

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.

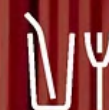
Ideally located in Zone 2, with easy access to key transport links and fast connections to the City and the West End. It's destined to become a modern hub of creativity, collaboration and community.

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



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



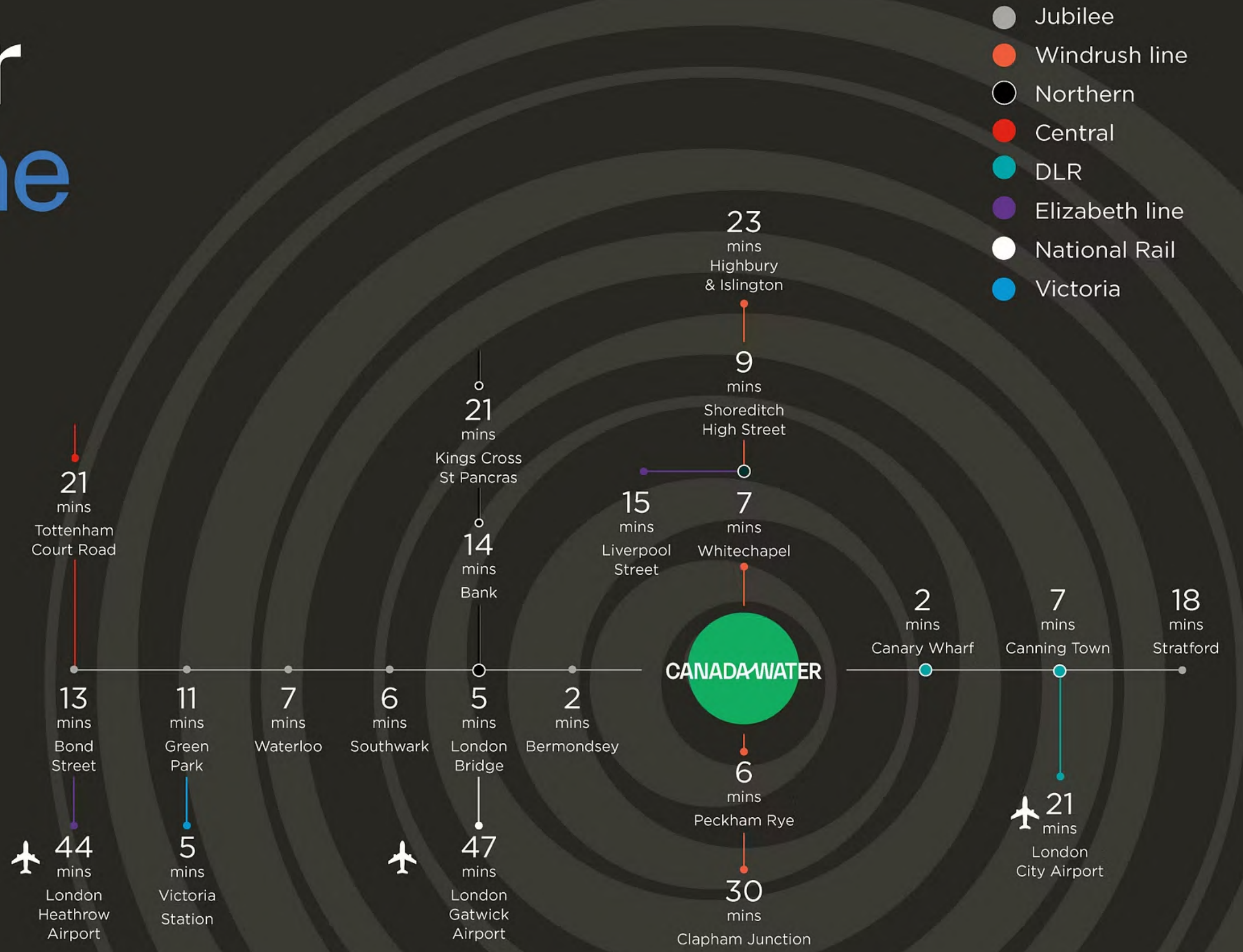
Connecting your people to the right places

