

CANADA WATER



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



Canada
Water

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.

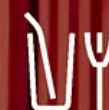
Ideally located in Zone 2, with easy access to key transport links and fast connections to the City and the West End. It's destined to become a modern hub of creativity, collaboration and community.

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.

CANADA WATER

CANADA WATER CAFE

LEADBELLYS

LIBRARY

MOUSE
TAIL
COFFEE

DECATHLON

the FOUNDING

THREE
DEAL
PORTERS

THE VILLAGE TREE

RAFTER
WALKCANADA
DOCK

DOCKX

THE TITANIC
EXHIBITIONRUSSIA DOCK
WOODLANDS

SOUTHWARK PARK

DOCK OFFICE
GARDENSLEISURE
CENTRE

DOCK SHED

VAGA
BONDDISCOVERY
POND

INSTANTPADEL

CORNER
CORNERMINECRAFT
EXPERIENCE
VILLAGER RESCUESURREY QUAYS
SHOPPING CENTRE

Pacific Tavern

PRINTWORKS

THE GRAND PRESS

PAPER YARD

SURREY QUAYS
STATION

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



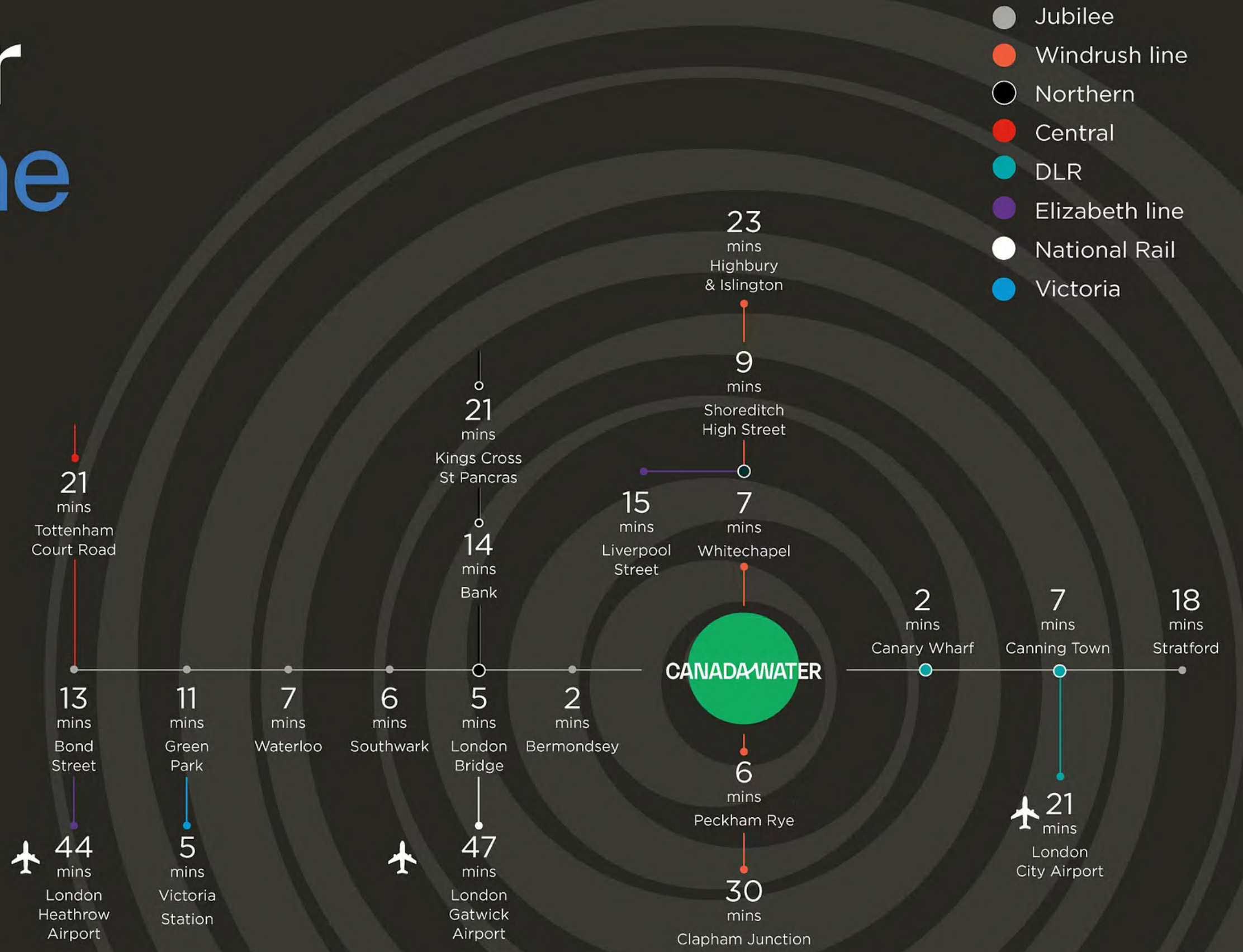
Connecting your people to the right places

