

CANADA WATER



A new district for central London

Covering 53 acres, Canada Water will connect and enhance the existing community, delivering an exciting mix of workspaces and homes between Southwark Park and Russia Dock Woodland, as well as introducing new green spaces, restaurants, and a fitness centre.

Ideally situated on the Southbank and with easy access to key transport nodes, the City and West End. It's destined to become a modern hub of creativity, collaboration and community.



Workspace
2m sq ft



Retail, Leisure
& Restaurants
1m sq ft



New Homes
c. 3,000

A research-led innovation district

The Central London destination with the scale and flexibility to match your pace of growth

As one of the largest and most ambitious development of its kind in over a century. The 53-acre masterplan is a blank canvas for workspace, science and innovation, offering opportunities to co-locate traditional office functions alongside research and development. Canada Water is the perfect match.

With TEDI London, an engineering focussed university located on campus and our partnership with King's College London, Canada Water is establishing an exciting research community.

Our 15-year masterplan provides maximum flexibility as well as opportunities for short-term uses to pilot new innovations and turbo charge the growth of your business. All stages are covered from ready to occupy start up labs, to bespoke global HQs and the flex for everything in between.



Canada Water partners at the forefront of the AI ClimateTech revolution.

the **FOUNDING**
186 new homes

THREE DEAL PORTERS
120,000 sq ft of workspace,
completing summer 2025

DOCK SHED
180,000 sq ft
of workspace,
Available now

B1
121,000 sq ft,
Capable of
delivery by 2028

B2
129,000 sq ft,
Capable of
delivery by 2028

the **FOUNDING**
THREE DEAL PORTERS

DOCK SHED
**CANADA WATER
LEISURE CENTRE**

**CANADA
WATER**
LIBRARY

**CANADA
DOCK**

Corner Corner
Culture, food, pop-
ups and music

F-Zone
300,000 sq ft of workspace,
completing 2027

**Surrey Quays
Shopping Centre**

**TOWN
SQUARE**

The Grand Press
165,000 sq ft of workspace,
completing summer 2028

H3
300,000 sq ft bespoke Life Sciences building

Paper Yard
30,000 sq ft lab enabled workspace available now

TEDI-London

Canada Water Masterplan
Partner with us to design and deliver a bespoke building tailored to your business needs. Our collaborative approach ensures that every detail reflects your vision, creating a space that drives performance and growth. With an unmatched track record, we can deliver your building faster than any other developer in London, so you can start shaping the future without delay.

GREENLAND DOCK

**SURREY
QUAYS**

**RUSSIA DOCK
WOODLAND**

**PRINTWORKS
PARK**

**THE PAPER
YARD**

Culture, food, pop-ups, activations and more

Elevate your brand through unparalleled collaborations. From Corner Corner's state-of-the-art food hall and London's largest indoor commercial vertical farm to the iconic Printworks reopening in 2028, align with groundbreaking venues that redefine urban experiences and push innovation boundaries. Beyond your own building, the Canada Water campus has corporate event spaces available.

A new dockside destination



Weekly live jazz and
DJ performances



Foodhall with a carefully
curated lineup of the latest
from London's
independent food scene



London's biggest
commercial indoor vertical
farm, providing locally-
grown produce directly to
the food hall while
supplying restaurants
across London.

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.

More people under the age of 35 living in Greater London can access Canada Water on public transport within 45 minutes than any other location in Central London, demonstrating how Canada Water is a future-ready talent destination.

Largest catchment

of u-35s within 45 mins of central London

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

1

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.

2

CGI Printworks Park

Thrive Market

3

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.

