

Lab Space

BY BRITISH LAND

THE
PAPER

YARD

CANADAWATER



33,000 sq ft of fitted and lab-enabled space ready now

Create the future

The Paper Yard provides you with the versatile fitted and lab-enabled space you need now, and in the future. Thanks to its modular design, these innovative new buildings are flexible and can be configured to suit your needs. With the first building already occupied by TEDI-London – training the engineers of the future – and with quick connections to key science and research locations all over London, this exciting space, with its own unique history, will soon become a bold and energetic new hub for London's scientific community.



Canada Water: The Masterplan

£4 billion
investment

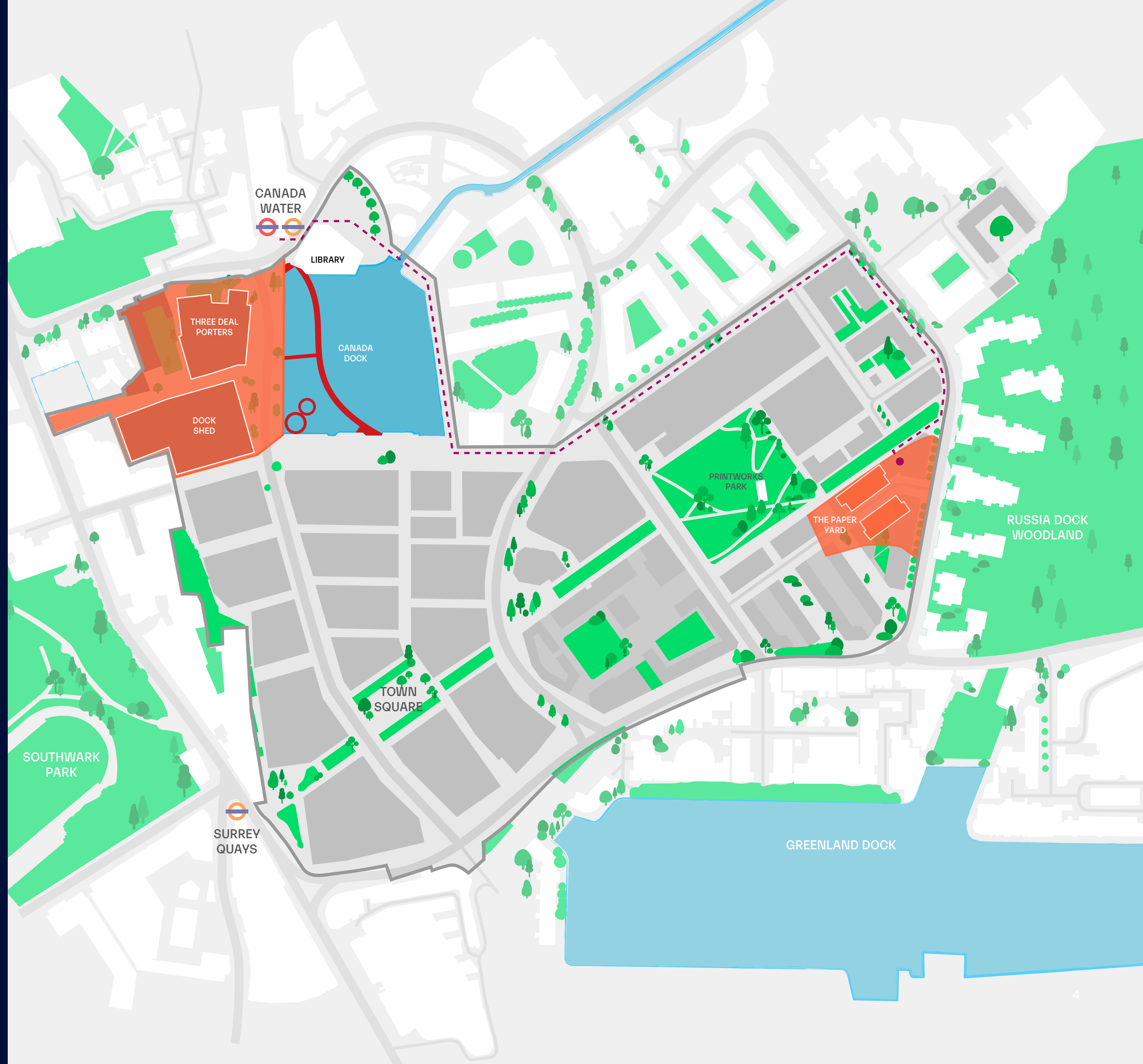
1 million
sq ft of retail and leisure

53
acre masterplan

3,000
new net zero carbon homes

2.5 million
sq ft of workspace

12 acres
of new public realm



Where you need to be

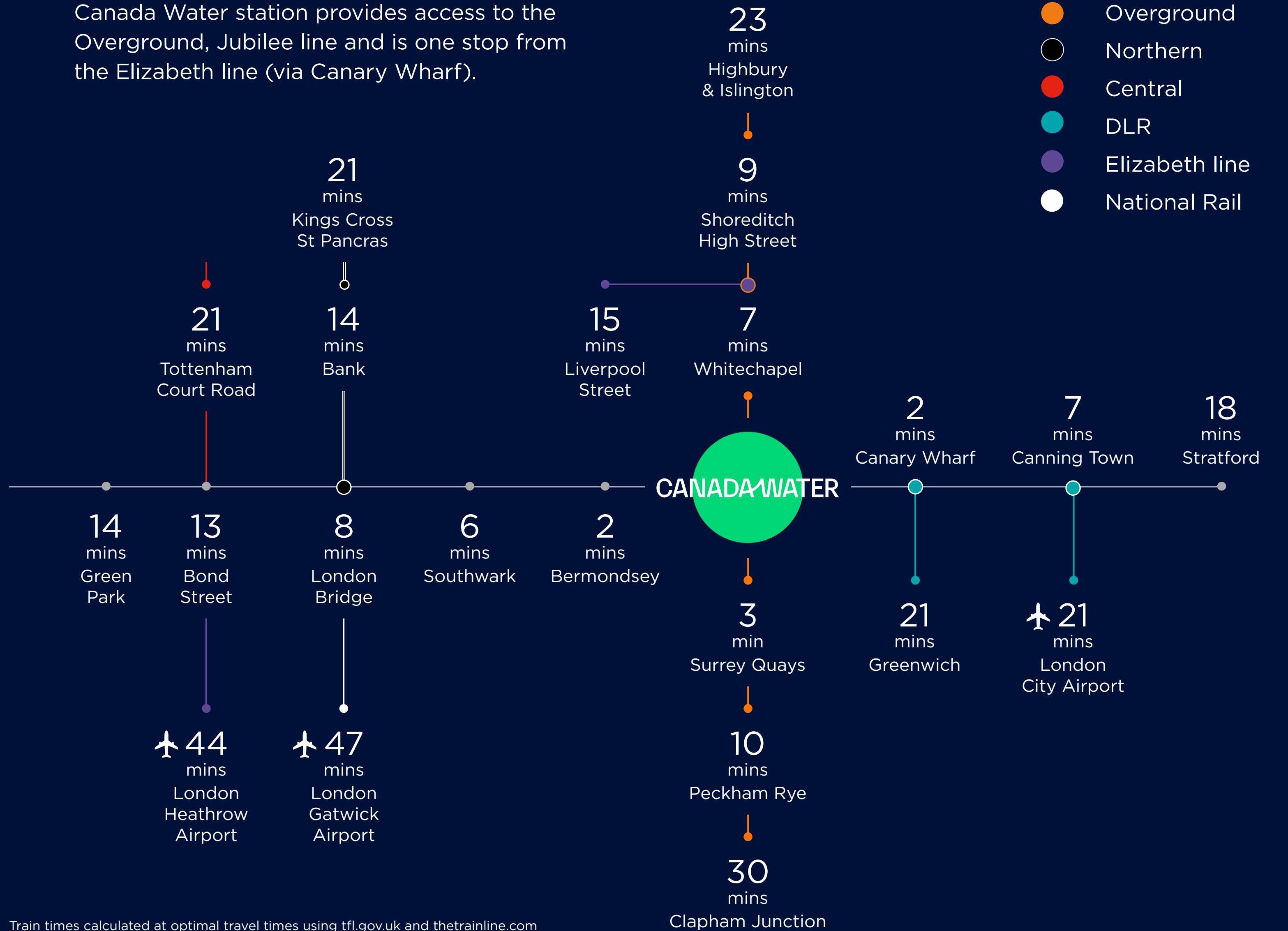
Close connections to key research and scientific centres across London with easy access to Underground and Overground stations. Paired with our onsite modern cycle facilities staying connected couldn't be easier. In fact, connections to all of London — and beyond — are just minutes from your desk.