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



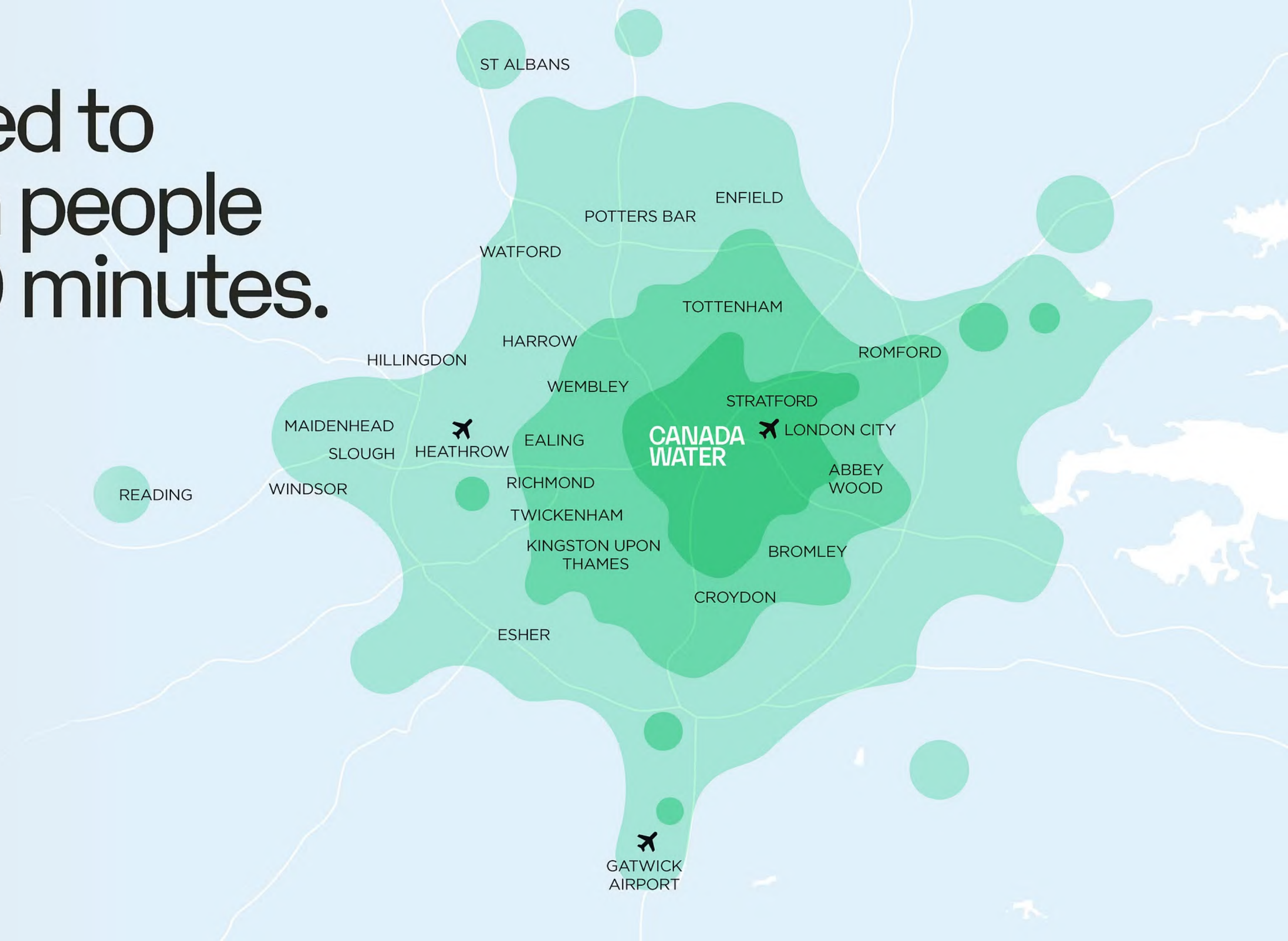
Connected to 11.5m people within 60 minutes.

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



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 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 WATER

A photograph of a modern, multi-story building with a dark metal frame and large glass windows. The building has several balconies with light-colored, slatted railings. In the foreground, a red metal bridge with vertical slats spans a body of water. The building is surrounded by green trees and shrubs. The sky is a clear, pale blue.