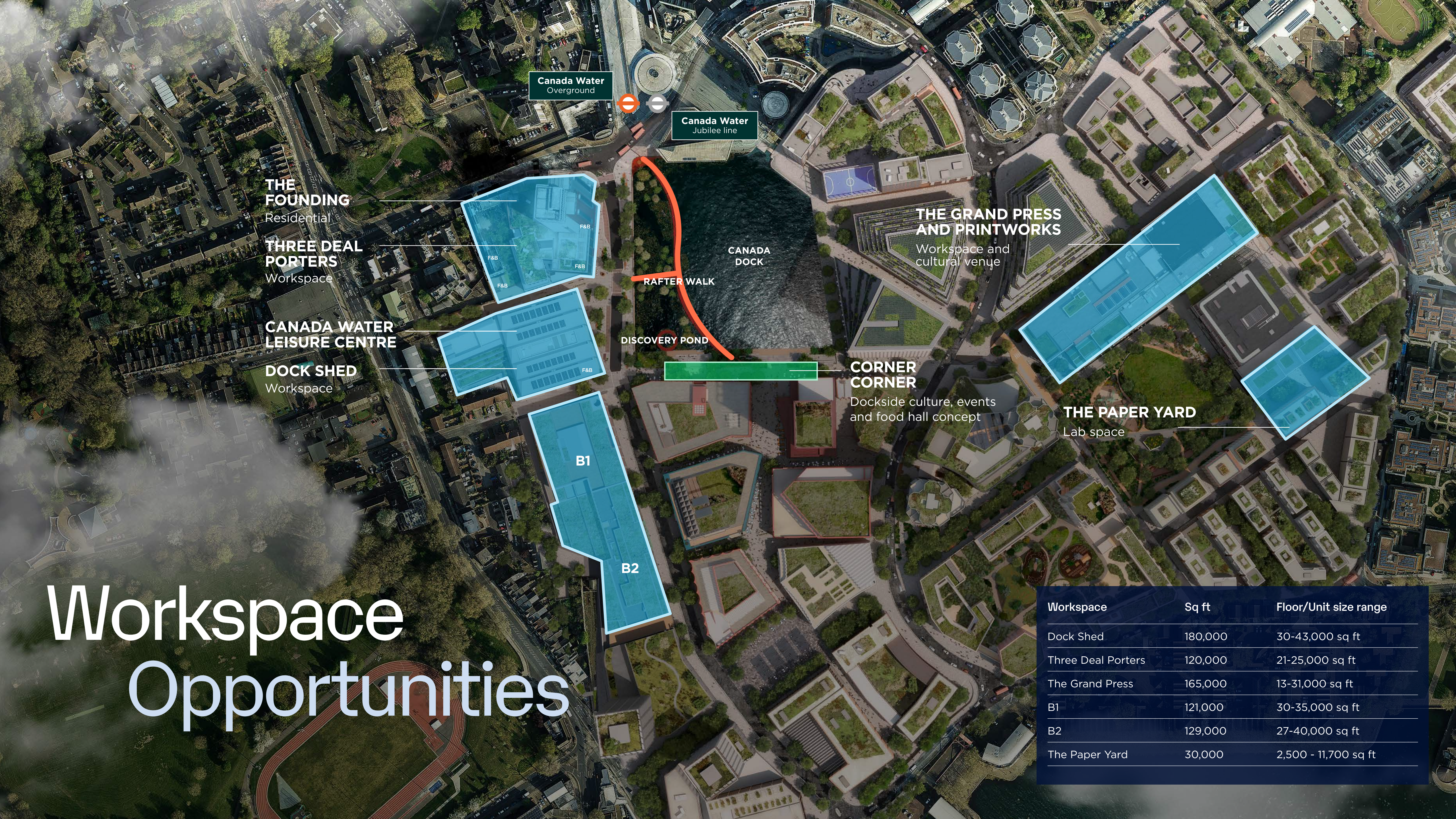
Partnering with our supply chain, customers and local groups to accelerate climate action and grow social impact.

Local feedback and ideas continuously shaping our place vision to reflect local aspirations.

4

TEDI-London

Read about Canada Water's sustainability goals and achievements at www.canadawater.co.uk/sustainability



Canada Water
Overground

Canada Water
Jubilee line

THE FOUNDING
Residential

THREE DEAL
PORTERS
Workspace

CANADA WATER
LEISURE CENTRE

DOCK SHED
Workspace

CANADA
DOCK

RAFTER WALK

DISCOVERY POND

THE GRAND PRESS
AND PRINTWORKS
Workspace and
cultural venue

CORNER
CORNER
Dockside culture, events
and food hall concept

THE PAPER YARD
Lab space

B1

B2

Workspace Opportunities

Workspace	Sq ft	Floor/Unit size range
Dock Shed	180,000	30-43,000 sq ft
Three Deal Porters	120,000	21-25,000 sq ft
The Grand Press	165,000	13-31,000 sq ft
B1	121,000	30-35,000 sq ft
B2	129,000	27-40,000 sq ft
The Paper Yard	30,000	2,500 - 11,700 sq ft