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



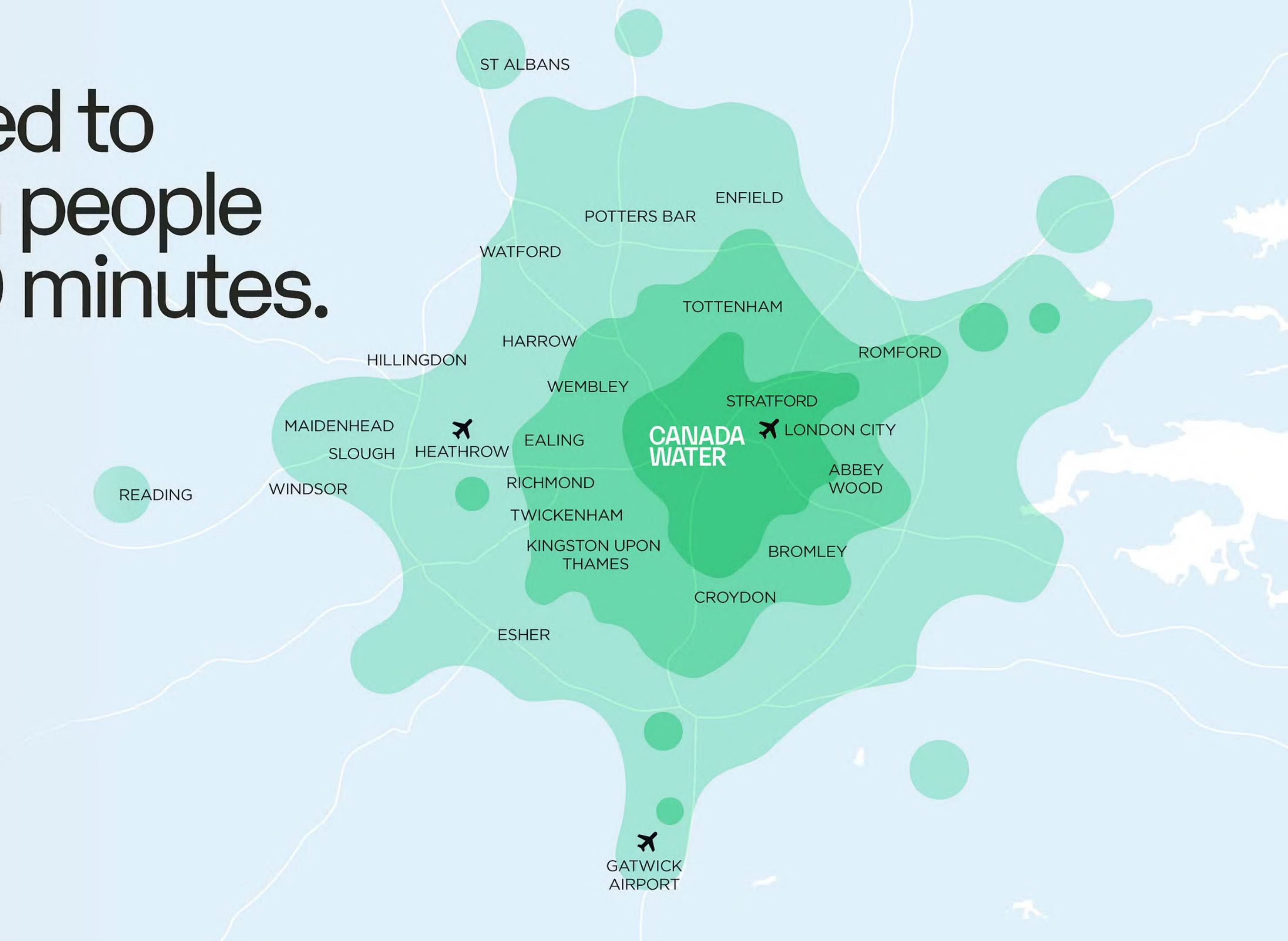
Connected to 11.5m people within 60 minutes.