A 21st century take on a classic docklands warehouse

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



Spacious reception with café and meeting rooms







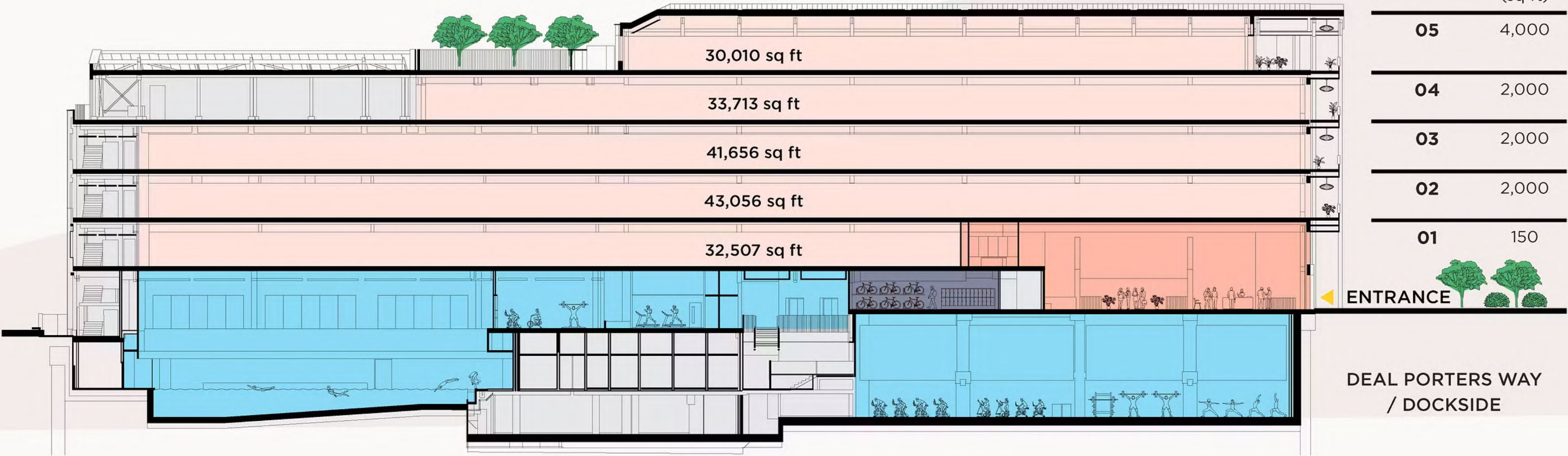
5th floor and terrace

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



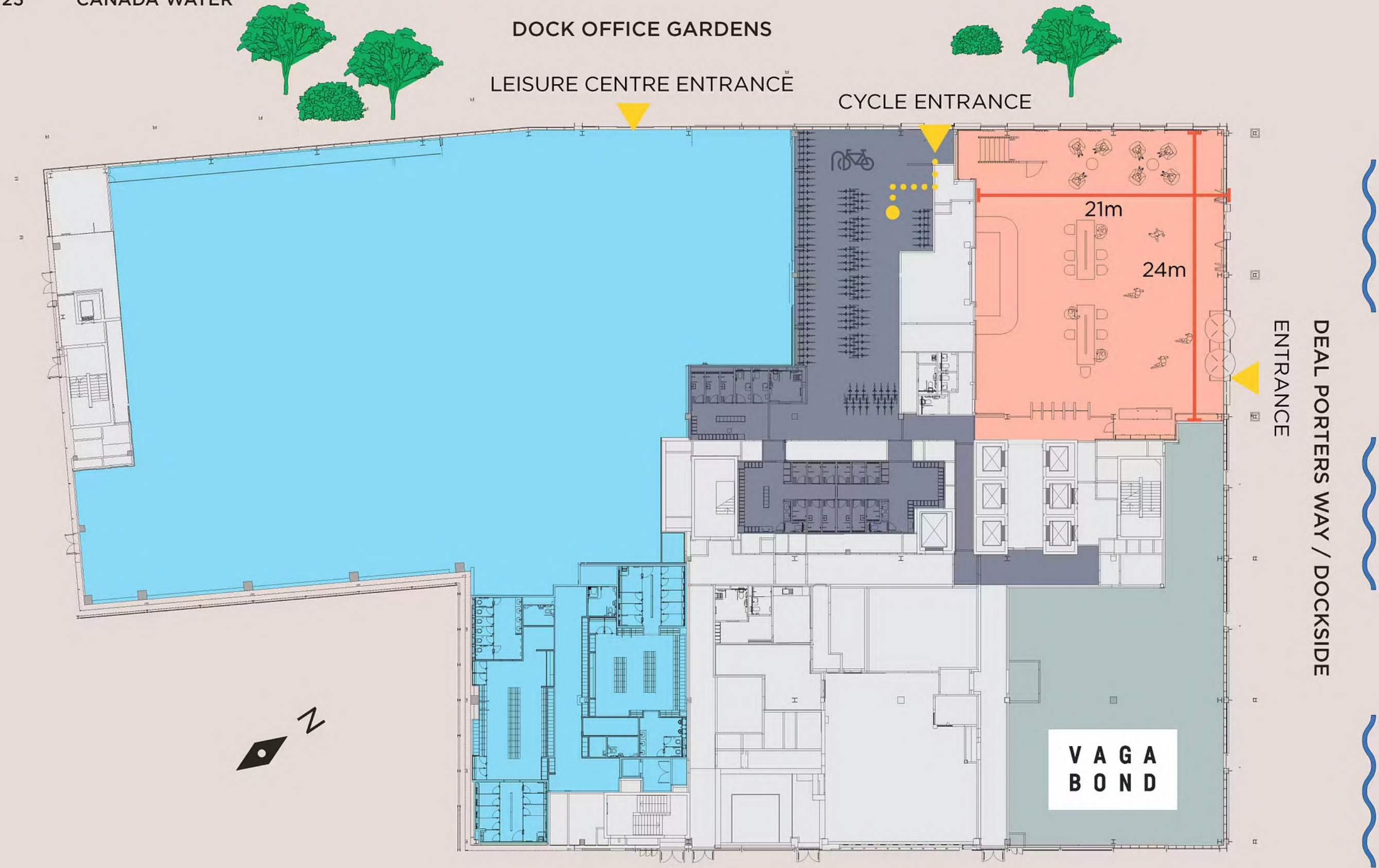


Schedule of areas



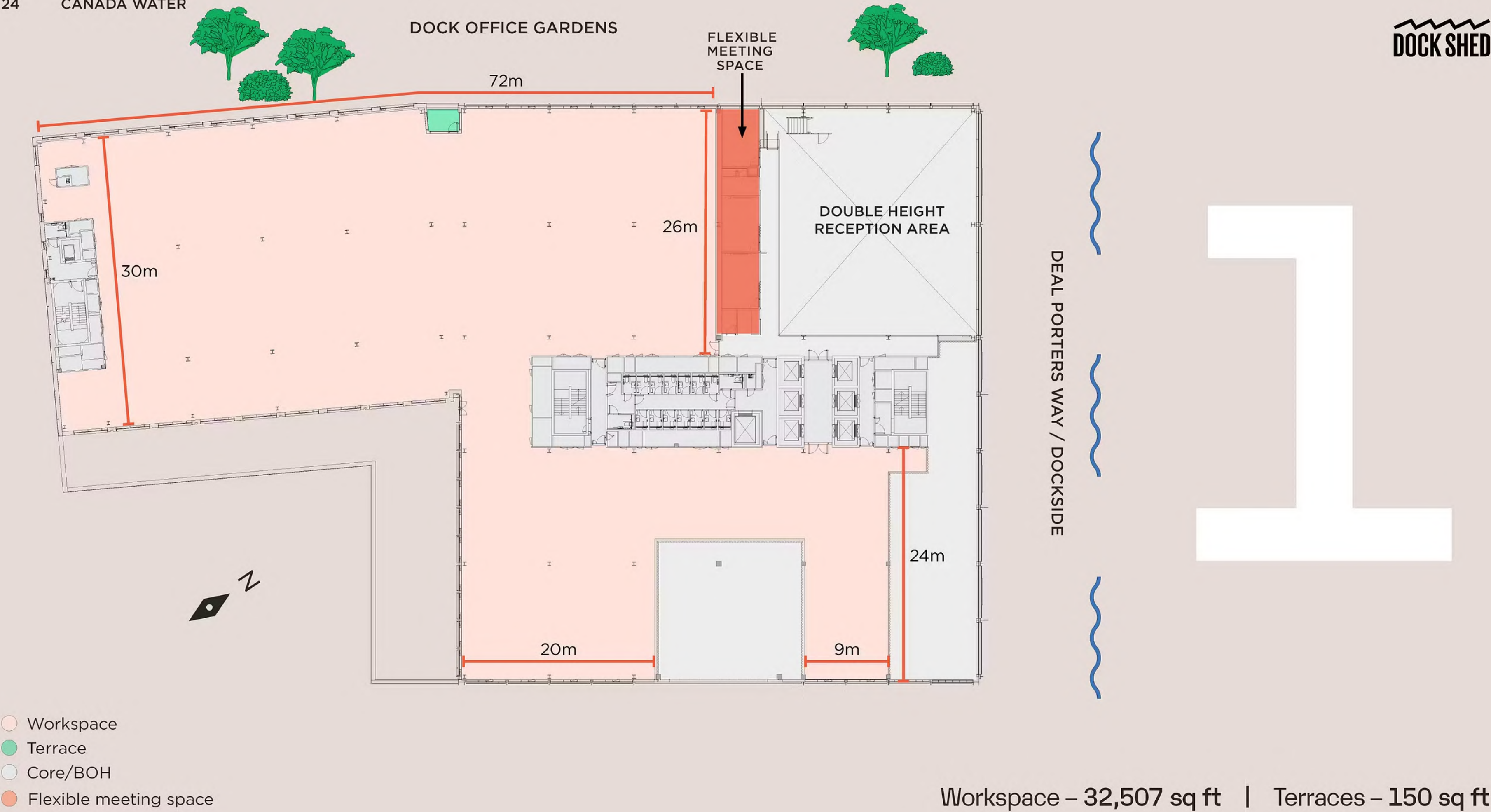
- Leisure Centre
- Cycle Store
- Core/BOH
- Workspace
- Lobby

