspace
- Core
- Terrace



THREE
DEAL
PORTERS

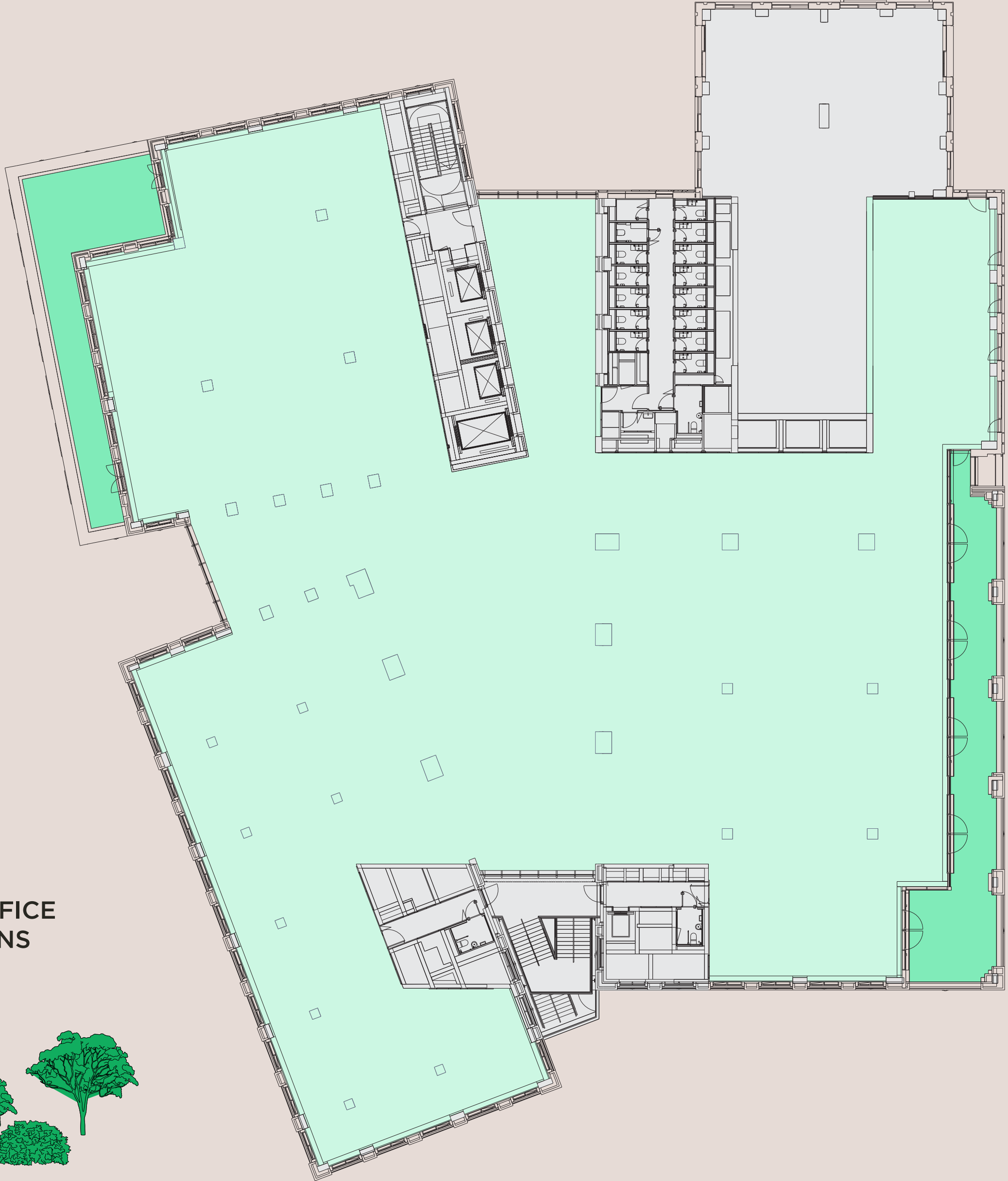


Workspace – 24,019 sq ft | Terraces – 452 sq ft

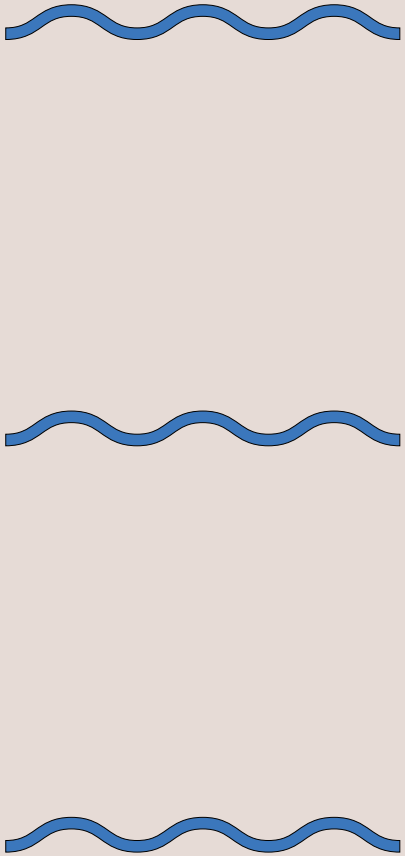


5

- Workspace
- Core
- Terrace

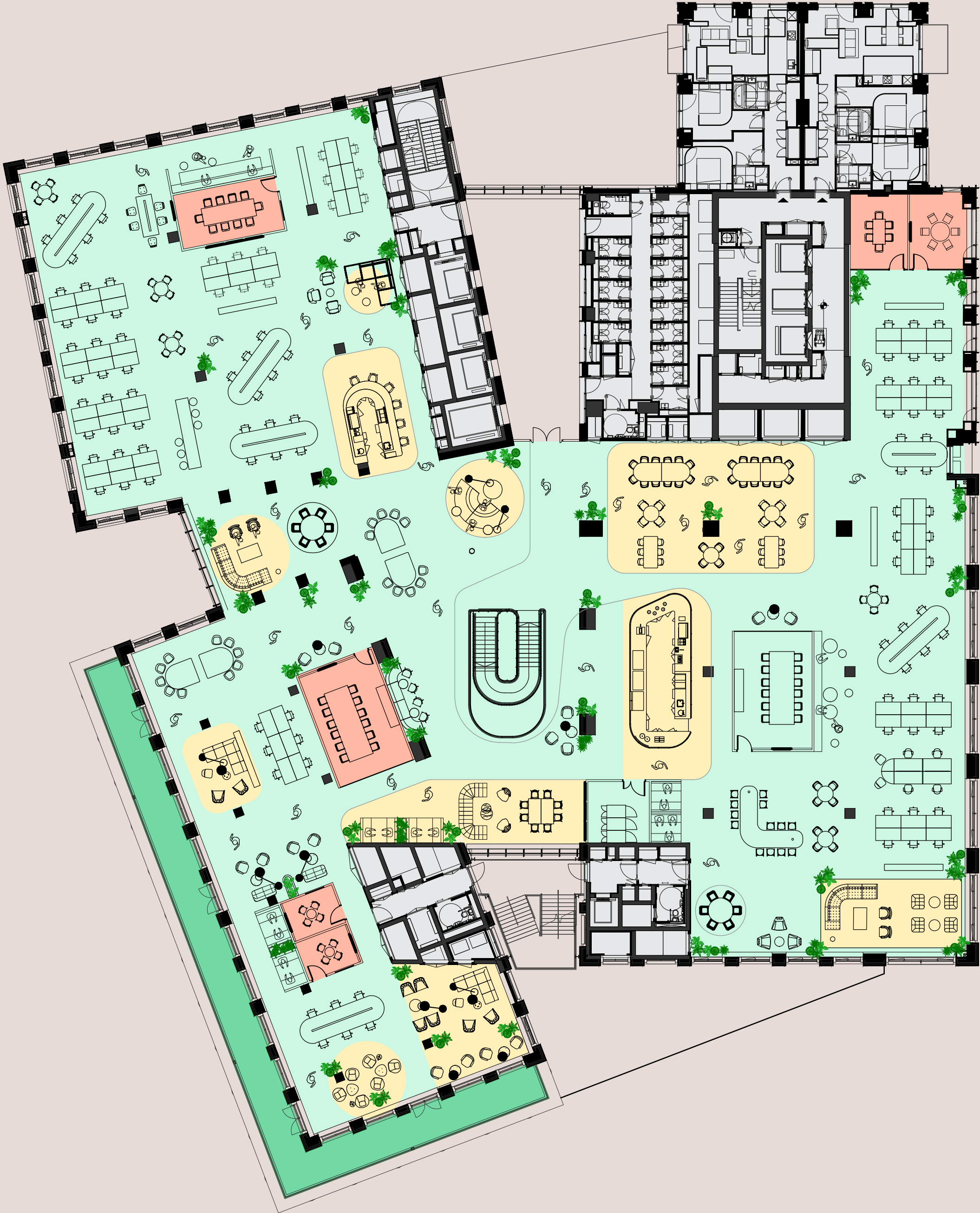