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



Three



Deal Porters

CANADA WATER

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

Building specification



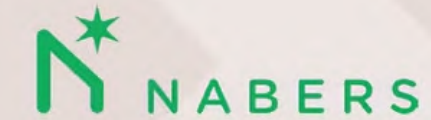
WIRED Score
Platinum



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



Breeam outstanding target

THREE

DEAL

PORTERS

Dual entrance reception designed by Conran and Partners

Indicative CGI image

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PORTERS



THREE

DEAL

PORTERS

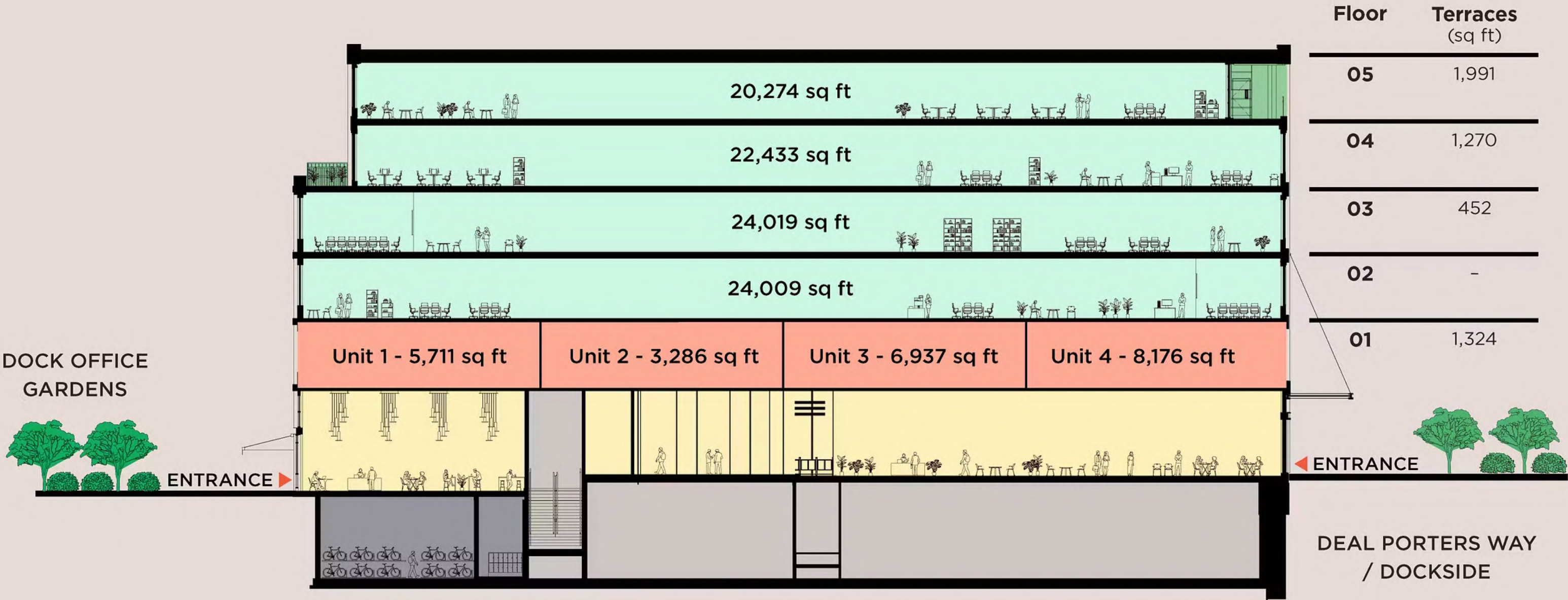


Indicative CGI image

Outdoor terrace areas

Schedule of areas

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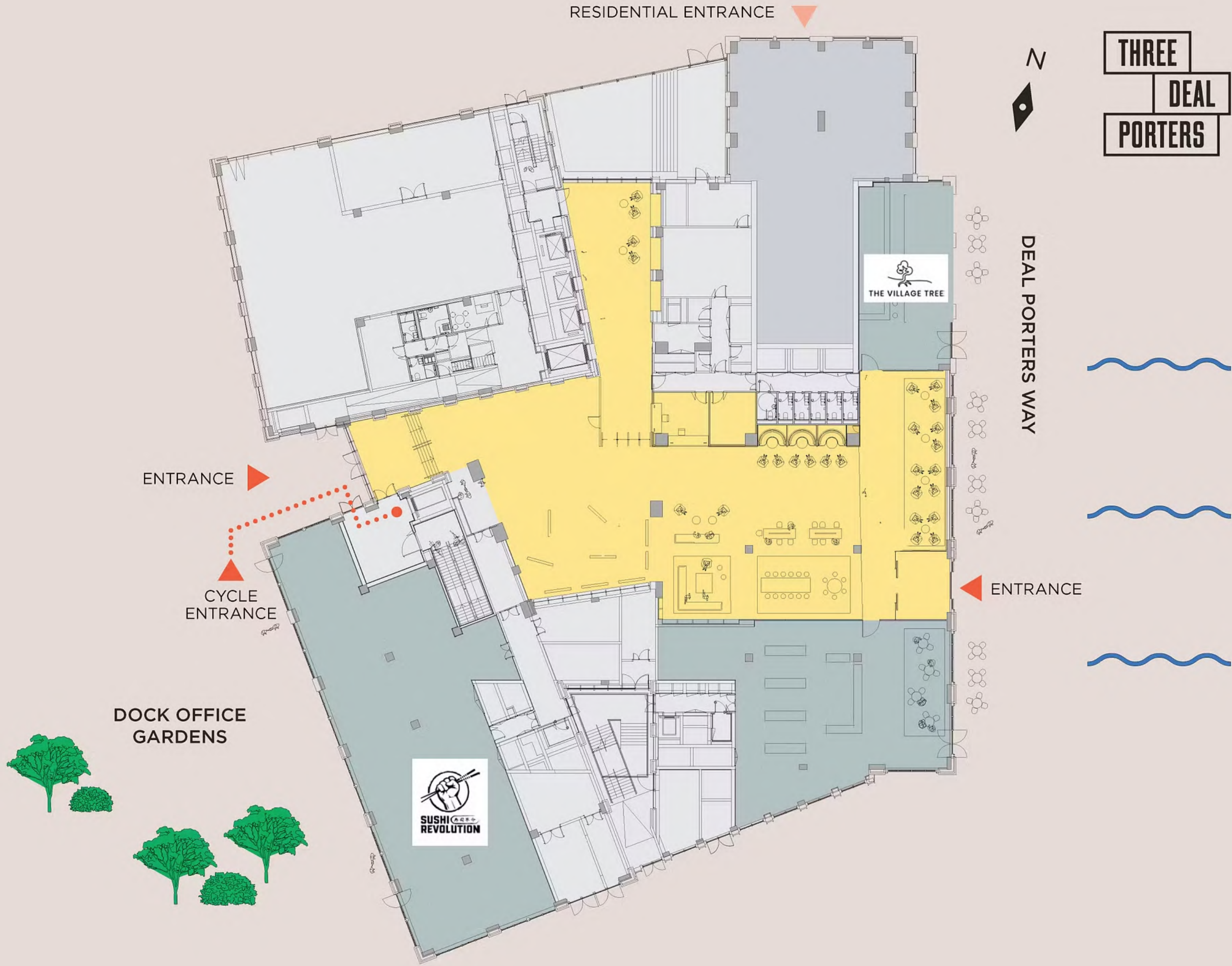


