



Dock Shed

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.

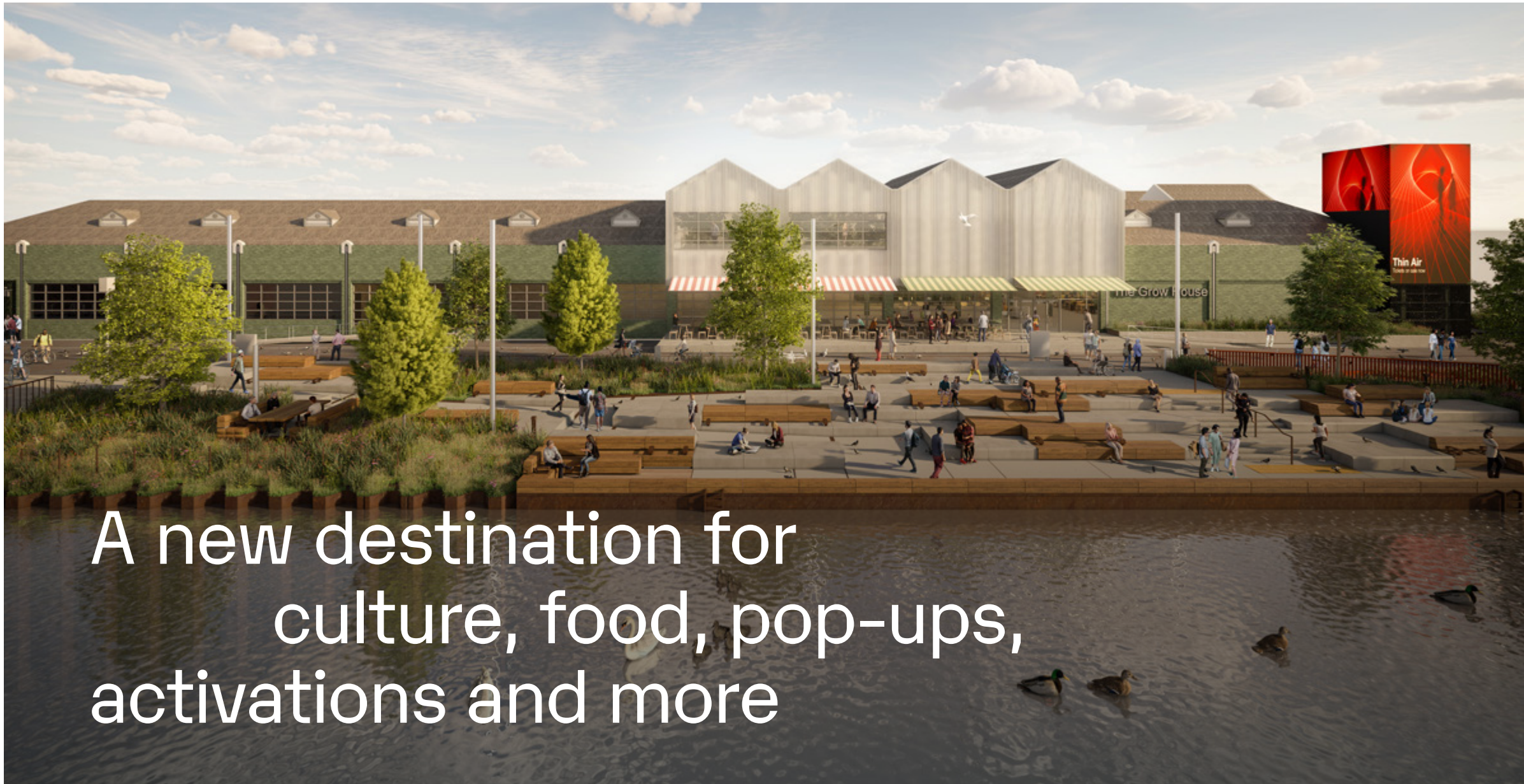
From peace and serenity in everyday spaces, to sports and activities, the sheer scale of variety, opportunities and ease of access makes it as inclusive as it is exciting.

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.



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.



RIVER THAMES

STAVE HILL ECOLOGICAL PARK

SOUTHWARK PARK

GREENLAND DOCK

Canada Water Cafe

Canada Water Studios

Canada Water Library

Canada Water Market

Sainsbury's Local

Albion Primary School

Alfred Salter Primary School

Redriff Primary School

St. Joseph's Catholic Primary School

The Pacific Tavern

The Moby Dick

Surrey Quays Shopping Centre

The Grand Press & Printworks London

The Paper Yard

TEDI-London

Dock Shed & Canada Water Leisure Centre

The Arch

The Pavilion Cafe

The Lodge Space

The Yellow House

Tesco Extra

Tironi Artisan Bakery & Bar

Surdock Chemist

Surrey Docks Fitness & Water Sports Centre

Surrey Quays

London Bridge

Morden Square

Norway Gate

Finland St

Rope St

Plough Way

Tawny Way

Canada St

Quebec Way

Quebec Way

Poolmans St

Garter Way

Needleman St

Swan Rd

Albion St

Neptune St

The Ship

Leaf and Bean

Simplicity

The Mayflower

The Angel

Cattney St

A200

LOWER RD

LOWER RD

SURREY QUAYS RD

B205

SALTER RD

HAWKSTONE RD

SOUTHWARK PARK RD

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

DOCK SHED

DOCKSIDE CAFE

A 21st Century take on a classic docklands warehouse

Not your typical office building. Combining generous space and flexibility with the warmth and simplicity of authentic industrial finishes.

You're greeted by a spacious ground floor reception, designed by Conran and Partners, bathed in natural light, with a lively café. The atmosphere is natural and welcoming, whilst the structural steel, and exposed concrete forms a dramatic warehouse inspired architecture that makes an unforgettable first impression.

**'A laid back
atmosphere for
work, socialising
and relaxation'**

5,000 sq ft reception lobby, and a grand seven-meter high ceiling above.





Where your
people do
their best work

Here at Dock Shed there is the opportunity to craft the perfect work environment to nurture talent, realise ambition and maximise the potential. Flexible, expansive floor plates make the space malleable, and all five spacious floors are flooded with natural light, fresh air and dressed with immaculate, tactile finishes that just make the place feel special.



A new level of workspace

The huge open spaces, on every level of the building, present the opportunity to truly curate your own working environment – with the potential to configure your layout over more than one floor.

Floor-to-ceiling wrap-around windows and dynamic and inspiring spaces harmoniously blend innovative design with functional amenities, nurturing both productivity and well-being.

Enhanced fresh air
with no recirculation,
openable windows and
outside terraces





From the top floor
terraces there are
impressive views
of St Paul's,
The Shard, and
across the city.