An architectural rendering of a modern multi-story building, Dock Shed, at dusk. The building features a dark, industrial-style facade with large glass windows and balconies. The ground floor is filled with people walking and shopping, with storefronts for 'DOCK SHED' and 'DOCKSIDE CAFE'. A large tree with yellow leaves is on the left, and a car is parked nearby. The scene is lit with warm, golden light from the setting sun.

Dock Shed

A 21st century take on a
classic docklands warehouse

180,000 sq ft

across 5 floors, plus
10,000 sq ft of terraces

Large Floorplates

for collaboration with ability
for connectivity vertically

2,000-4,000 sq ft

dockside terrace on every floor
overlooking the dock

5,000 sq ft

reception designed by Conran and
Partners with café and meeting rooms

Available Now

Click Here

to view the CGI fly through





DOCK SHED

- 5 Onido | Fairtech | VVO Water
- 4 Monzo | Citymapper | Innova Investment Technologies
- 3 Etoro | Hayd | Monzo | US Mark | Trasterwise
- 2 Curoto | Seeds | Funder | London Health
- 1 Meeting rooms
- 0

Spacious reception with café and meeting rooms



Typical floor, with dockside terrace



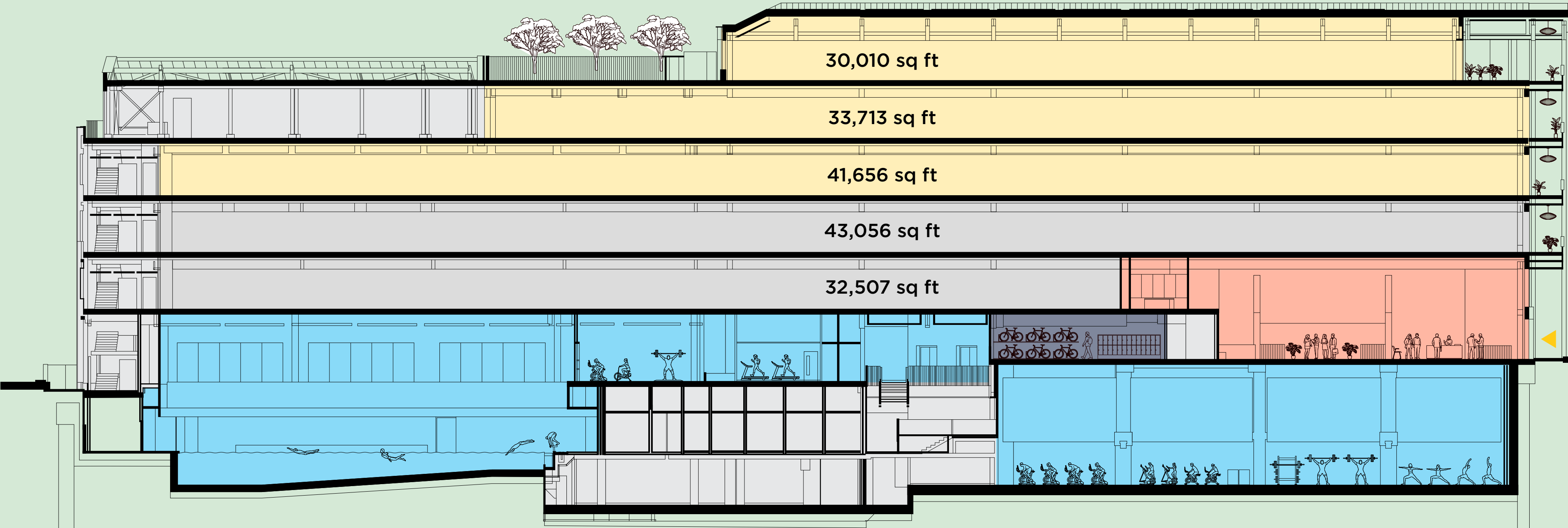
5th floor and terrace



Schedule of areas

Total Workspace – 180,941 sq ft

Total Terraces – 10,150 sq ft



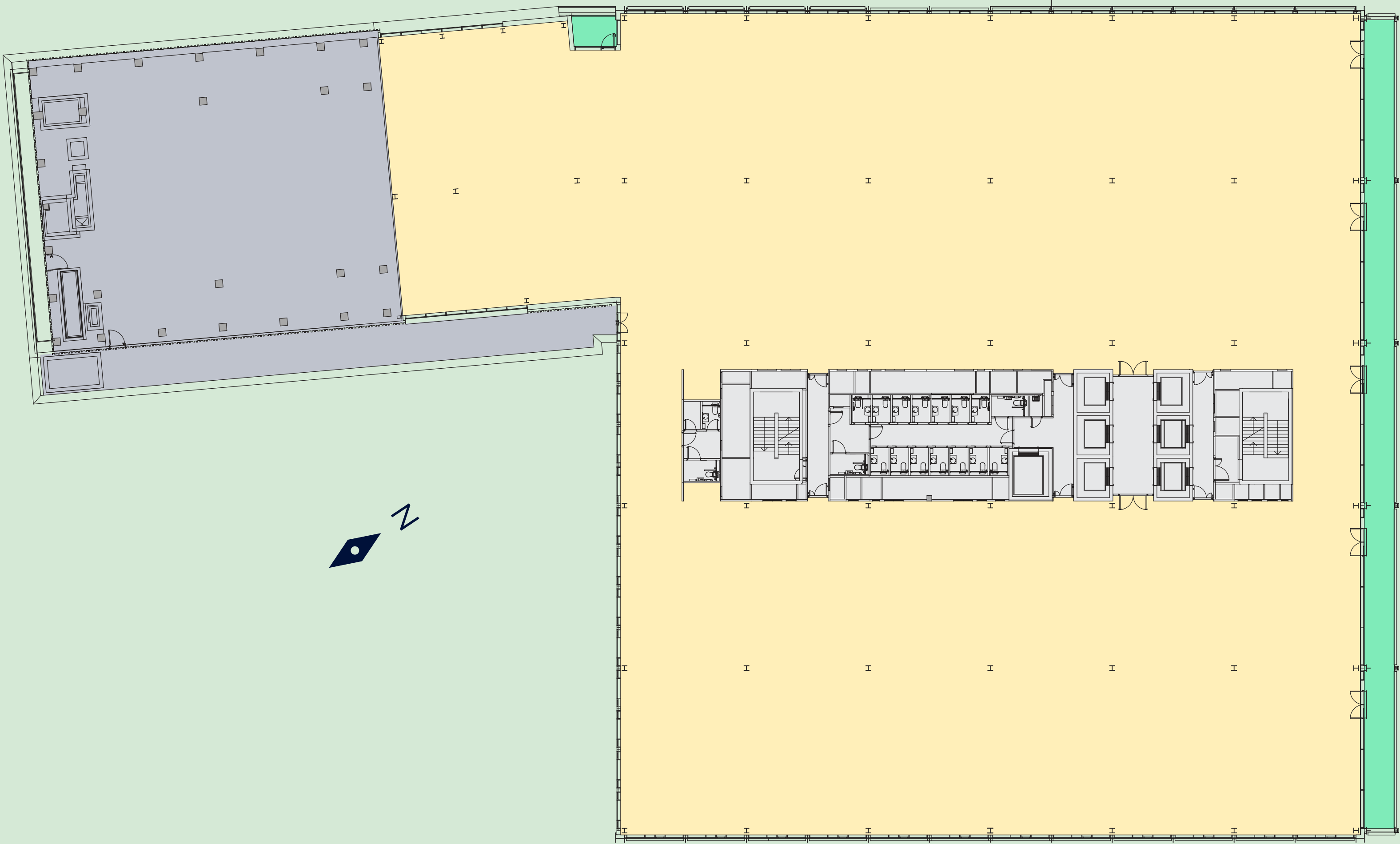
Terraces (sq ft)	Floor
4,000	05
2,000	04
2,000	03
2,000	02
150	01
ENTRANCE	