- Workspace
- Work Ready
- Terraces
- Lobby / Retail
- Cycle Store
- Core/BOH

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



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



Work Ready Floor 1

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

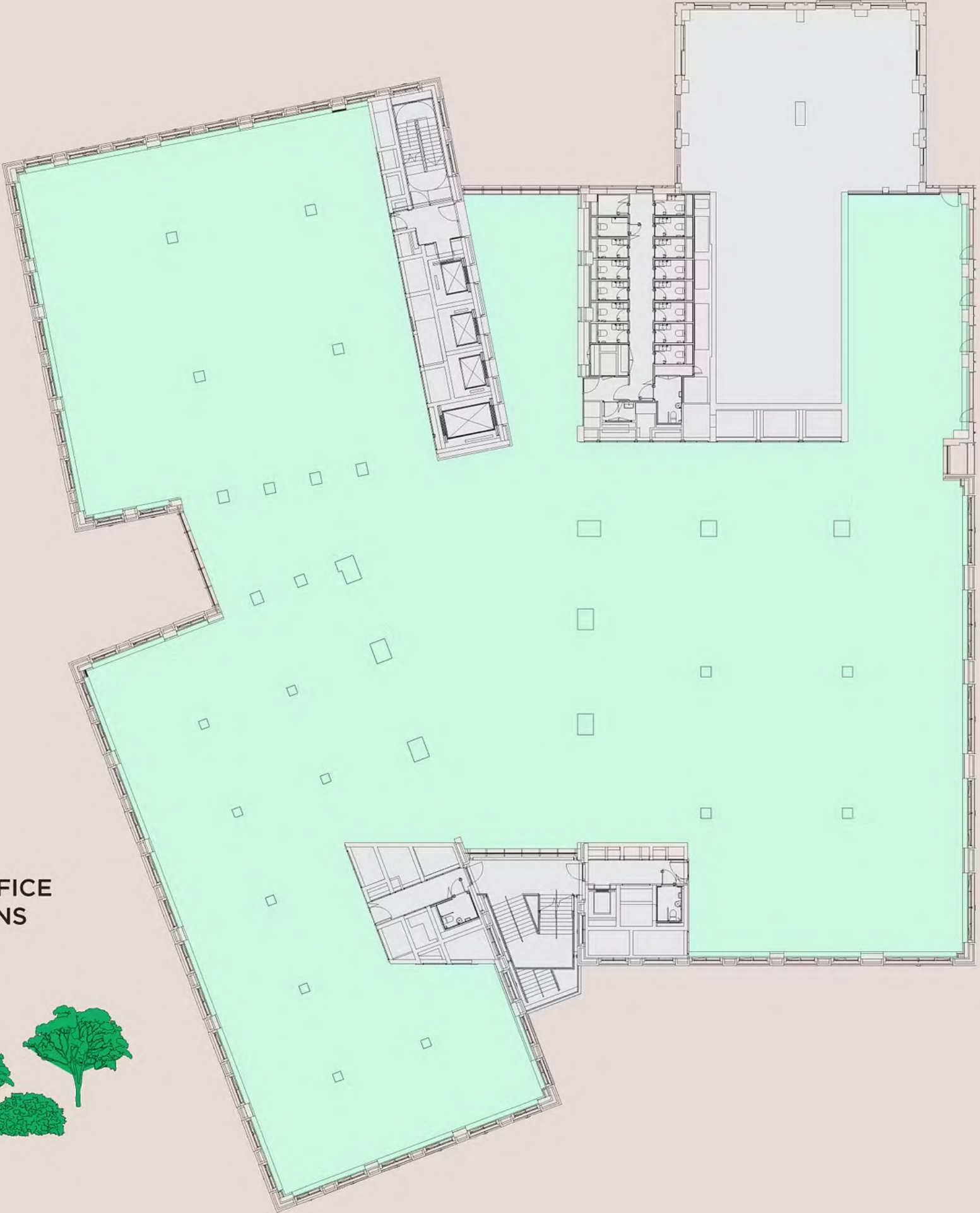
All of the usual building services plus the ability to use our 1GB fibre connection.

FULLY MANAGED

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

2

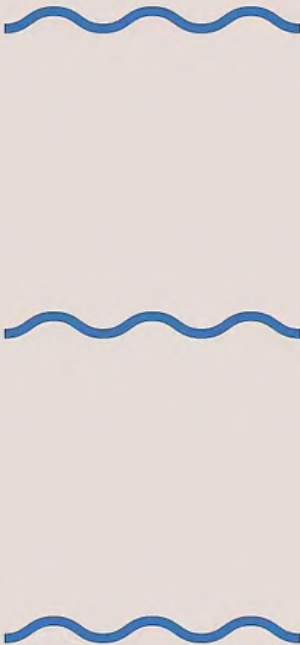
- Workspace
- Core
- Terrace



DEAL PORTERS WAY



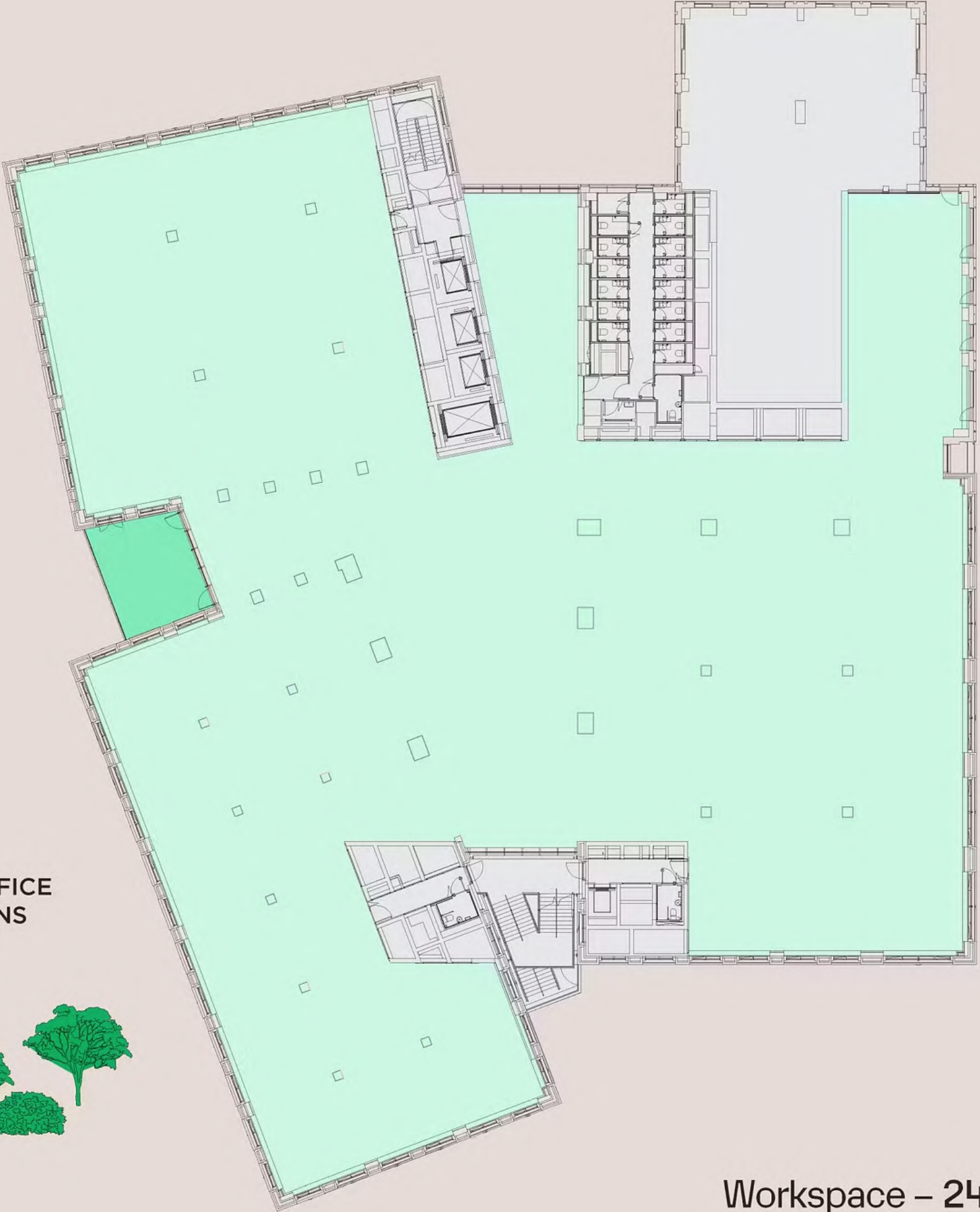
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Workspace – 24,009 sq ft