Designed
to inspire

From the second floor upwards, there are expansive outdoor terraces. From here people can truly appreciate the building's striking architectural features and enjoy magnificent views over the dock and newly regenerated wetlands.

Ideal for fostering creativity with outdoor meetings, informal breakout areas, relaxation zones or social events.

These beautifully designed dockside terraces are enclosed by steel boards, twisted to form balustrades that echo the shape of reeds from the neighbouring wetlands. Creating a seductive pattern of light and shade. A simple and disciplined design that sensitively mirrors the natural landscape.

A transformative place

One your staff will want to
boast about. Surprising and
unexpected. Exactly what you'd
expect from a developer
dedicated to delivering the
best new places in London.

The details

Building sustainability
Specifications
Schedule of areas
Floorplans



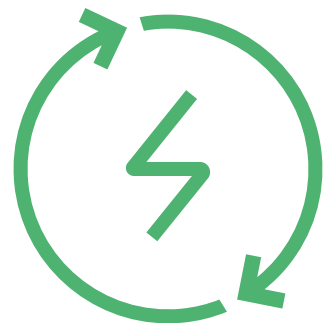
Designed to take people and businesses to the next level

‘Adapting industrial design
for contemporary concerns’

Paul Eaton - Allies and Morrison

Building sustainability

Dock Shed has been built 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.



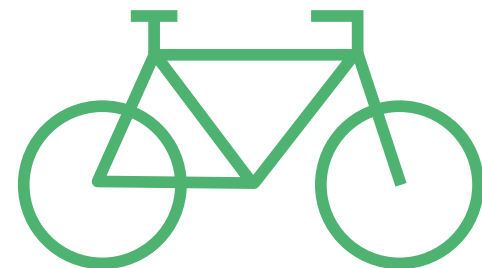
All Electric
Fully electric workspaces with 100% of the electricity coming from renewable sources



Energy
EPC A target for all workspace
4-4.5★ NABERS UK target



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



Green Travel
270 indoor cycle spaces with health club quality shower and changing facilities



Wetlands
All rainwater collected from rooftops will replenish the dock, revitalising wetlands



Wellbeing
WELL Gold



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

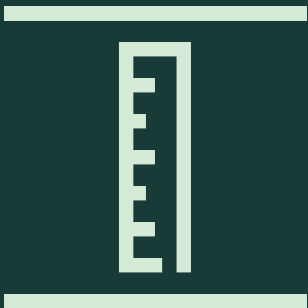
Specifications



A 21st Century warehouse inspired by the historic deal sheds



2,000 - 4,000 sq ft dockside terrace on every floor overlooking the new public realm



3.2m - 4.9m enhanced floor to ceiling heights



Innovative sustainable design - meaningfully minimises embodied and operational carbon



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



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



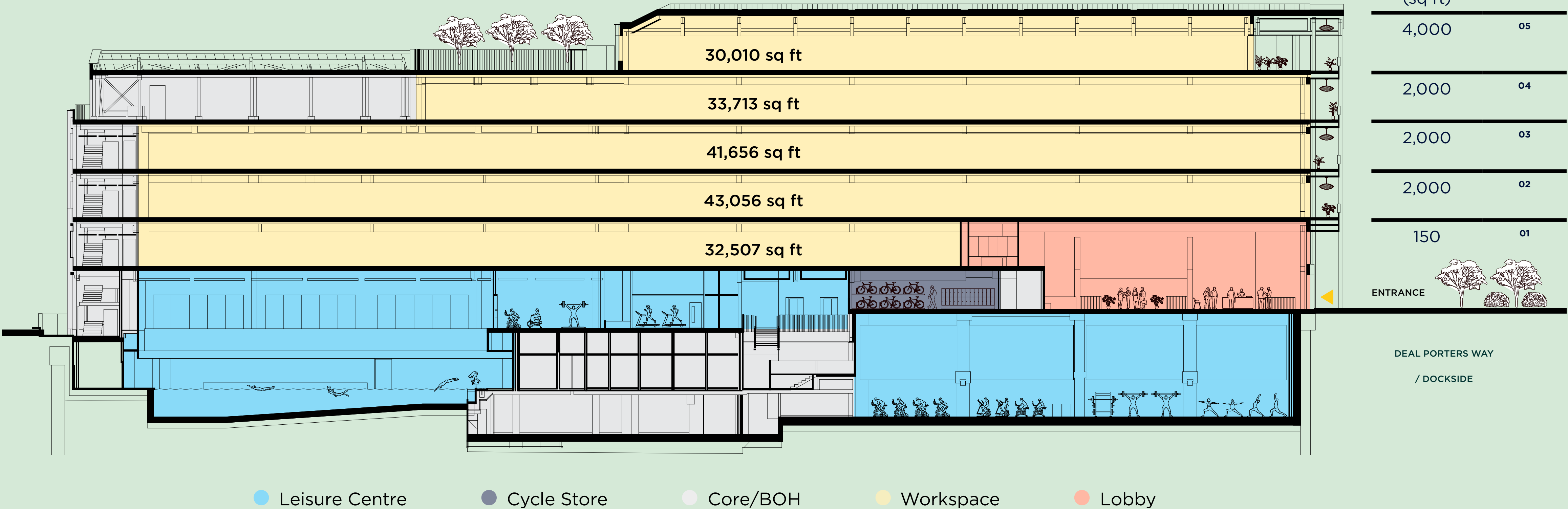
Large 5,000 sq ft ground floor reception lobby with café & social spaces