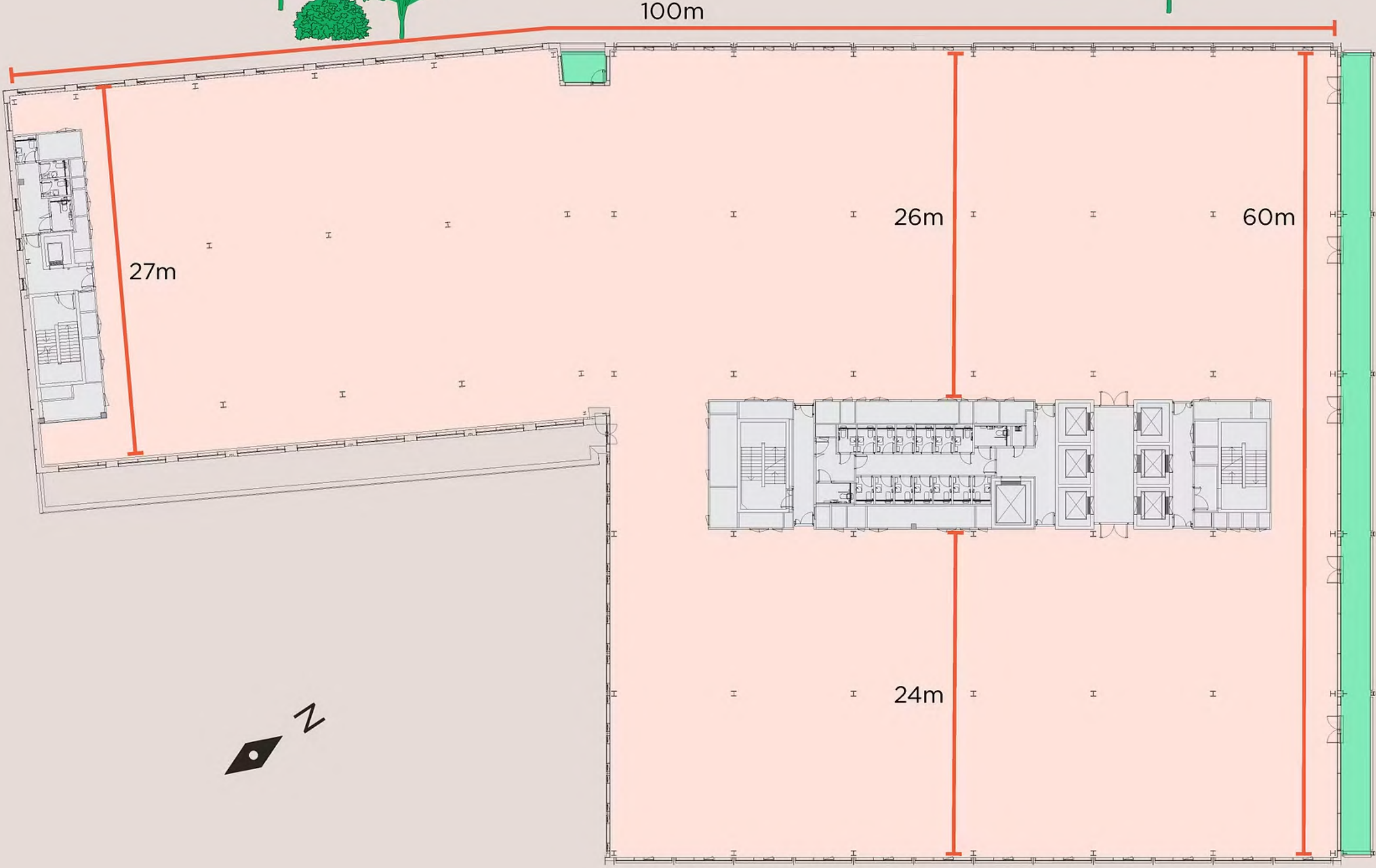
Total Workspace – 180,942 sq ft | Total Terraces – 10,150 sq ft



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

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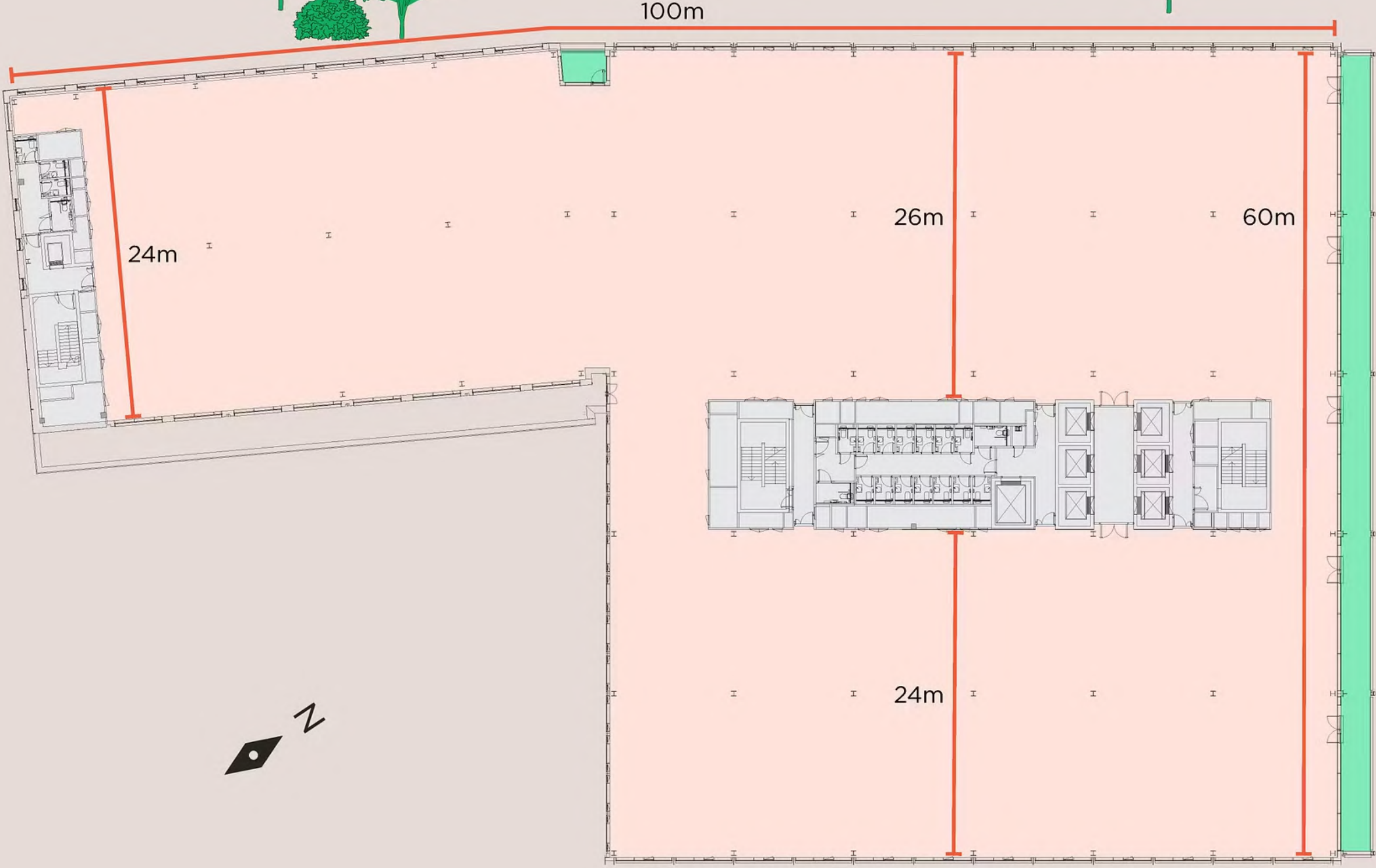
DEAL PORTERS WAY / DOCKSIDE