By train

Canada Water provides access to the Overground, Jubilee line and is one stop from the Elizabeth line (via Canary Wharf).

- Jubilee
- Overground
- Northern
- Central
- DLR
- Elizabeth line
- National Rail



Train times calculated at optimal travel times using tfl.gov.uk and thetrainline.com

Always feel energised

Covering 53 acres, the new Canada Water masterplan will turn the rich, historical docklands into a new and versatile central hub for creativity, collaboration, and clever thinking. New spaces to work. New places to live. A whole range of entertaining cafes, restaurants, and shops. We're transforming the whole area, adding to the lively community that already exists at Canada Water.



CANADA WATER MARKET



LOCAL FITNESS CLASSES



WALLBALL COMPETITION



TERRARIUM WORKSHOP



CANADA WATER CAFE



Walk on water.
The new Canada Dock
Boardwalk opens Q1 2025.

Get out of the lab

The existing landscape of water and woodlands in the Canada Water area create a peaceful and sustainable environment for socialising or recharging the batteries. With the addition of 12 acres of new public realm including a beautiful new wetland, open spaces and relaxing gardens, Canada Water will have more green space per person than almost anywhere else in Central London.



PROPOSED NEW PARK



SOUTHWARK PARK



CANADA WATER DOCK WETLAND



RUSSIA DOCK WOODLAND



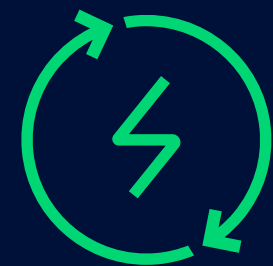
SALT QUAY PUB

Net zero naturally



Low Carbon

Lower upfront carbon than industry average benchmarks in every structure



All Electric

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



Zero waste

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



Green travel

10,000 bike spaces. 6 Santander cycle hire stations and 1,000 car charging points



Reuse & recycling

95% of all development waste reused or recycled, (working towards 100%)



Wetlands

All rainwater collected from rooftops will replenish the dock each year, revitalising wetlands and saving precious mains water

Among your peers

■ Hospitals ■ Universities



The engineers of tomorrow

TEDI-London—a new higher education enterprise for engineers working across several disciplines—was co-founded by three global universities: King’s College London, Arizona State University and UNSW Sydney.

TEDI chose Canada Water to be the home of their brand-new 15,000 sq ft modular campus, which we completed and handed over in July 2021, in plenty of time for their new intake of students in September.





**Lab space
2,200 — 33,000 sq ft**

Real lab space, where you need it, when you need it.