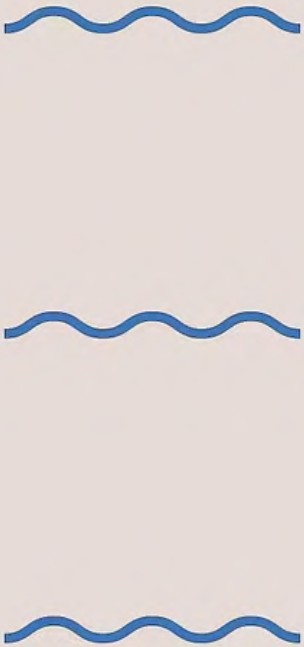
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- Workspace
- Core
- Terrace

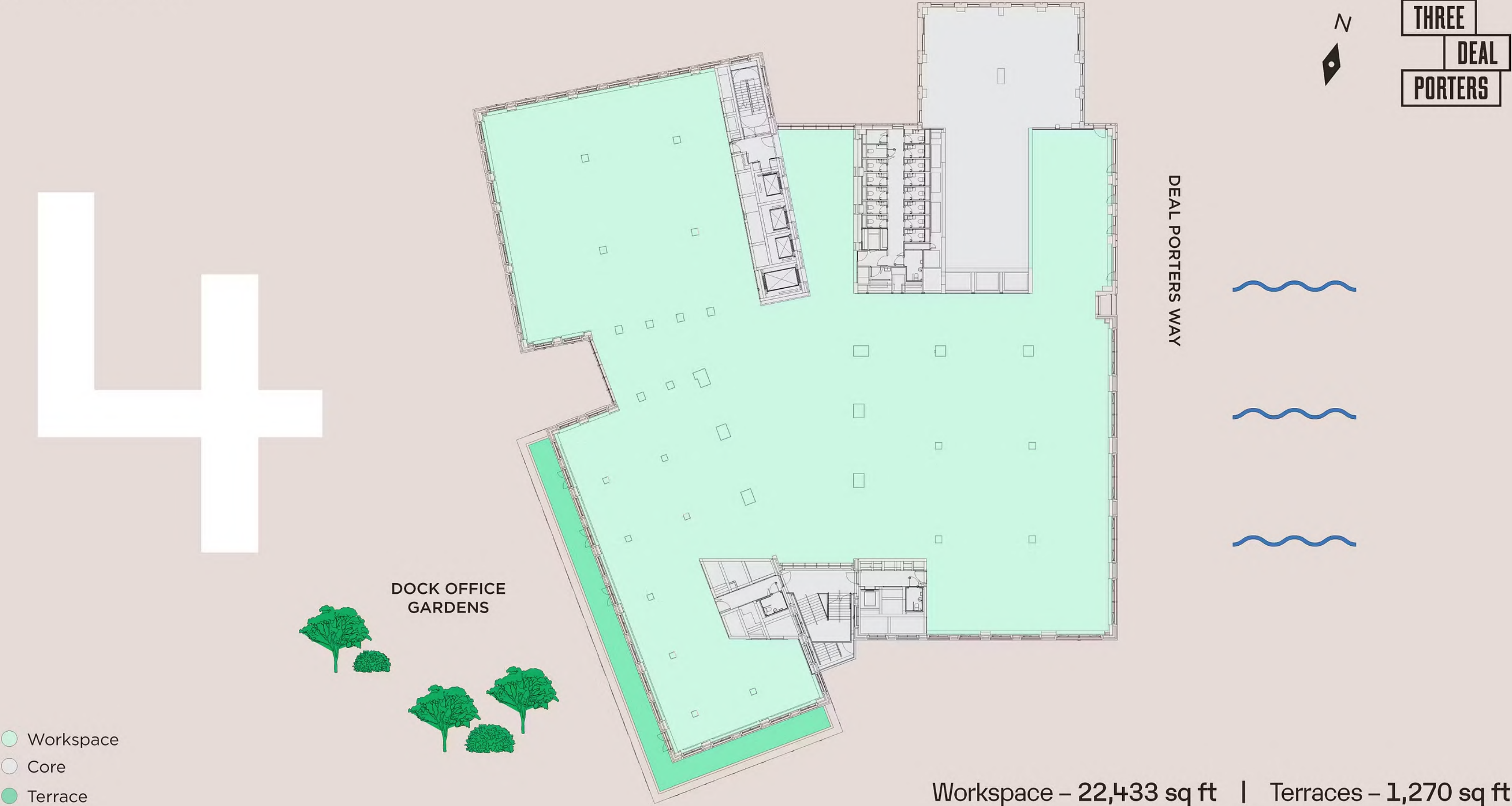


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DEAL PORTERS WAY