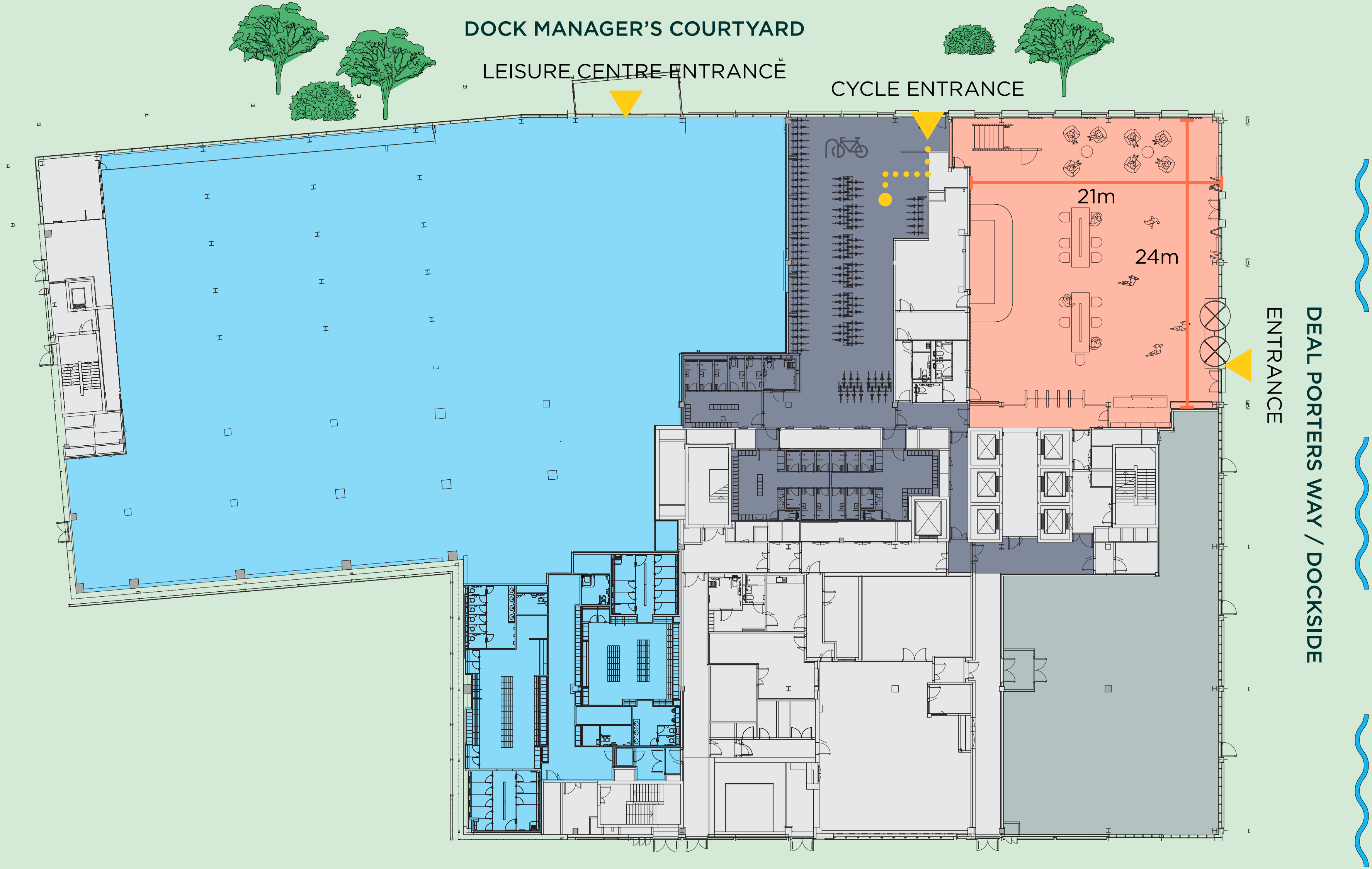


BREEAM Outstanding target for all workspace

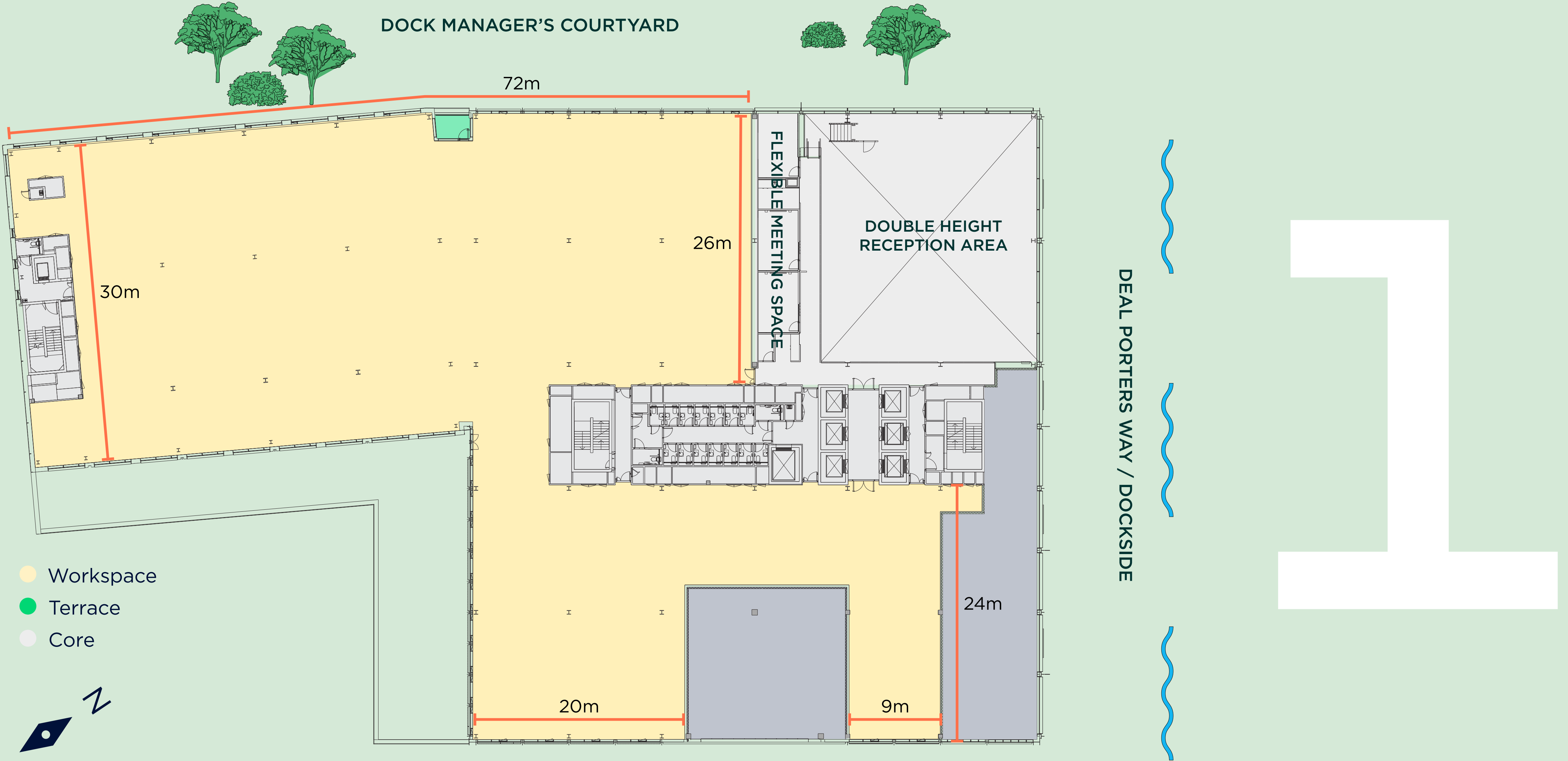