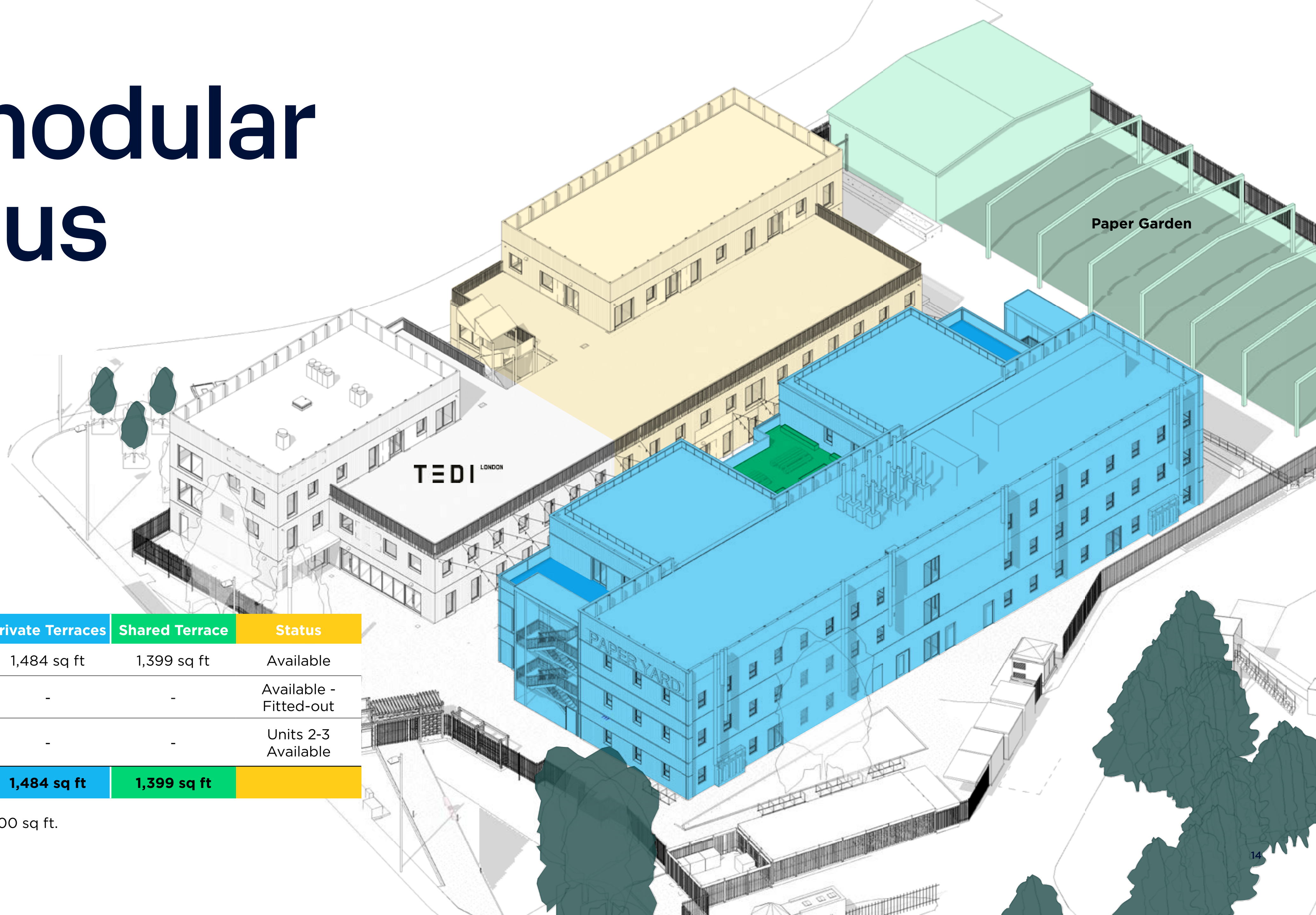
Tell us exactly what you need now and know there's plenty more potential for the future. All created sustainably with you at the centre. The modules can be recycled and reused elsewhere after The Paper Yard.