2

- Workspace
- Terrace
- Core/BOH

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

DOCK OFFICE GARDENS



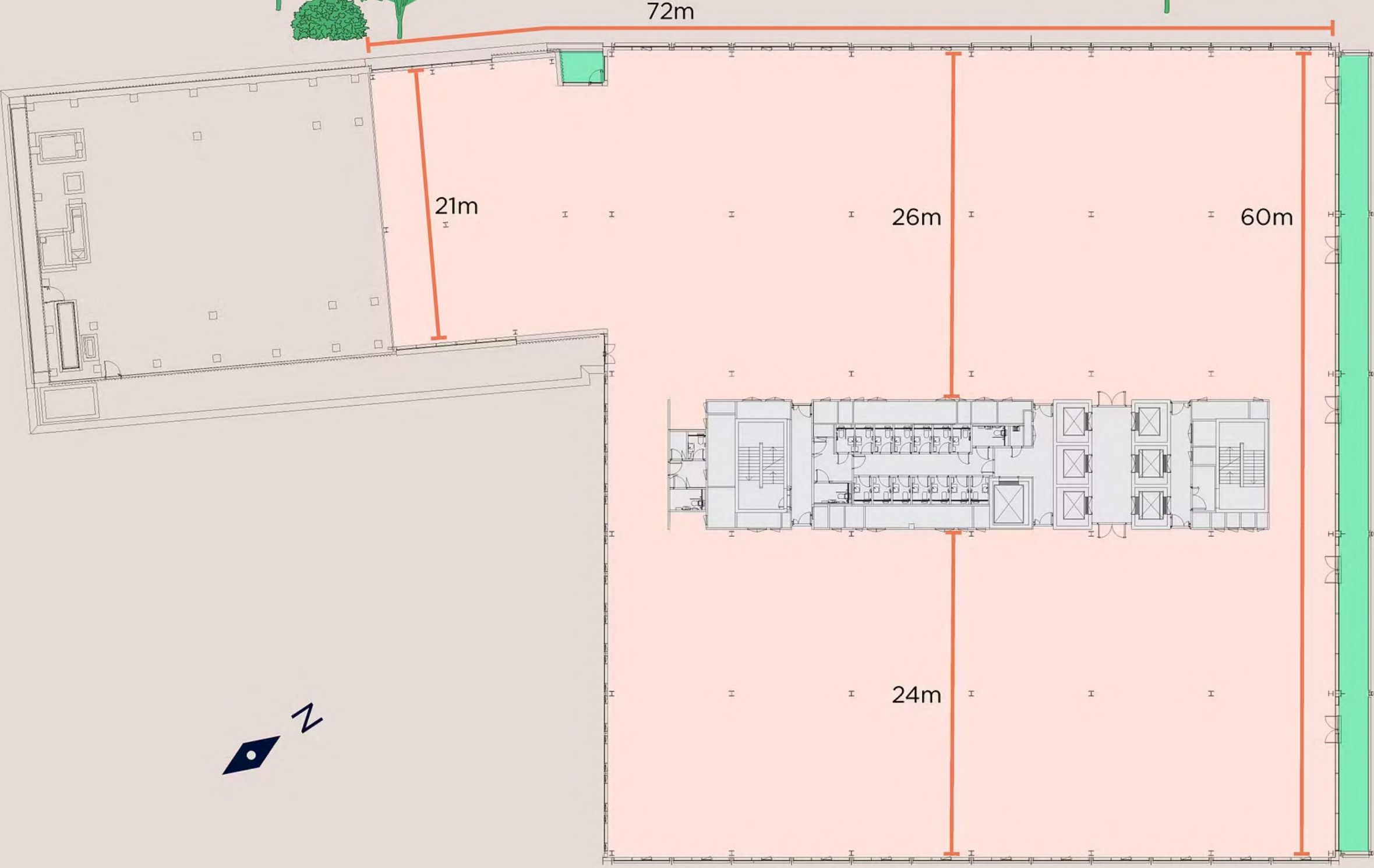
DEAL PORTERS WAY / DOCKSIDE

3

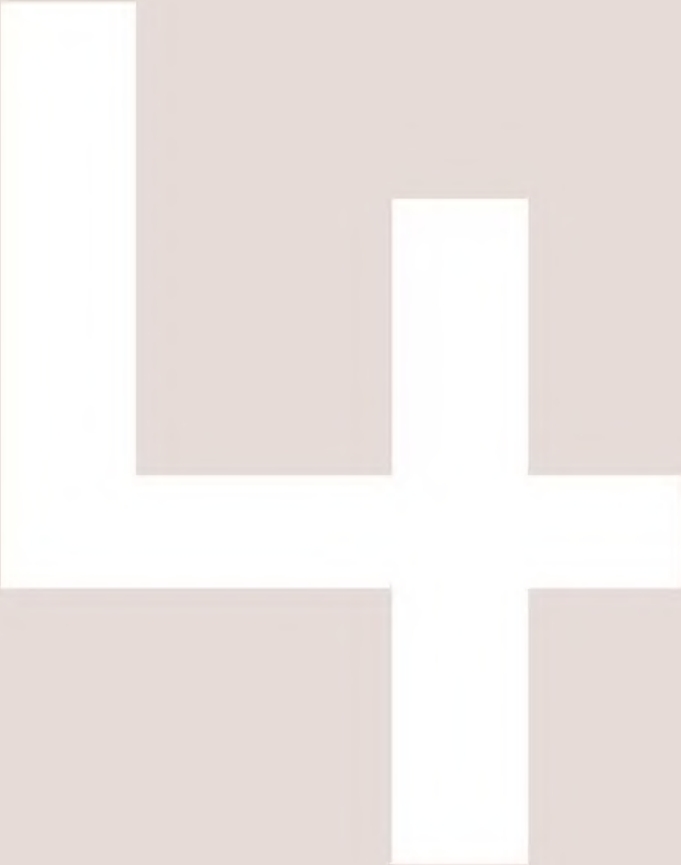
- Workspace
- Terrace
- Core/BOH