Schedule of areas

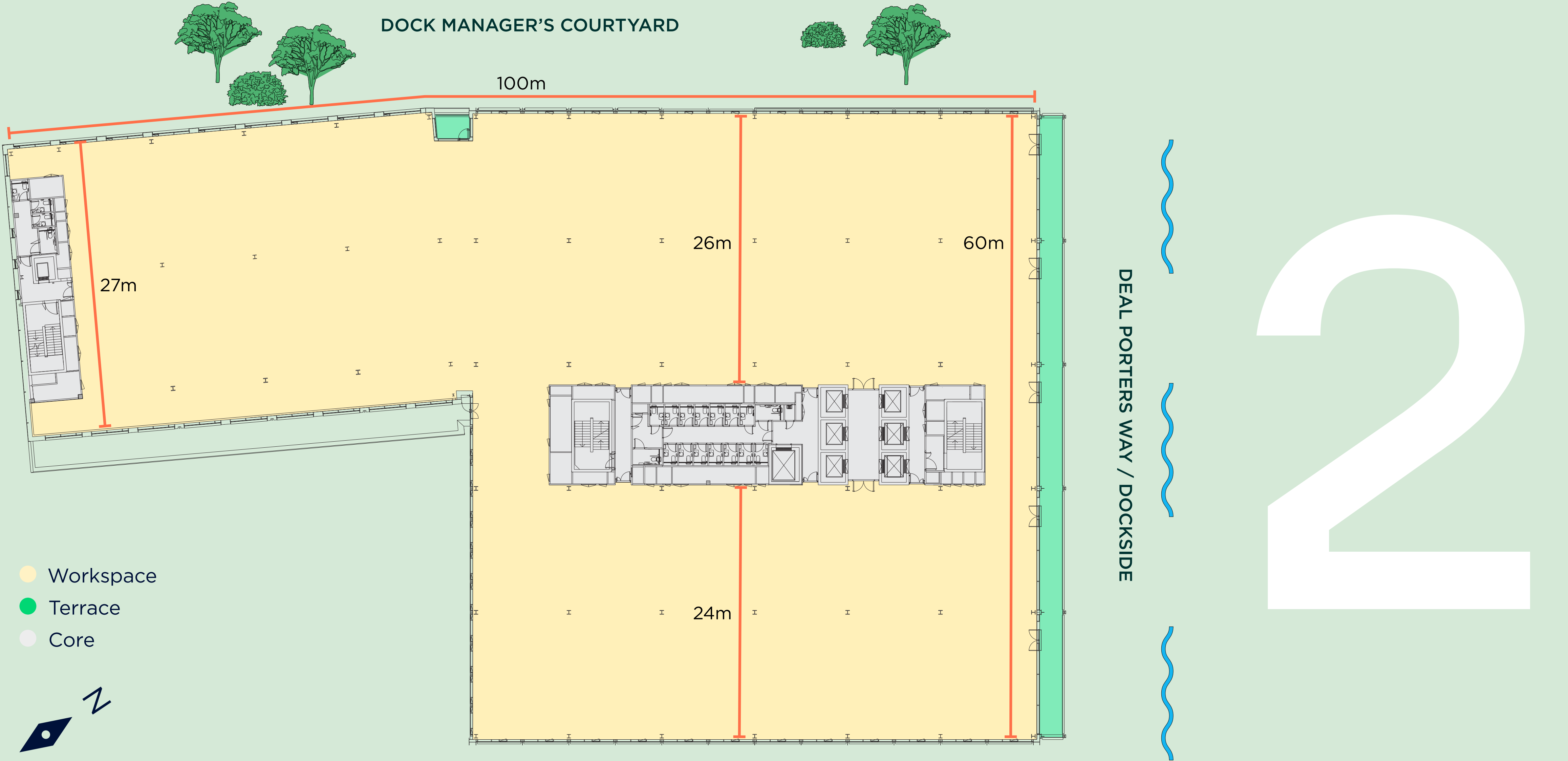
Total Workspace – 180,941 sq ft | Total Terraces – 10,105 sq ft