The innovative design, built using 12 x 3m volumetric modules fabricated in factory conditions and assembled on site, allows for quick and flexible construction. The design includes:

- ✓ Central, double height entrance space and connected service core
- ✓ Each floorplate splits between laboratory and write-up space, accommodating a range of suite sizes
- ✓ Central servicing core with opportunity for shared lab amenities (e.g. autoclave, glass wash, ice machine)
- ✓ Capable of accommodating CL2 laboratories, including dedicated extract to serve fume cupboards/BSCs within each lab suite
- ✓ Externalised gas bottle storage and manifolds, with gas lines serving each demise



The modular campus



The Paper Yard Schedule of Areas

Floor	Internal Space	Private Terraces	Shared Terrace	Status
02	5,128 - 10,339 sq ft	1,484 sq ft	1,399 sq ft	Available
01	2,540 - 11,773 sq ft	-	-	Available - Fitted-out
Ground	2,483 - 8,365 sq ft	-	-	Units 2-3 Available
Total	32,714 sq ft	1,484 sq ft	1,399 sq ft	

Future phase available up to 18,300 sq ft.

Summary specification Lab enabled base build



CL2 base design to 60:40
lab space to office provision



Provision for ducted extract
& recirculating fume cupboards



Bookable 8-person
meeting room



Ground floor caged gas storage
available with 4 manifolds



Dedicated waste storage
areas available



1 x 1,000kg 1.4m,
2.0D goods lift



Back-up
power available

Floorplans

Proposed building splits

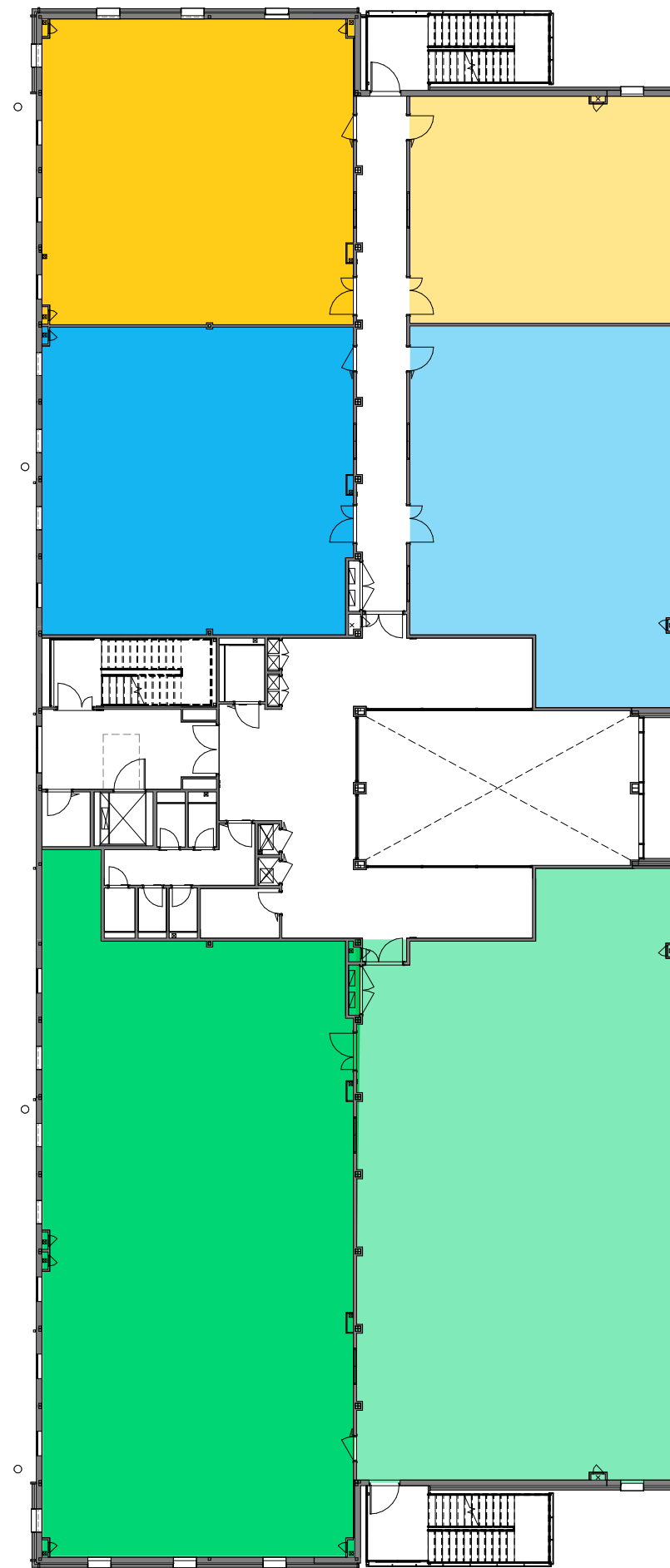
Ground Floor

- Unit 01 Lab
Let
- Unit 01 Office
Let
- Unit 02 Lab
1,184 sq ft
- Unit 02 Office
1,299 sq ft
- Unit 03 Lab
3,104 sq ft
- Unit 03 Office
2,778 sq ft



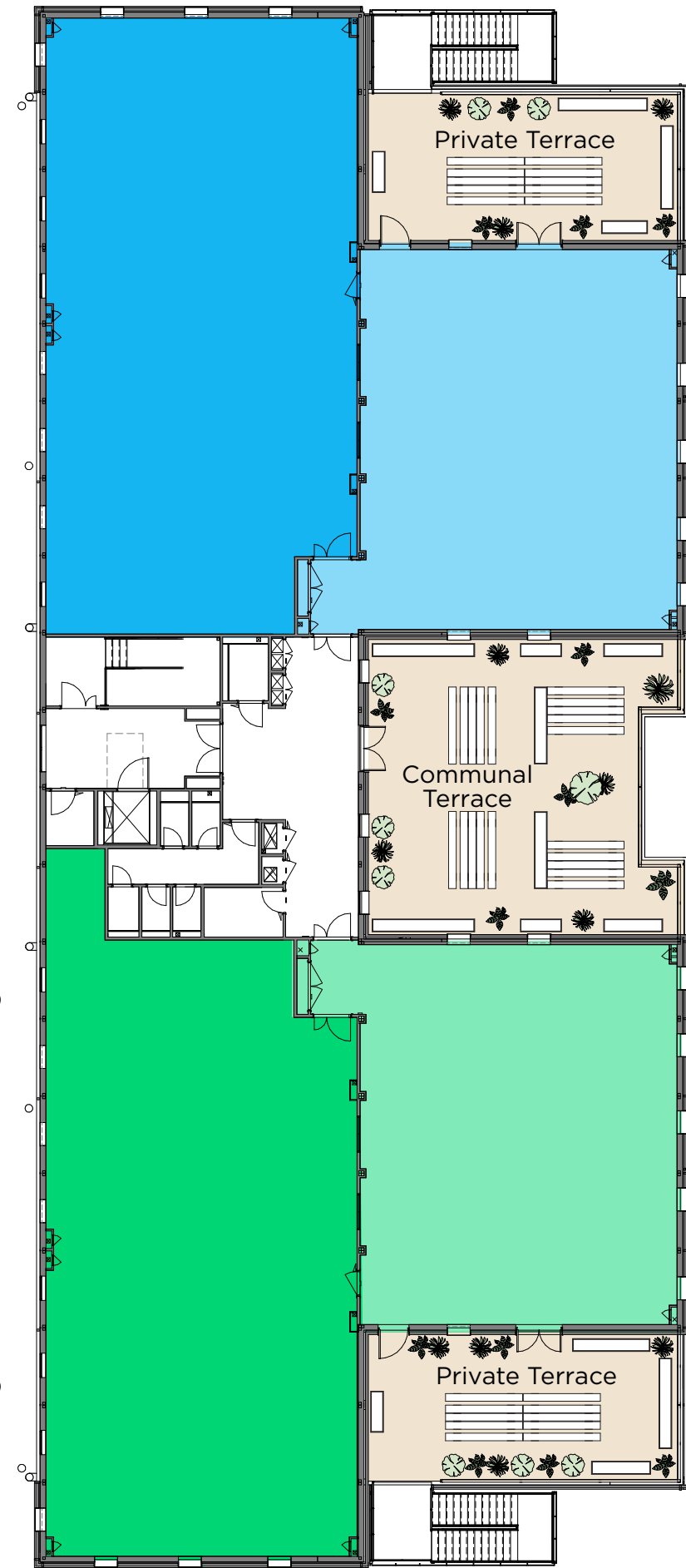
First Floor

- Unit 04 Lab
1,560 sq ft
- Unit 04 Office
981 sq ft
- Unit 05 Lab
1,559 sq ft
- Unit 05 Office
1,498 sq ft
- Unit 06 Lab
3,196 sq ft
- Unit 06 Office
2,925 sq ft