DEAL PORTERS WAY / DOCKSIDE

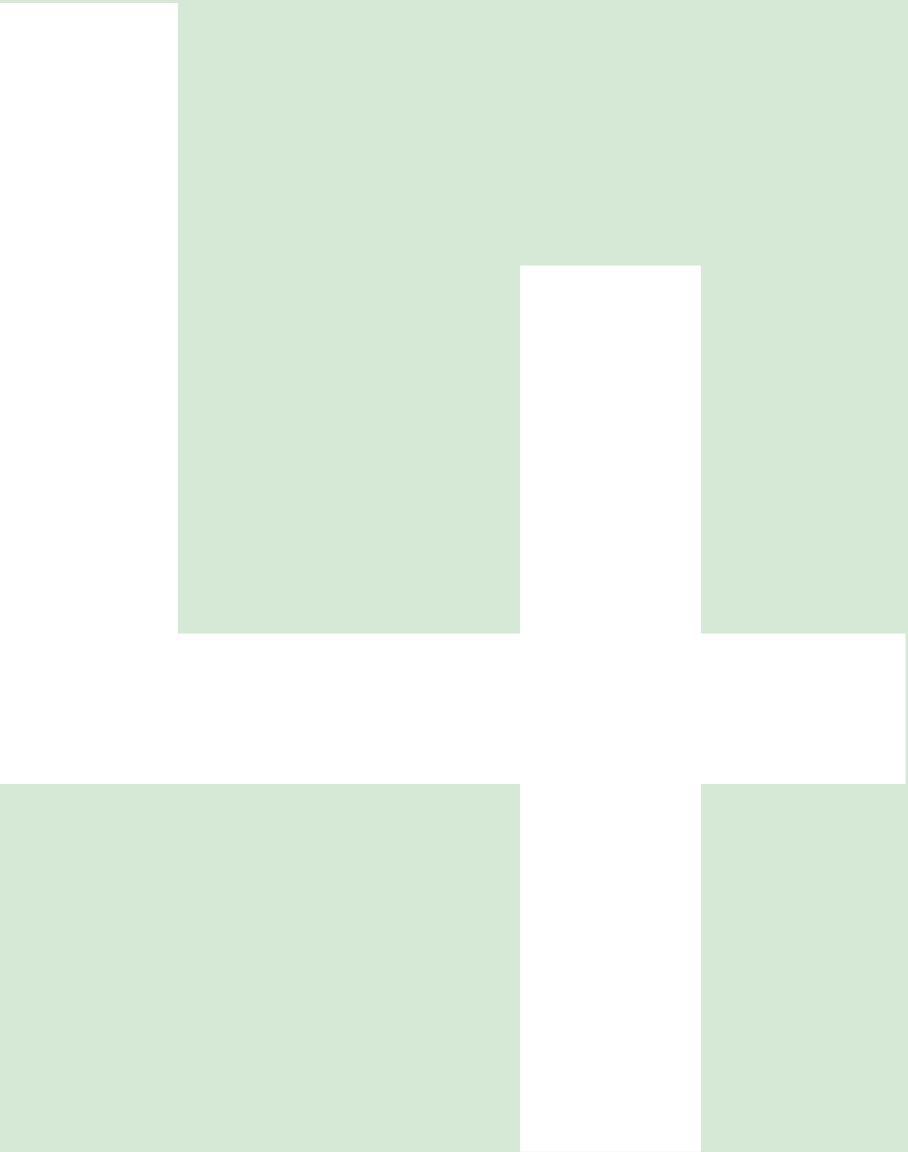
- Leisure Centre
- Workspace
- Terraces
- Lobby
- Cycle Store
- Core/BOH



DOCK OFFICE GARDENS



Typical Floorplan



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

- Workspace
- Terraces
- BOH Not Accessible
- Core

Contact us

Seize the opportunity to be part of
Canada Water's innovative future!

Your presence here redefines the landscape of creativity and technology, and we'd welcome the opportunity to share more about this exciting scheme. For any questions or further discussions, please contact us.

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