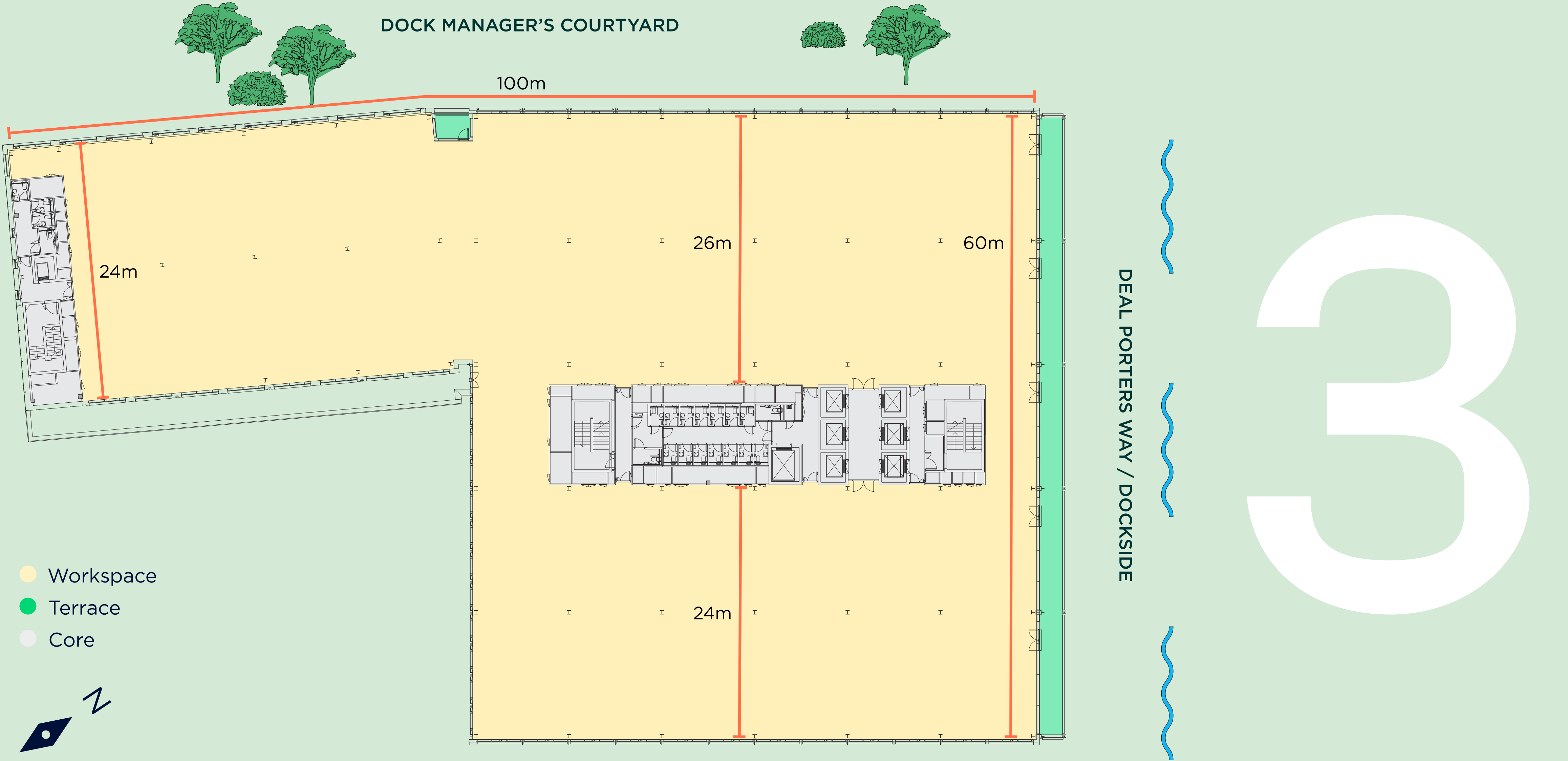


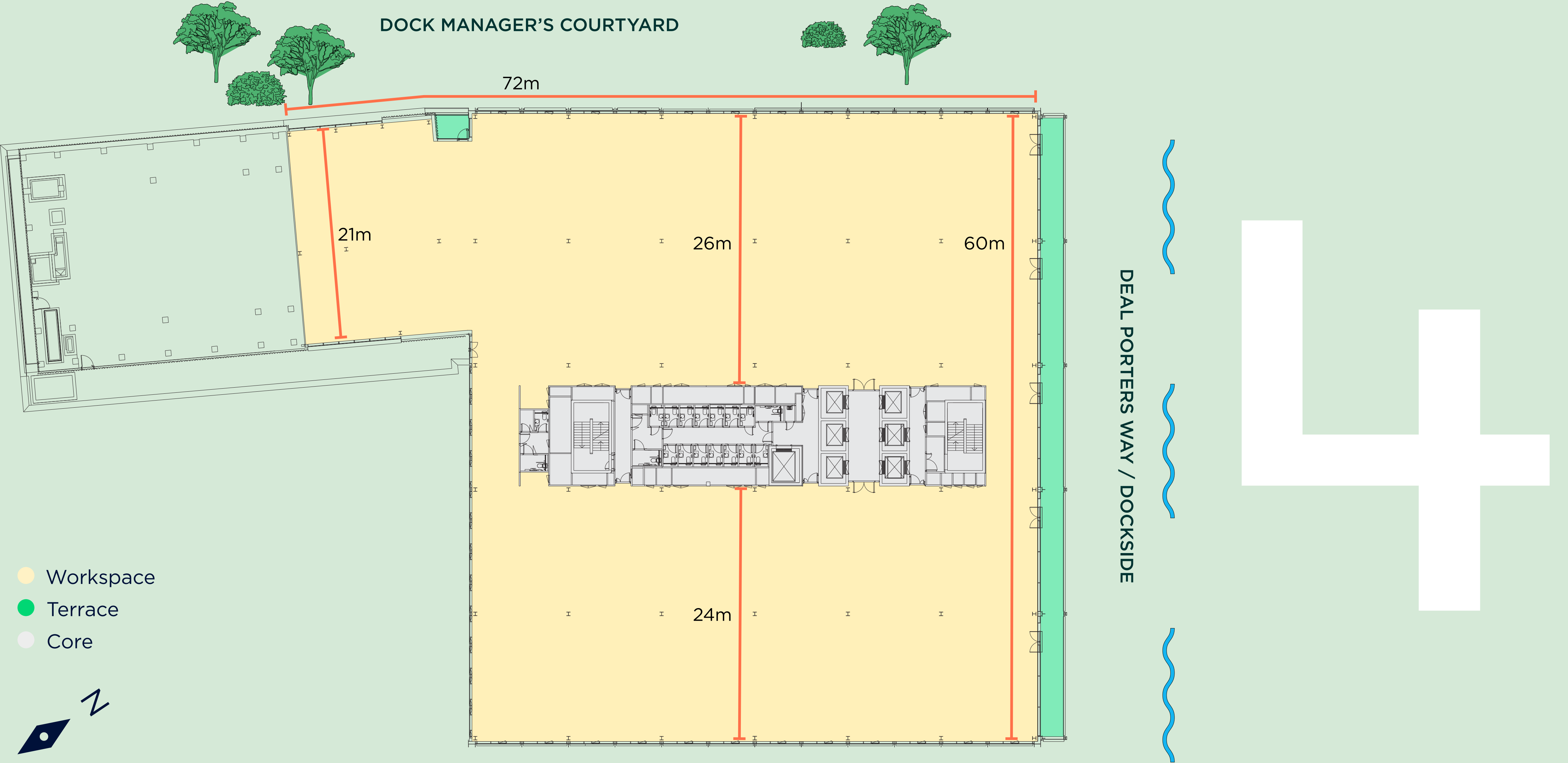
- Lobby/Reception
- Cafe/Retail
- Core/BOH
- End of Trip Facilities
- Leisure Centre