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

DOCK OFFICE GARDENS



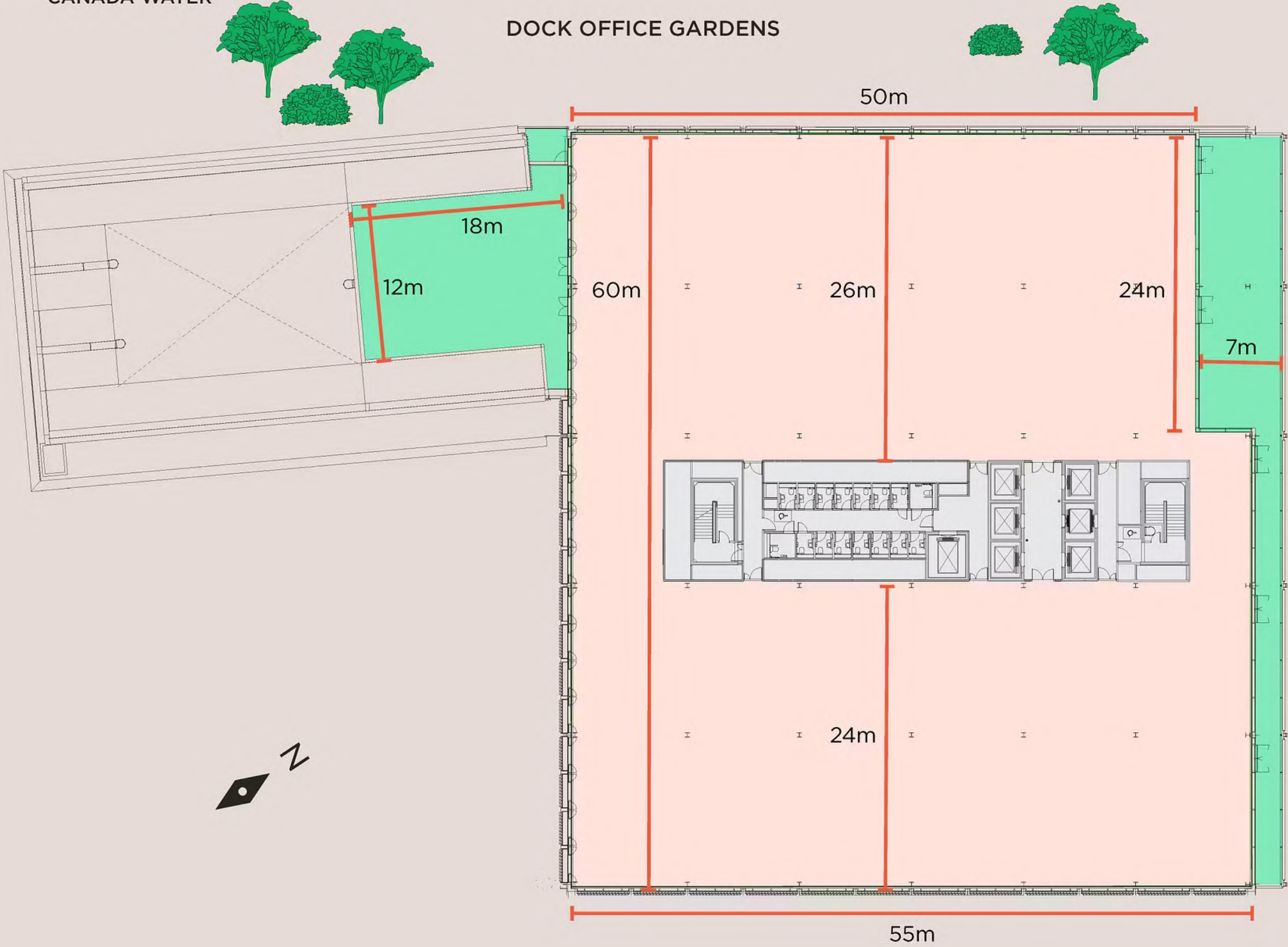
DEAL PORTERS WAY / DOCKSIDE



- Workspace
- Terrace
- Core/BOH

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

DOCK OFFICE GARDENS

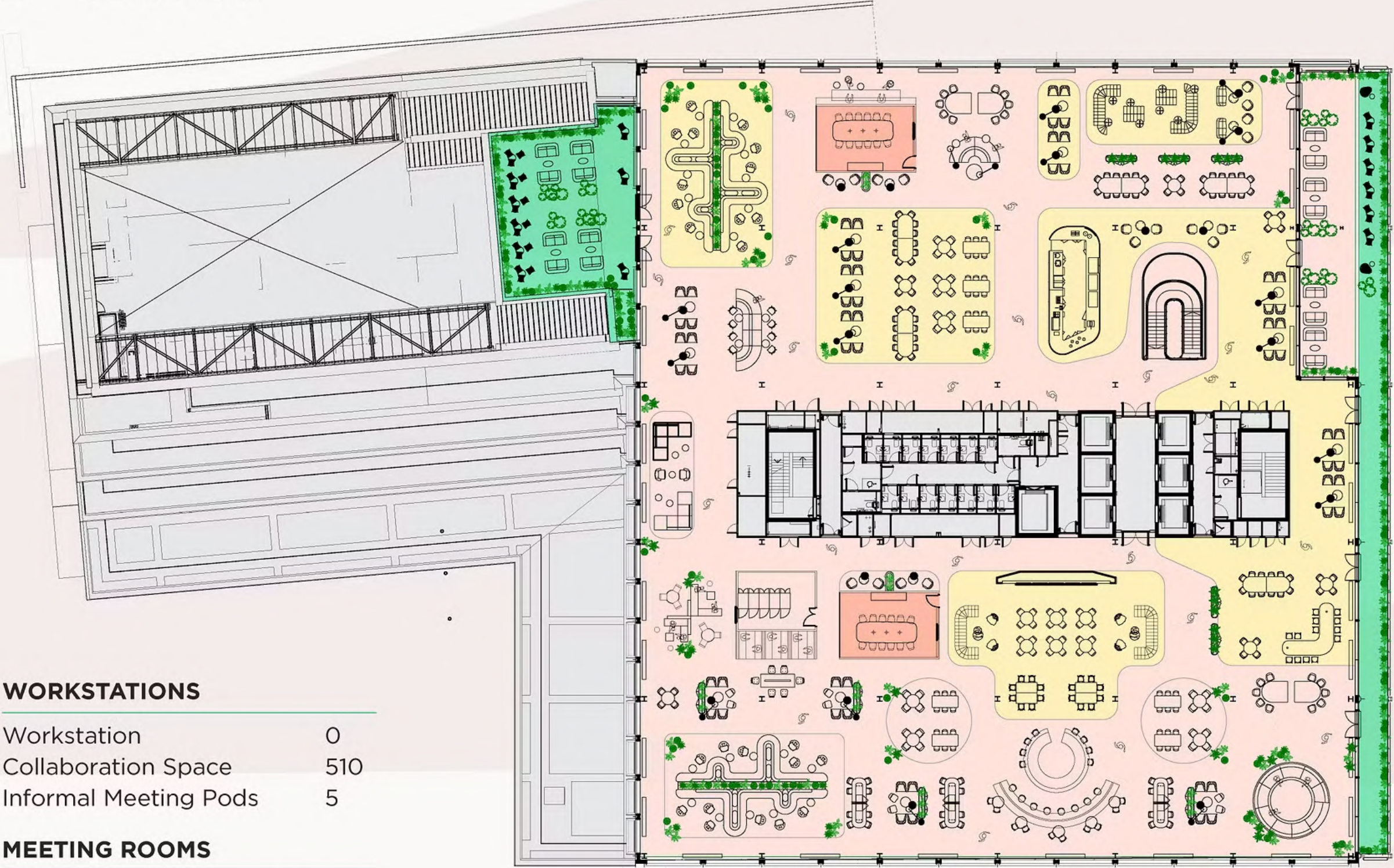