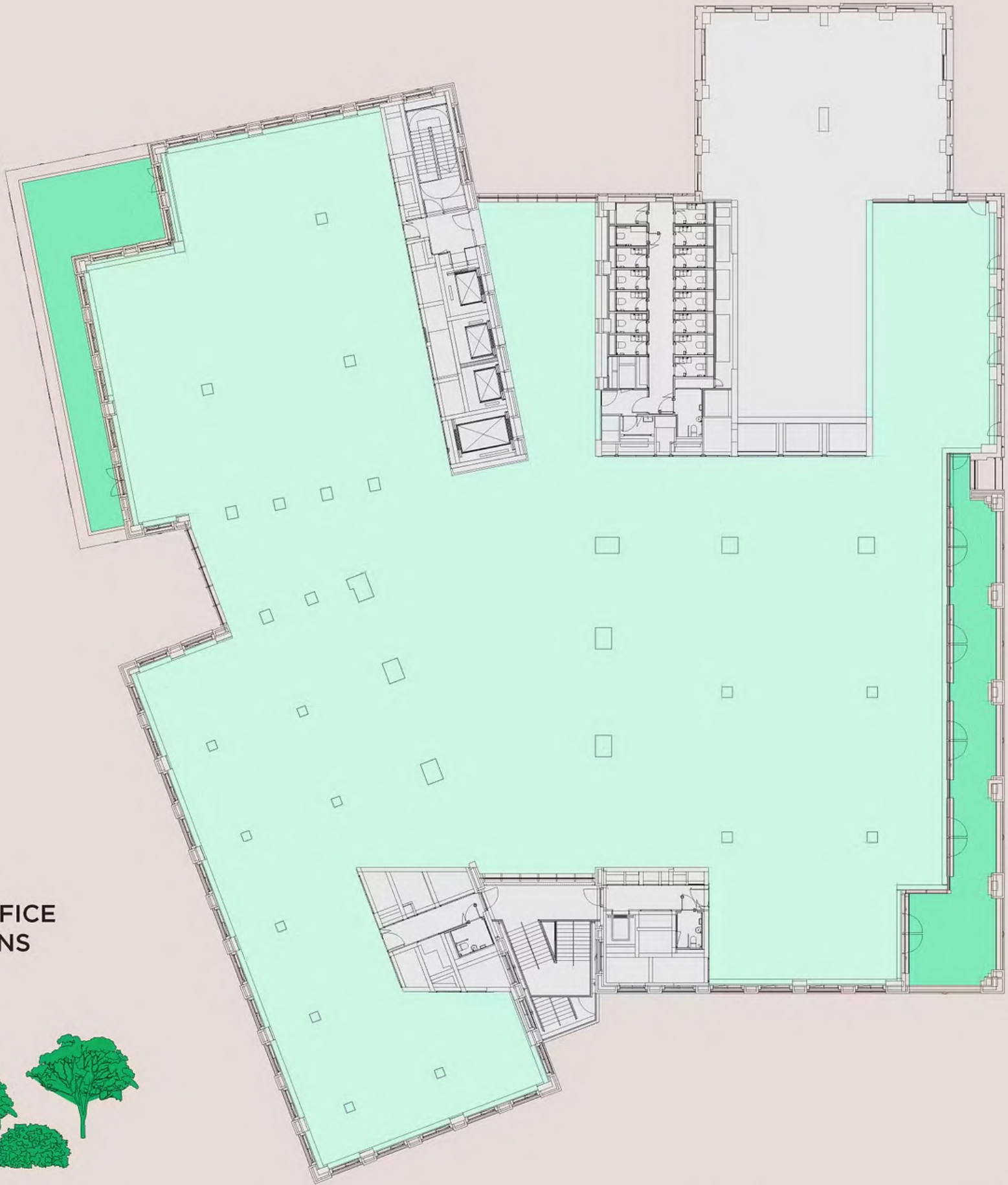


Workspace – 24,019 sq ft | Terraces – 452 sq ft

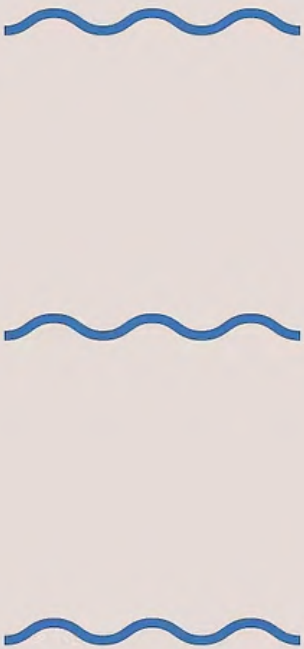


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- Workspace
- Core
- Terrace