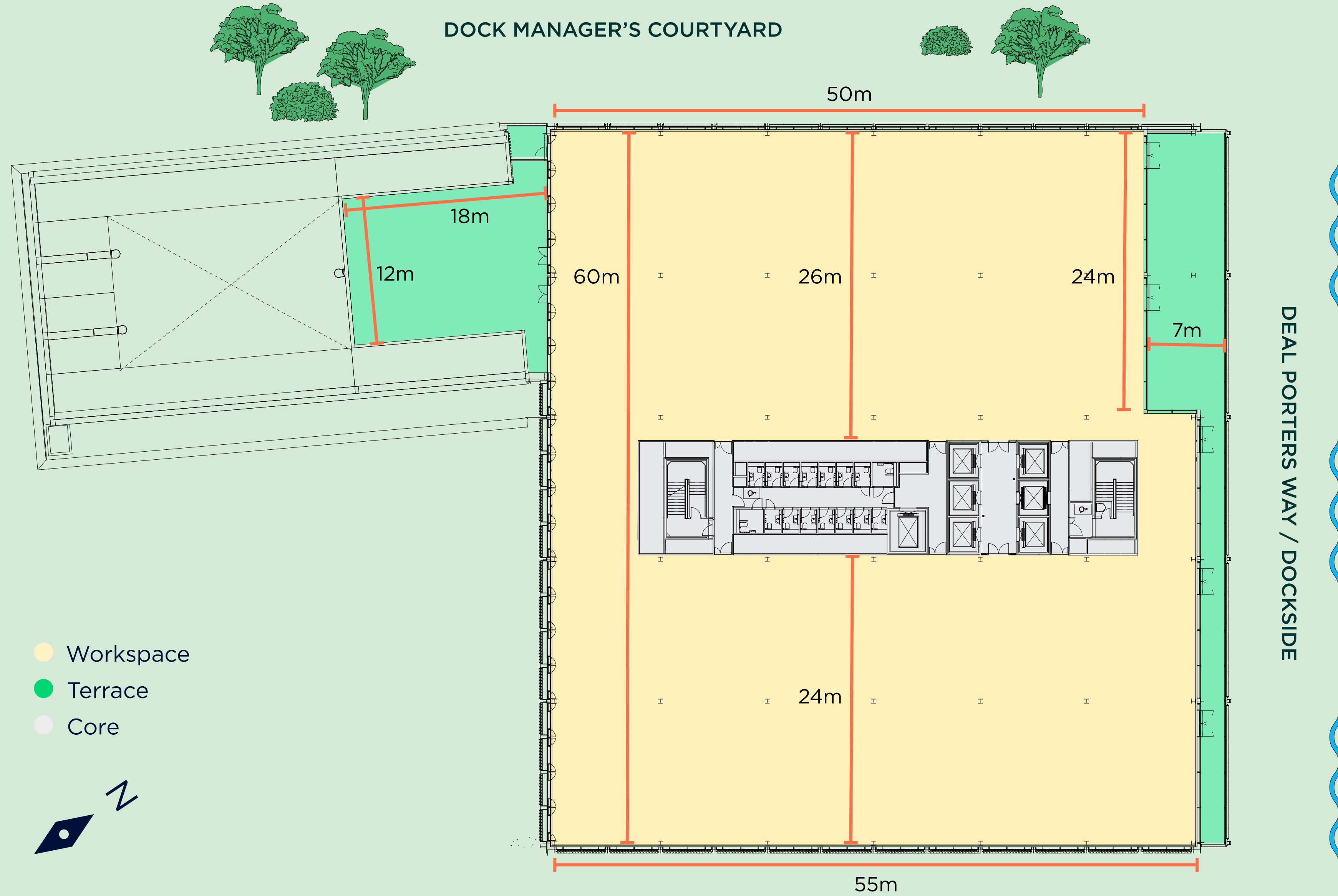
Workspace – 43,056 sq ft | Terraces – 2,000 sq ft





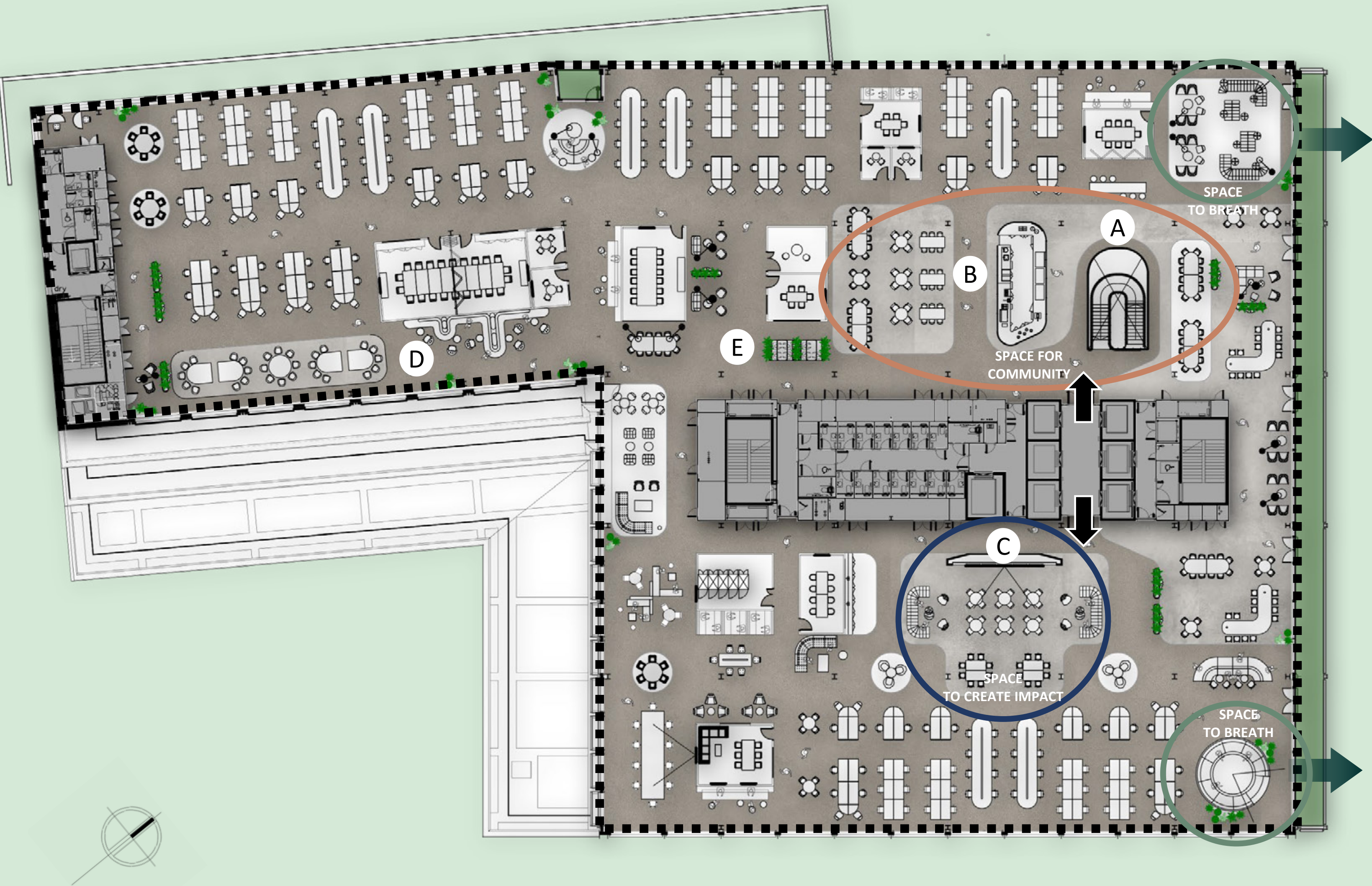
Workspace – 33,713 sq ft | Terraces – 2,000 sq ft