DEAL PORTERS WAY / DOCKSIDE

5

- Workspace
- Terrace
- Core/BOH

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



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

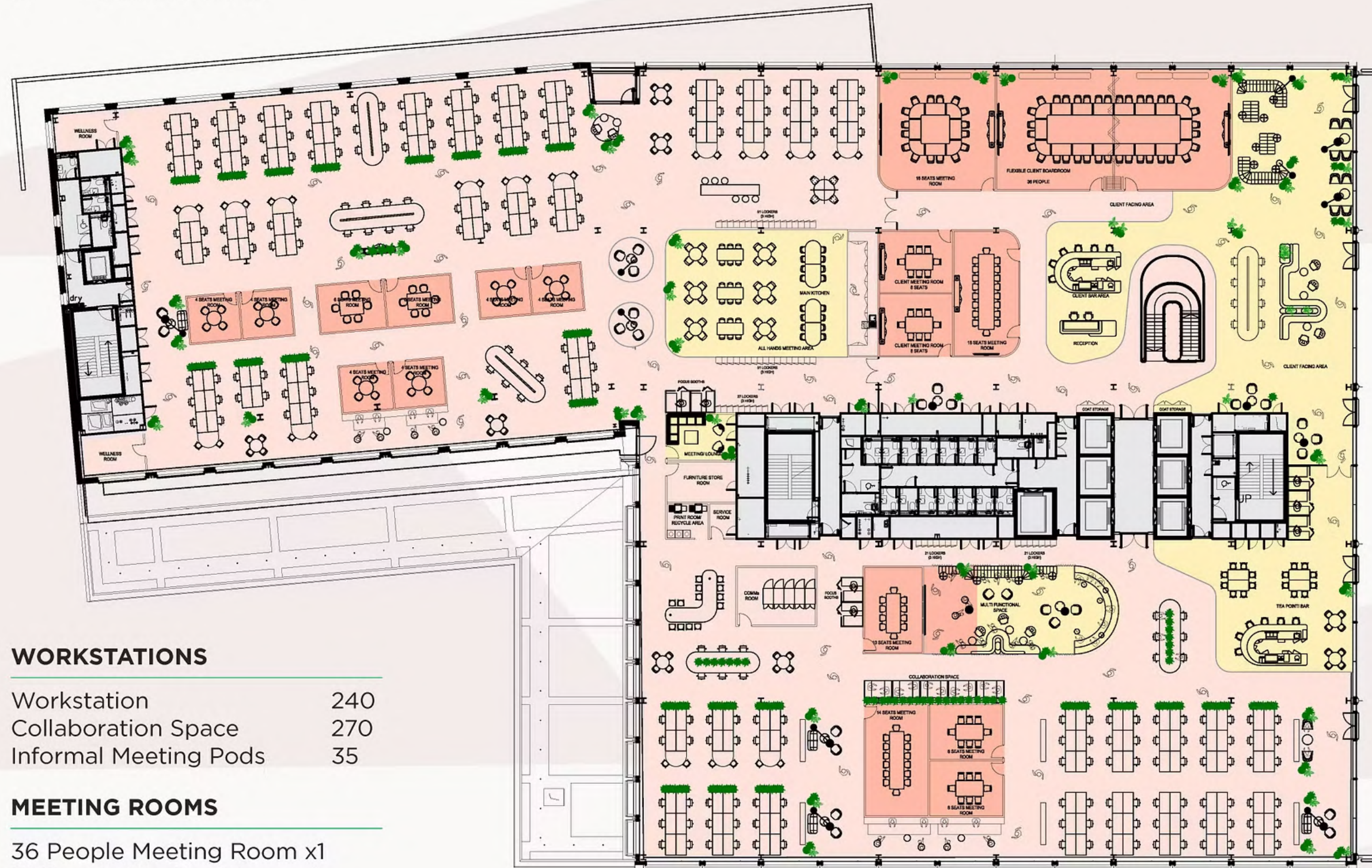
- Office Space
- Collaboration Space
- Meeting Space
- Terrace
- Core