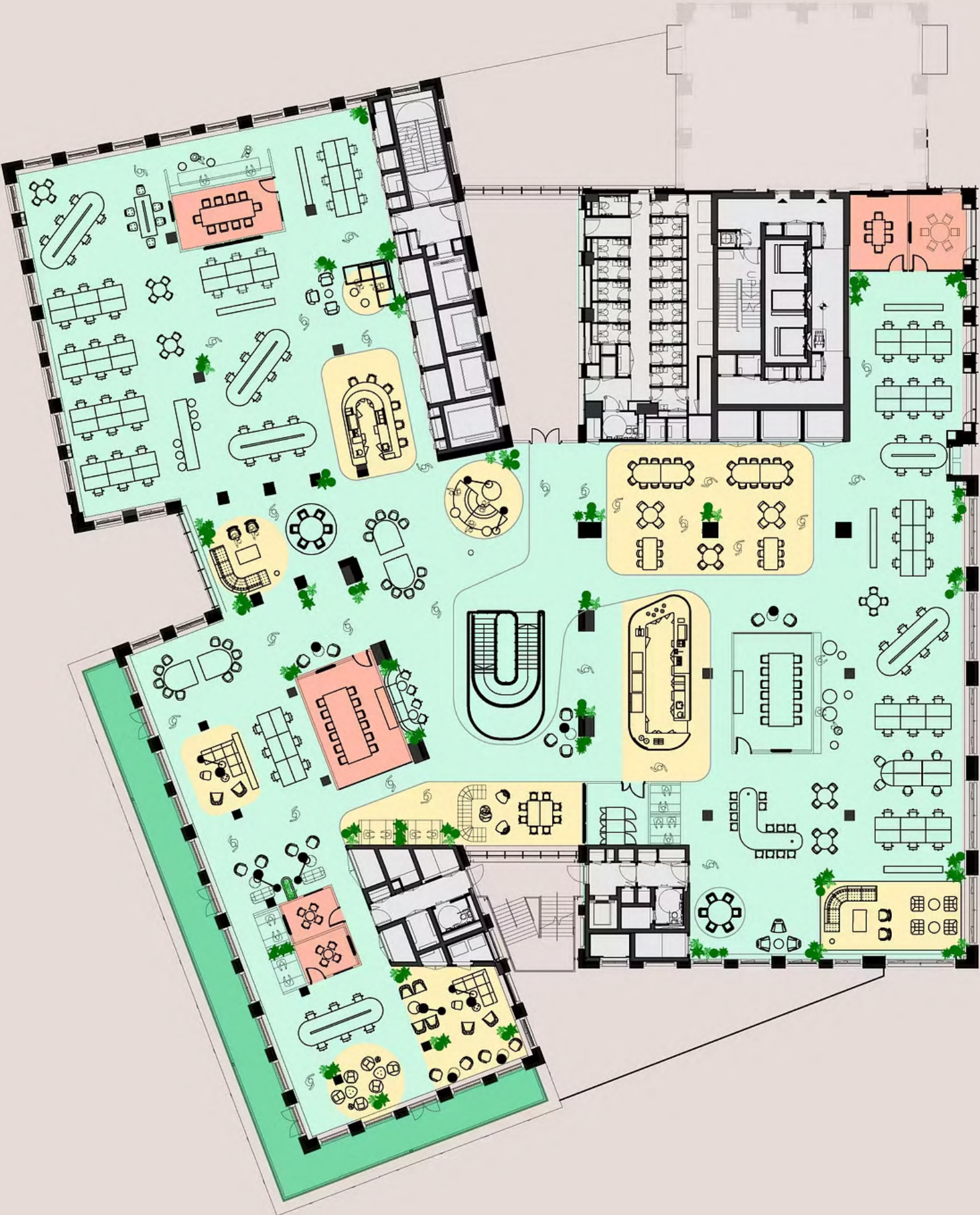


DEAL PORTERS WAY



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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

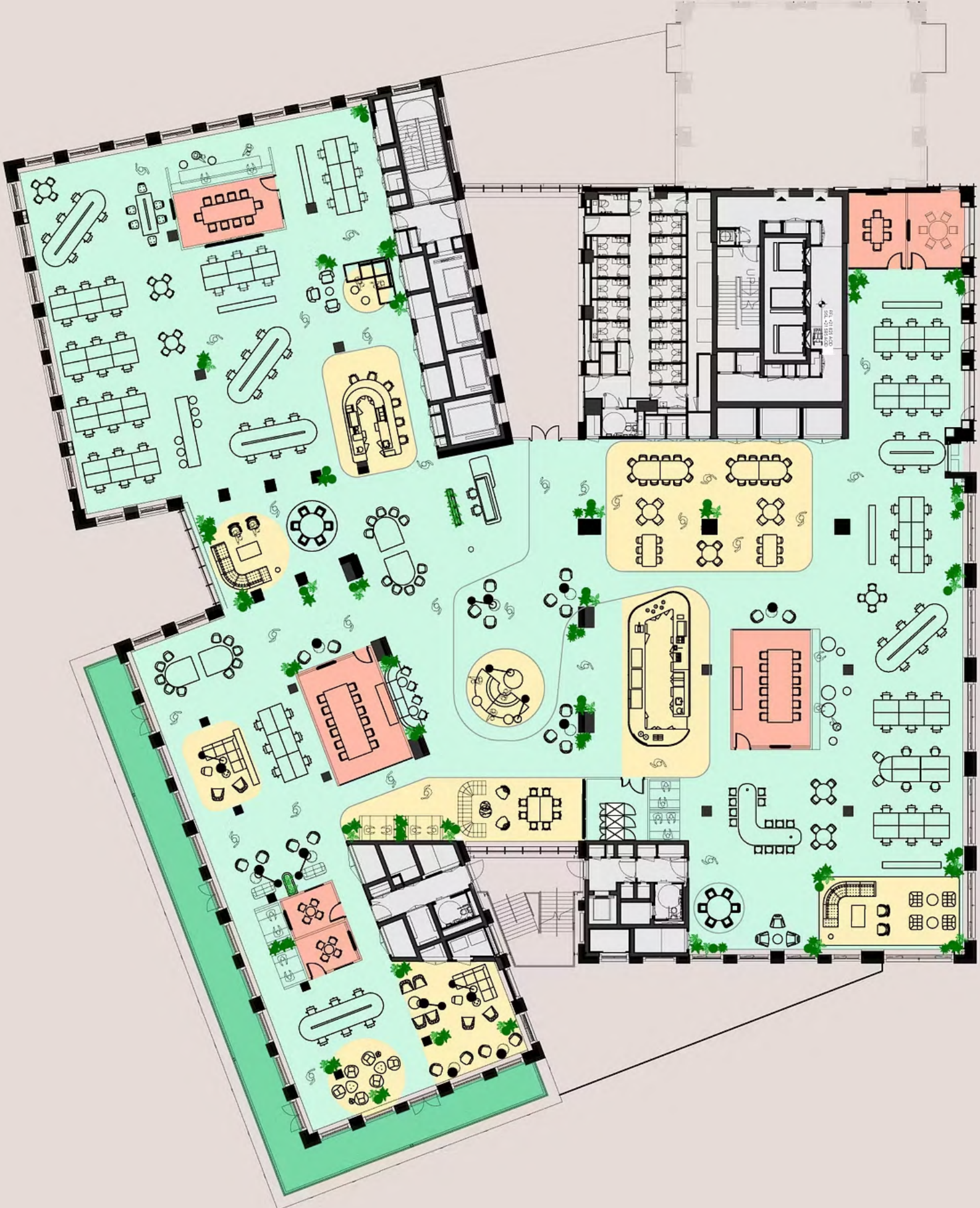
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Test Fit 4th floor