DOCK MANAGER'S COURTYARD



DEAL PORTERS WAY / DOCKSIDE

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

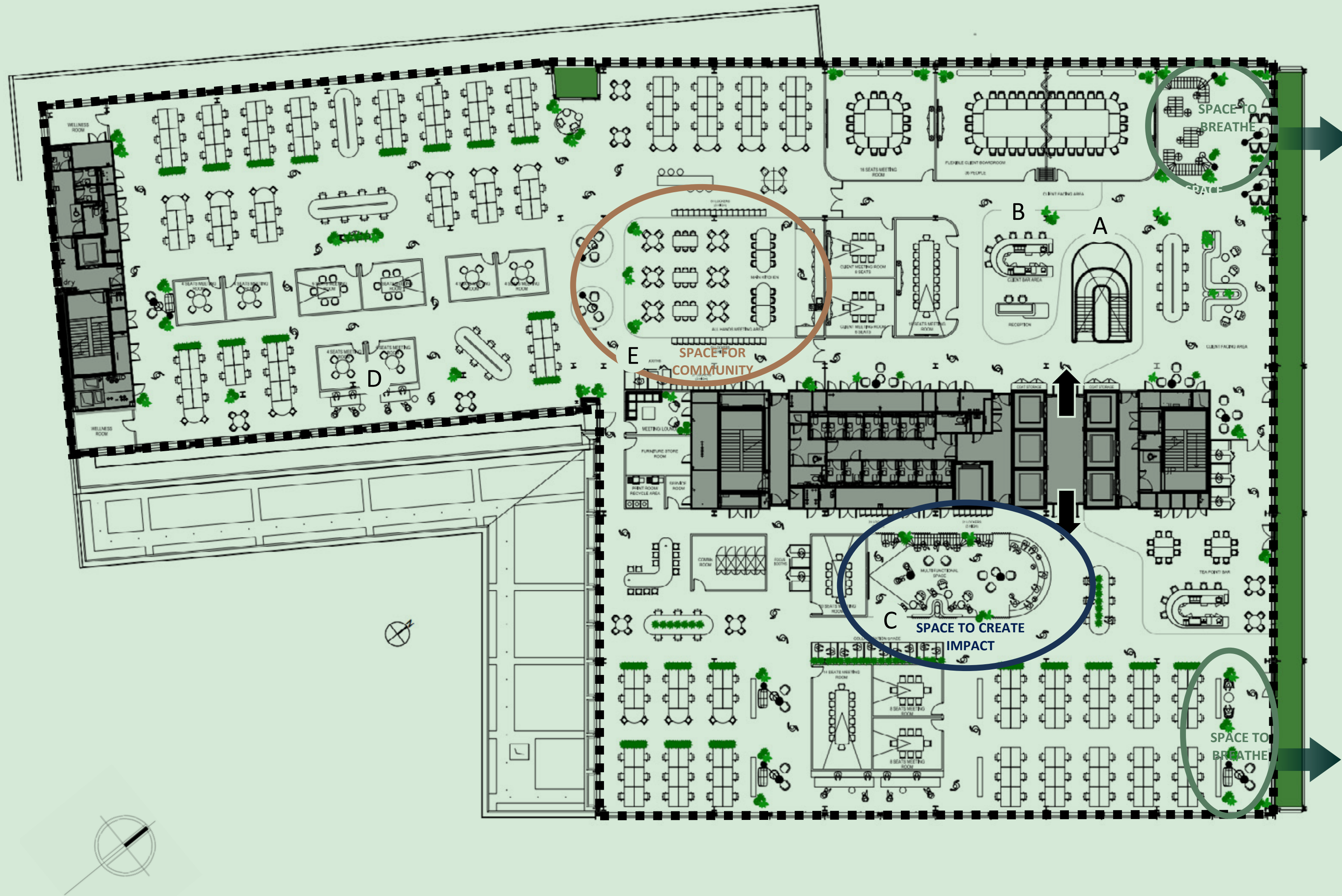


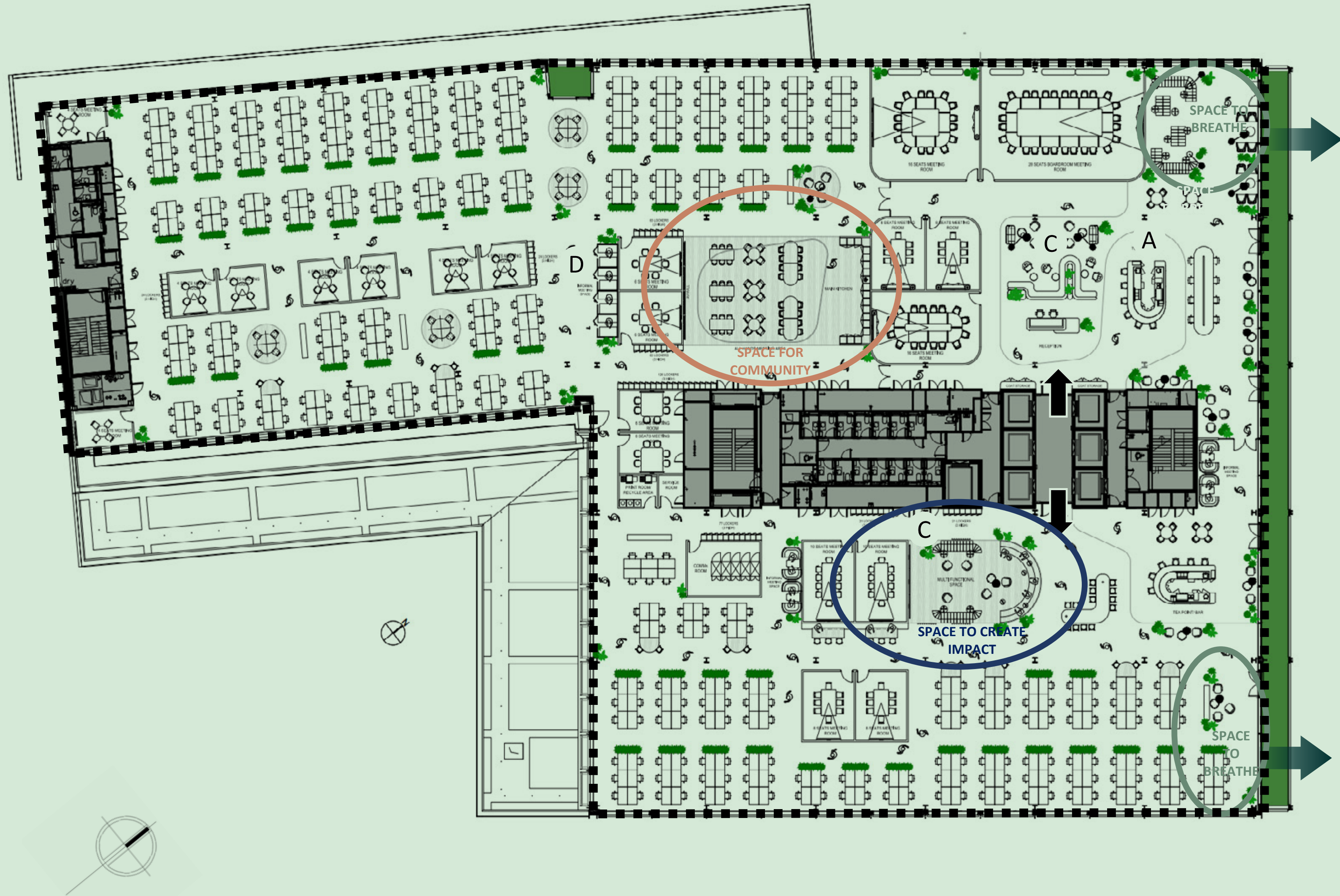
Test Fit - Low Density

Single tenant
- With linking stair between two floors

Test Fit - High Density

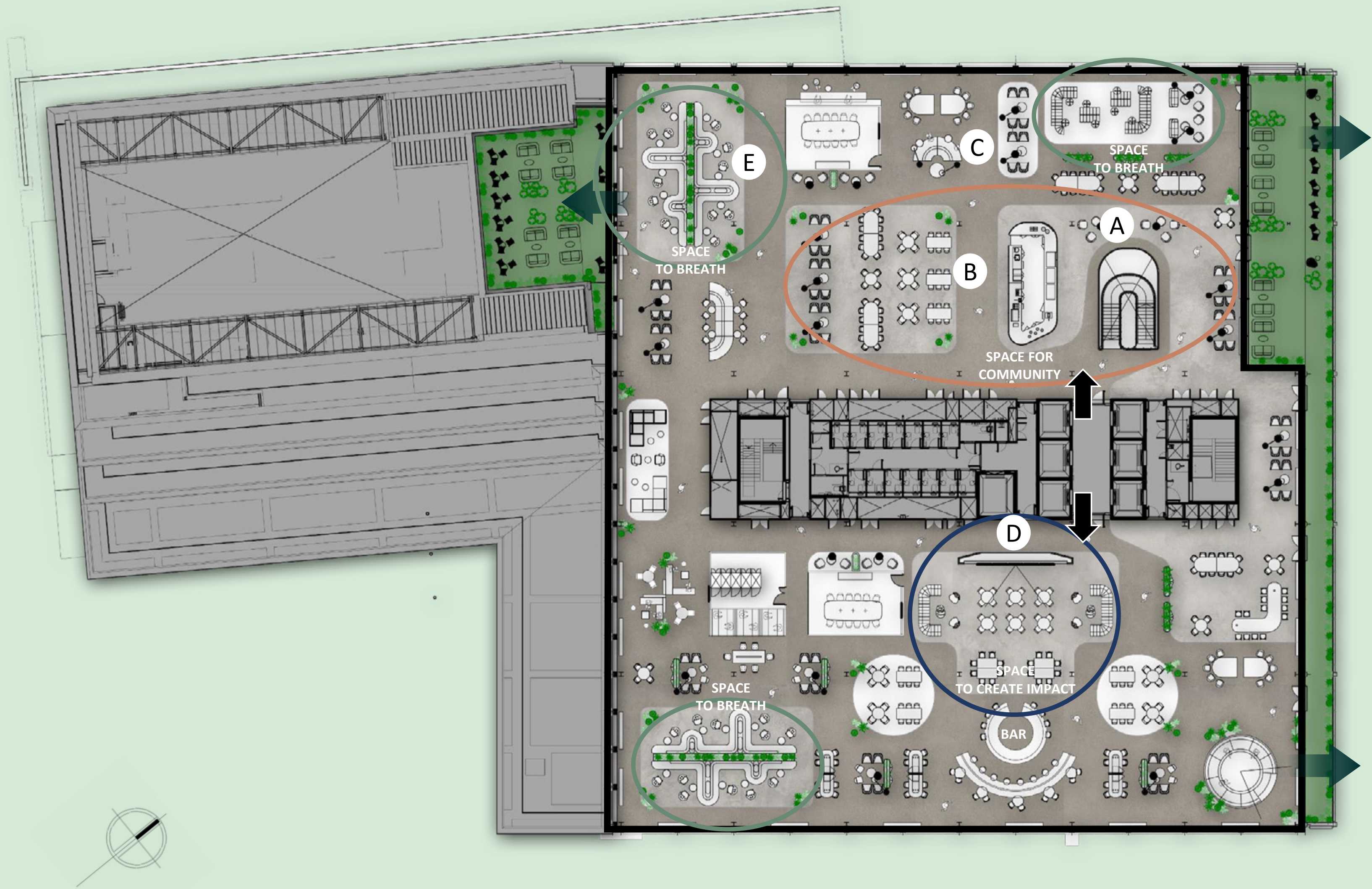
Single tenant
- With linking stair
between two floors





Test Fit - High Density

Single tenant floor
- Without stair



Test Fit - Top Floor

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

An aerial photograph of the London Docklands area, showing a mix of modern high-rise buildings and traditional residential architecture. The River Thames is visible in the background, and the city skyline extends into the distance. The text "Canada Water is happening now. Take your place at the centre of this incredible story." is overlaid in white, sans-serif font on the right side of the image.

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

Contact

Mike Wiseman
Head of Workspace Leasing
& Science and Technology
michael.wiseman@britishland.com
07739 292809

Amy Hockley
Head of Innovation Leasing
amy.hockley@britishland.com
07717 272446



Rory Paton
rory.paton@jll.com
07900 245221

Sarah Brisbane
sarah.brisbane@jll.com
07769 201458

Neil Prime
neil.prime@jll.com
07725 683583



Abby Brown
abby.brown@knightfrank.com
07827 083969

Mike Voller
mike.voller@knightfrank.com
07739 763699

Serena Harwood
serena.harwood@knightfrank.com
07790 344116



Josh Lamb
jlamb@savills.com
07976 988486

Hunter Booth
hunter.booth@savills.com
07710 965693

Kate Miedzianowska-Sinclair
kate.msincclair@savills.com
07790 923878



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CANADAWATER