

TO LET - OFFICE

THREE DEAL PORTERS

Canada Water, SE16 7BB



Key Highlights

- 21,334 to 115,688 sq ft
- WiredScore Platinum
- SMART enabled
- End of trip facilities
- BREEAM Outstanding
- EPC A
- Typical floor plates of 25,500 sq ft
- Private terraces

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Description

Canada Water is an exemplar new mixed-use campus with a key focus on health and wellbeing. The campus is 53 acres in total and will comprise up to 2.3m sq ft of offices, 1m sq ft of retail & leisure and up to 2,800 zero-carbon new homes.

As part of the development works, British Land and their j/v partner AustralianSuper are committed to deliver six new public squares, 16 new streets and 10 acres of the campus dedicated and retained as green space. The first phase within the masterplan includes two commercial buildings Three Deal Porters (120k) and Dock Shed (180k) which are being delivered speculatively and are due to complete by end of 2024.

BL have also partnered with TEDi, an engineering focused University, founded by Arizona State University, King's College London and UNSW Sydney who have taken space in the 'Paper Yard', a modular campus which will also feature lab enabled units. A flexible planning permission allows more space to be delivered on short timelines.

Location

Canada Water benefits from excellent transport connections, served by the Jubilee Line and London Overground. Travel times are set out below:

3 mins to London Bridge / 6 mins to Waterloo / 9 mins to Shoreditch / 11 Mins to the City / 17 mins to Tottenham Court Road

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th - Terrace (1,991 sq ft)	21,334	1,981.99	Available
4th - Terrace (1,270 sq ft)	23,605	2,192.98	Available
3rd - Terrace (452 sq ft)	25,274	2,348.03	Available
2nd	25,263	2,347.01	Under Offer
1st - Terrace (1,324 sq ft)	25,274	2,348.03	Available
Total	120,750	11,218.04	

Specification

BREEAM 'Outstanding' with innovation credit awarded for energy sharing

WELL Gold

Smart enabled

Undercover terracing providing all weather amenity

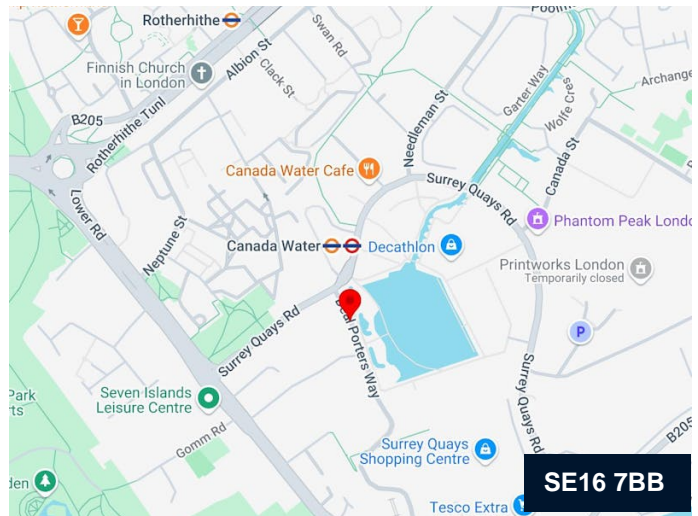
Enhanced fresh air with no recirculation; openable windows and outside terraces giving a healthier working environment

2.95m floor to ceiling heights

100% electric building

Designed occupier upgrade option to create an atrium enhancing visual vertical connectivity

1:8 sq m occupational density, 16 lps fresh air



Exposed concrete and steel ceiling structure with CLT in the

central areas.

Under floor A/C - low energy cooling

BMS system

200 bike racks/lockers/20 showers

3 x 21 passenger lifts

Business Rates

Rates payable: £18.20 per sq ft

Contact

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