DEAL PORTERS WAY



THREE
DEAL
PORTERS

Workspace – 20,274 sq ft | Terraces – 1,991 sq ft



WORKSTATIONS

Workstation	110
Collaboration Space	215
Informal Meeting Pods	34

MEETING ROOMS

- 12 People Meeting Room x2
- 10 People Meeting Room x1
- 6 People Meeting Room x12
- 4 People Meeting Room x2

- Office Space
- Collaboration Space
- Meeting Space
- Terrace
- Core

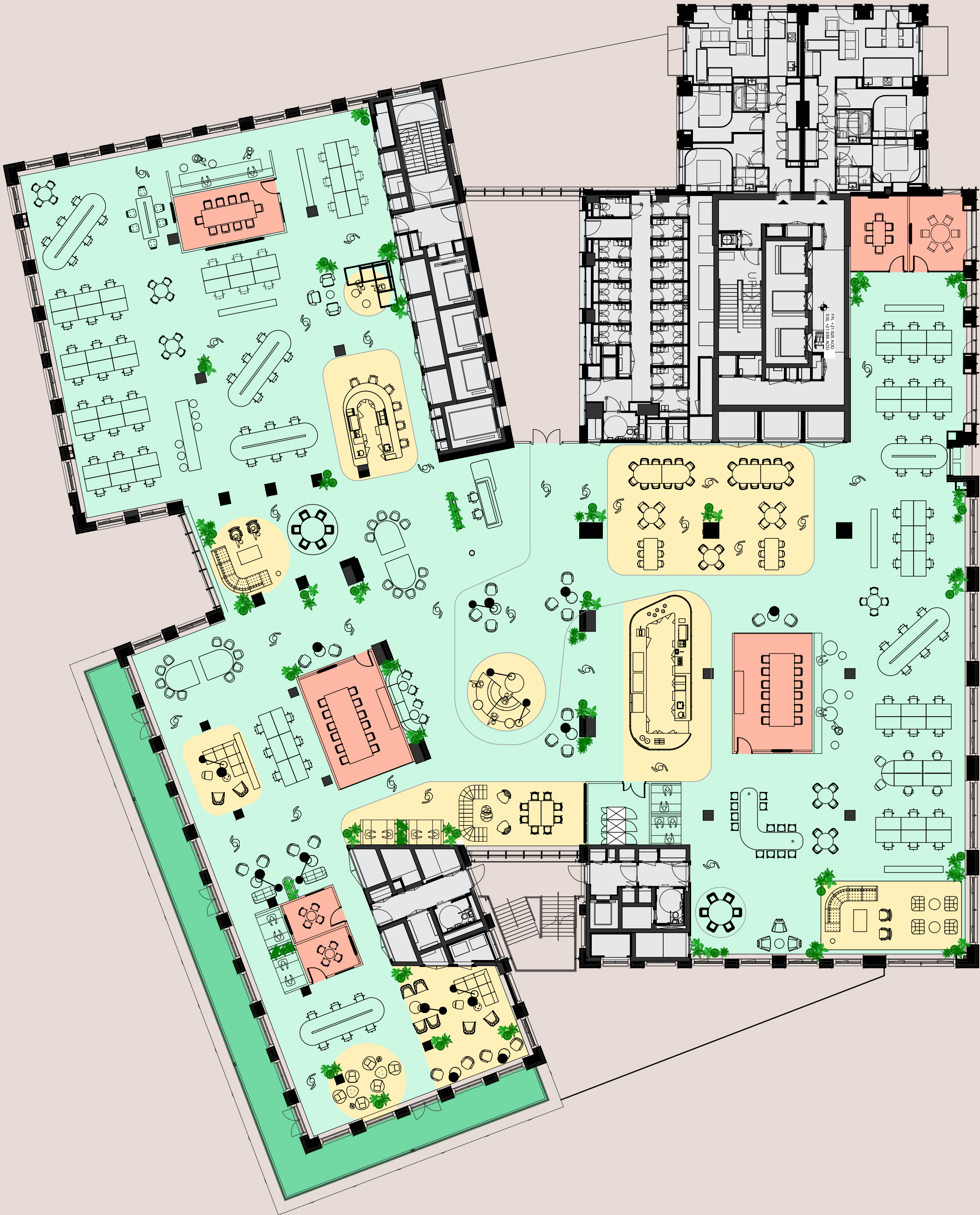
THREE
DEAL
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Test Fit 4th floor