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

Sustainability & Wellbeing

BREEAM Target	Outstanding
WELL Target	Gold
EPC Target	A
NABERS UK Target	4.5 Star
Embodied Carbon (A1A5)	682 kg CO ₂ e/m ² GIA
Whole Life Carbon (A1A5, B1B5 & C)	1,194 kg CO ₂ e/m ² GIA
Operational Energy Intensity (landlord)	76.62 kWh/m ² NLA
Electricity Sources	Renewable electricity with a 183 m ² , 38.5 kW rooftop photovoltaic array and grid electricity purchased from 100% renewable sources.
Heating & Cooling	100% electric heating and cooling, using air and water source heat pumps alongside electric boilers
Lighting Target	100% high efficiency LED (internal and external).
Outdoor Space	5,000 ft ² of accessible terraces.
Sustainable Timber Sourcing	100% certified from Forest Stewardship Council (FSC).
Sustainability/Wellbeing Initiatives	– 100,000 ft² of recycled rasied access floor tiles – Air and Water source heat pumps and 189m² rooftop photovoltaic array – Openable windows and accessible terraces on every floor – Biodiverse wetland delivered in Canada Dock – Waste diversion rates at over 98% – Cross Laminate Timber Infill Area

Key dimensions

Core to Window Distance	Varies >20m		
Floor Heights		Finished Floor to Soffit /Structure	Down-stand Beams
	Level 5	2.95m	Yes
	Level 4	2.95m	No
	Level 3	2.95m	No
	Level 2	2.95m	No
	Level 1	2.95m	No
	Ground Floor (Reception)	6.2m	No
Raised Floor Zone (nominal)	400mm underfloor services zone		
Structural Column Grid	9.0m x 9.0m in Blocks A & C	6.0m x 6.0m in Block B	
Planning Grid	3m		
Floor Loading	3.0kN per m²		
Accommodation Stairs	There is one internal stair in Core C and an external escape stair located between Cores A2 and B on the Southern elevation. There is provision for stairs to be incorporated into the atrium area between floors should a tenant wish to fit out.		

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 the tenant floors.	
Converged Building Network	A fibre-based, converged, uniquely-addressable, IP network links building systems and plant providing future - proofed smart building infrastructure.	
Electrical Capacity (Building)	3.83 MVA total building supply from onsite LEEP substation	
Electrical Diversity (Building)	2 No. of 1,500 kVA and 1 No of 1.000 kVA transformers	
Tenant Electrical Capacity	Small power	25 W/m ² available (11 W/m ² based on NABERS rating)
	Small power (tenant upgrade)	10 W/m ² based on NABERS Rating
	Office Lighting	8 W/m ² (based on LED for Cat A)
Standby Power System	Emergency (life safety only) power is provided by a 800 kVA diesel generator	
Lighting Levels	Offices	500 lux at working plane

MECHANICAL & PUBLIC HEALTH SYSTEMS

Occupation density	10m ²
Fresh Air	Minimum Supply & Extract - 12 litres per second per person + 10% additional capacity Note: Minimum fresh air applied to perimeter zone only. Internal zones have enhanced fresh air displacement system at 4 l/s/m ² .
WCs	– L01 - 05 17 unisex WCs (including 3 disabled and 1 ambulant) – Ground (Reception) 6 unisex WCs (including 1 disabled and 1 ambulant – Basement 4 WCs (2 Male WC - including 1 disabled), 2 Female WC (Changing Rooms - including 1 disabled)
Occupancy Cooling Load	Occupancy - 90W per person sensible / 50W per person latent Equipment - 25W p/m ² available (11W p/m ² target for NABERS Rating) Tenant upgrade (server rooms etc) – 20W p/m ²
Potable Water	CAT1 (potable) 5 litres per person
Sprinkler System	Yes

TENANT PLANT & RISER CAPACITY

Rooftop Plant	None
Satellite Dishes	Provision enabled for Tenant-supplied satellite dish
Tenant Cooling Risers	None, but connection on risers to allow tenant to extend from

Shared facilities

RECEPTION & SHARED MEETING ROOMS	
Floor Area	8,500ft ²
Seating Capacity	70 people * Design occupancy of 347
Café	Located within Unit 1 of Three Deal Porters
WCs	6 unisex WCs (including 1 disabled and 1 ambulant)
Cycle Storage	204 longstay cycle parking spaces (174 in two tier cycle racks and 30 Sheffield stands) located within the basement with an additional 14 short-stay Sheffield stands located within the Public Realm adjacent to the building.
Passenger Lifts	3 x 1,275 kg / 17 persons destination control Passenger lifts serving GF – L5.

CYCLING FACILITIES

Accessibility	Basement cycle parking with stair and lift access from Reception.
Cycle Parking	204 spaces with a selection of Sheffield stands and double-stacked racks
Changing Rooms & Showers	– Male changing room with 10 showers (5 cubicles and 5 quick showers) – Female changing room with10 showers (5 cubicles and 5 quick showers) – Unisex DDA-compliant changing room and shower
Lockers	61 Male Lockers and 51 Female Lockers

DELIVERIES

Loading Bay	The loading bay has two independent vehicle bays: – 1 no. 10m X 4 bay – 1 no. 12m X 4m 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 4.5m.
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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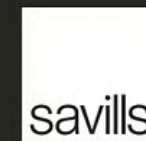
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CANADA WATER