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

Sustainability & Wellbeing

BREEAM Target	Outstanding
WELL Target	Gold
EPC Target	A
NABERS UK Target	4.5 Star
Embodied Carbon (A1A5)	560 kg CO ₂ e/m ² GIA
Whole Life Carbon (A1A5, B1B5 & C)	872 kg CO ₂ e/m ² GIA
Operational Energy Intensity (landlord)	66 kWhe/m ² NLA
Electricity Sources	100% renewable electricity with a 356 m ² , 76 kWp rooftop photovoltaic array and grid electricity purchased from renewable sources.
Heating & Cooling	100% renewable heating and cooling via rooftop air source heat pumps.
Lighting Target	100% high efficiency LED (internal and external).
Outdoor Space	8,000 ft ² of accessible terraces.
Sustainable Timber Sourcing	100% certified from Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC).
Sustainability/Wellbeing Initiatives	– 700 tonnes of XCarb steel – 180,000 ft ² of recycled raised access floor tiles – Fossil fuel free office building, with air source heat pumps and a 365 m ² rooftop photovoltaic array – Openable windows and accessible terraces on every floor

Key dimensions

Core to Window Distance	>24m from the main core to the north and south internal walls		
Floor Heights	Finished Floor to Soffit	FFL to Structure	
	Level 5	3.1m – 4.8m	2.8m – 4.3m
	Level 4	3.2m	2.8m
	Level 3	3.2m	2.8m
	Level 2	3.2m	2.8m
	Level 1	3.2m	2.8m
	Ground Floor (Reception)	6.6m	3.2m
Raised Floor Zone	450mm underfloor services zone		
Ceiling Structural Zone	425mm (northsouth) – 470mm (eastwest)		
Structural Column Grid	9.0m x 12.0m typically		
Planning Grid	1.5m		
Floor Loading	3.5kN per m ² generally 7.5kN per m ² over 5% of office floorplate		
Accommodation Stairs	There are two staircases in the central core and a third in the satellite core. Additional staircases can be added within the floor should tenants desire.		

Building systems

COMMUNICATION & ELECTRICAL SYSTEMS			
SMART Score	Platinum		
WIRED Score	Platinum		
Communications Route Diversity	2 diverse routes from different exchanges enter the building via separate points of entry and provide diverse routes to tenant floor.		
Converged Building Network	A fiberbased, converged, uniquely addressable, IP network links building systems and plant providing futureproofed smart building infrastructure.		
Electrical Capacity (Building)	3,000 kVA total building supply from onsite UKPN substation		
Electrical Diversity (Building)	3 X 1,600 kVA (2,200 kVA forced cooling) transformers provide N+1 diversity		
Tenant Electrical Capacity	Small power (based on BCO standard)	15 W/m ²	
	Small power (future capacity)	Up to additional 15 W/m ²	
	On floor comms room allowance	Additional 36 kW (all tenants)	
Standby Power System	Office Lighting (based on LED for Cat A)	5 W/m ²	
	Emergency (life safety only) power is provided by a 350 kVA diesel generator		
Lighting Levels	Offices	300-400 lux at working plane	

MECHANICAL & PUBLIC HEALTH SYSTEMS

Occupation density	8m² per person based on 80% occupancy	
Fresh Air	16 litres per second per person (BCO + 15%)	
WCs	L05	16 unisex superloos (including 2 disabled)
	L04	18 unisex superloos (including 3 disabled)
	L03	20 unisex superloos (including 3 disabled)
	L02	20 unisex superloos (including 3 disabled)
	L01	17 unisex superloos (including 3 disabled)
	Ground (Reception)	3 unisex superloos (including 1 disabled)
	Ground (Changing Rooms)	5 WCs (2 unisex superloos, 1 disabled unisex superloo, 1 male WC, 1 female WC)
Occupancy Cooling Load	90W per person sensible / 50W per person latent	
Potable Water	45 litres per person per day with 1 day onsite storage	
Sprinkler System	Yes	

TENANT PLANT & RISER CAPACITY

Rooftop Plant	430 ft ² on the L4 roof for tenant cooling or generator plant
Satellite Dishes	320 ft ² rooftop satellite array with additional space for tenant installation
Tenant Cooling Risers	2 no. risers (one on each side of main core) for tenant cooling pipework
Tenant Kitchen Extract	Firerated extract riser to L6 roof for tenant kitchen facilities

Shared facilities

RECEPTION & SHARED MEETING ROOMS	
Floor Area	5,000ft ²
Seating Capacity	70 people
Café	Fullycatered café for tenants and tenants guests Catering for tenant meetings and events available
WCs	3 unisex superloos (including 1 DDA compliant)
Cycle Storage	6 X foldable bike lockers
Passenger Lifts	6 x 1,600 kg / 21 persons destinationcontrol Passenger lifts serving GF – L5.

SHARED MEETING ROOMS

Capacity	3 X 20 person capacity meeting rooms for tenants
Catering	Coffee, tea, biscuits, and prepared food catering available via Reception Cafe Selfserve tea point on mezzanine

CYCLING FACILITIES

Accessibility	Ground floor cycle parking with direct, level access from dedicated cyclists entrance alongside the Reception.
Cycle Parking	272 spaces with a selection of sheffield stands, doublestacked racks, foldable bike lockers, and disabled bike spaces
Changing Rooms & Showers	– Male changing room with 6 showers – Female changing room with 6 showers – Unisex changing room with 3 'supershower's' – Unisex DDA compliant changing room and shower
Lockers	276 lockers

DELIVERIES

Loading Bay	The loading bay has three independent vehicle bays: – 1 no. 10m X 3.6m bay – 1 no. 8m X 3.6m bay – 1 no. 6m x 3.0m bay All bays unload onto a 3.0m wide zone behind the loading bays.
Clearance	The vehicle area of the loading bay has clear height of 5.2m
Delivery Booking System	All deliveries will be coordinated via the booking management system operated by the facilities management team.
Goods Lift	1 x 2,500 kg / 33 persons goods lift



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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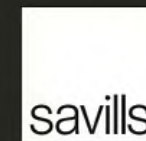
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