Single tenant floor with stairs

Multi-floor occupancy
Smart working / Collaborative

Workspace – 23,605 sq ft
Terrace – 1,207 sq ft



WORKSTATIONS

Workstation	110
Collaboration Space	230
Informal Meeting Pods	30

MEETING ROOMS

- 12 People Meeting Room x2
- 10 People Meeting Room x1
- 6 People Meeting Room x2
- 4 People Meeting Room x2

- Office Space
- Collaboration Space
- Meeting Space
- Terrace
- Core

THREE
DEAL
PORTERS

Test Fit 4th floor

Single tenant floor without stairs

Single floor occupancy
Smart working / Collaborative

Workspace - 23,605 sq ft
Terrace - 1,207 sq ft



WORKSTATIONS

Workstation	200
Collaboration Space	80
Informal Meeting Pods	43

MEETING ROOMS

- 16 People Meeting Room x1
- 10 People Meeting Room x2
- 8 People Meeting Room x1
- 6 People Meeting Room x3
- 4 People Meeting Room x2
- Phone Booths x3

- Office Space
- Collaboration Space
- Meeting Space
- Terrace
- Core

THREE
DEAL
PORTERS

Test Fit 4th floor

Single tenant floor without stairs

Single floor occupancy
Financial / Corporate

Workspace – 23,605 sq ft
Terrace – 1,207 sq ft

Building specification



WIRED Score
Platinum



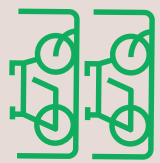
Highly divisible floorplates with
small fitted units available



Over 5,000 sq ft of dockside terraces
throughout the building



NABERS UK Target
4.5 Star



450 cycle spaces with 112
lockers and 21 showers



Brand new leisure centre next
door with swimming pools



8,500 sq ft double height reception
with social, events and work spaces



Work Ready Fitted units
available with or without
managed services



Enhanced volume and fresh air
with openable windows



All electric workspace



Innovative sustainable
building design

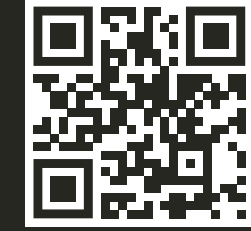


Outstanding target
for all workspace



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

Contact



Scan to find
out more

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CANADA WATER