Second Floor

- Unit 07 Lab
3,041 sq ft
- Unit 07 Office
2,021 sq ft
- Unit 07 Private Terrace
742 sq ft
- Unit 08 Lab
3,129 sq ft
- Unit 08 Office
2,020 sq ft
- Unit 08 Private Terrace
742 sq ft



Lab enabled base build specification

LAB FIT OUT (IN BASE BUILD)	
Biosafety level assumed	ADCP CL2
Ceiling Type	Suspended ceiling.
Floor Type	Polysafe vinyl w/ coved skirtings
Drainage to Lab	Separate stacks to be provided for both offices and laboratories, the latter Terrain Fuze HDPE.
Gas supply to Lab	4no. Independent gas lines as part of base build, connected to manifolds at external caged bottle store in auto-changeover format. (CO2, O2, N2 and spare). Opportunity to incorporate centralised compressed air supply.
Fume Cupboard	One dedicated fume extract system shall be reserved for each tenancy.
Mechanical Solution	Separate ventilation systems for offices and labs. MVHR units located in ceiling void meeting all air requirements. Labs 6ACH. Common parts 2ACH.
Cooling	120W/m2
Small Power	80W/m2
Generator/UPS	Allowance for 160kVA / 128kW backup generator.
Equipment Loading	Allowance made across ground floor for higher equipment loads.

KEY FACTS	
Building Size GIA sqft	41,026 sq ft GIA.
Single Tenant /Multi-Let	2,162-11,773 sq ft
Atrium	Double Height entrance space.
% Lab Space	Up to 60%.
Number of Floors	G+2
Lab Occupational Density	1:15m2
Office Occupational Density	1:8m2

PLAN SIZE & SECTION	
Slab to Slab Height	Driven by PremPlus system - 3.9m.
Floor to Ceiling Height	2.55m clear ceiling height.
Floorplate Width	24m
Typical Corridor Width	1.8m-2m (doors leaf and a half).

FRONT OF HOUSE	
Reception and Foyer Area (sq ft)	Ground floor 904 sq ft.
Communal Meeting Rooms	8 Person bookable room on the Ground Floor
CORE	
Number of passenger elevator	1
Goods elevator	1 Gartec 1000 Hi-Capacity Platform Lift (1000kg max load).
Toilet provision number per floor	8No.Gnd, 6No. 1st, 6No. 2nd

BACK OF HOUSE PROVISION	
Bottle Store	External bottle store with manifolds.
Showers & Changing	Centralised provision - 4no. Showers & 1No. Accessible shower with changing and lockers.
Special Waste Area	Existing waste store expanded to accommodate additional waste streams.

STRUCTURE	
Column Grid	12 x 3m modular grid Laboratory space.
High Load Areas	Ground floor.
Vibration Level	Typical office performance - potential for isolation frames for specific requirements.

SERVICES	
Services Zone in Ceiling	470mm clear - ceiling zone 90mm.
Structural Zone in Ceiling	775mm nominally.
Services Strategy to Accommodate Lab and Offices Uses	Flexible multi-tenant building offered as either fitted or Cat A laboratory to suit potential tenant requirements. Flexibility to provide both office and lab space on all floors (up to 60% lab capacity allowed for in base build).
Tenant Risers	Tenants' risers to be accessible without nuisance to other tenants.

BUILT IN FLEXIBILITY	
Plant size	10% spare capacity is available to the heating, cooling, ventilation and electrical power capacity. Ability to adapt roof/terrace space for additional plant, if required.

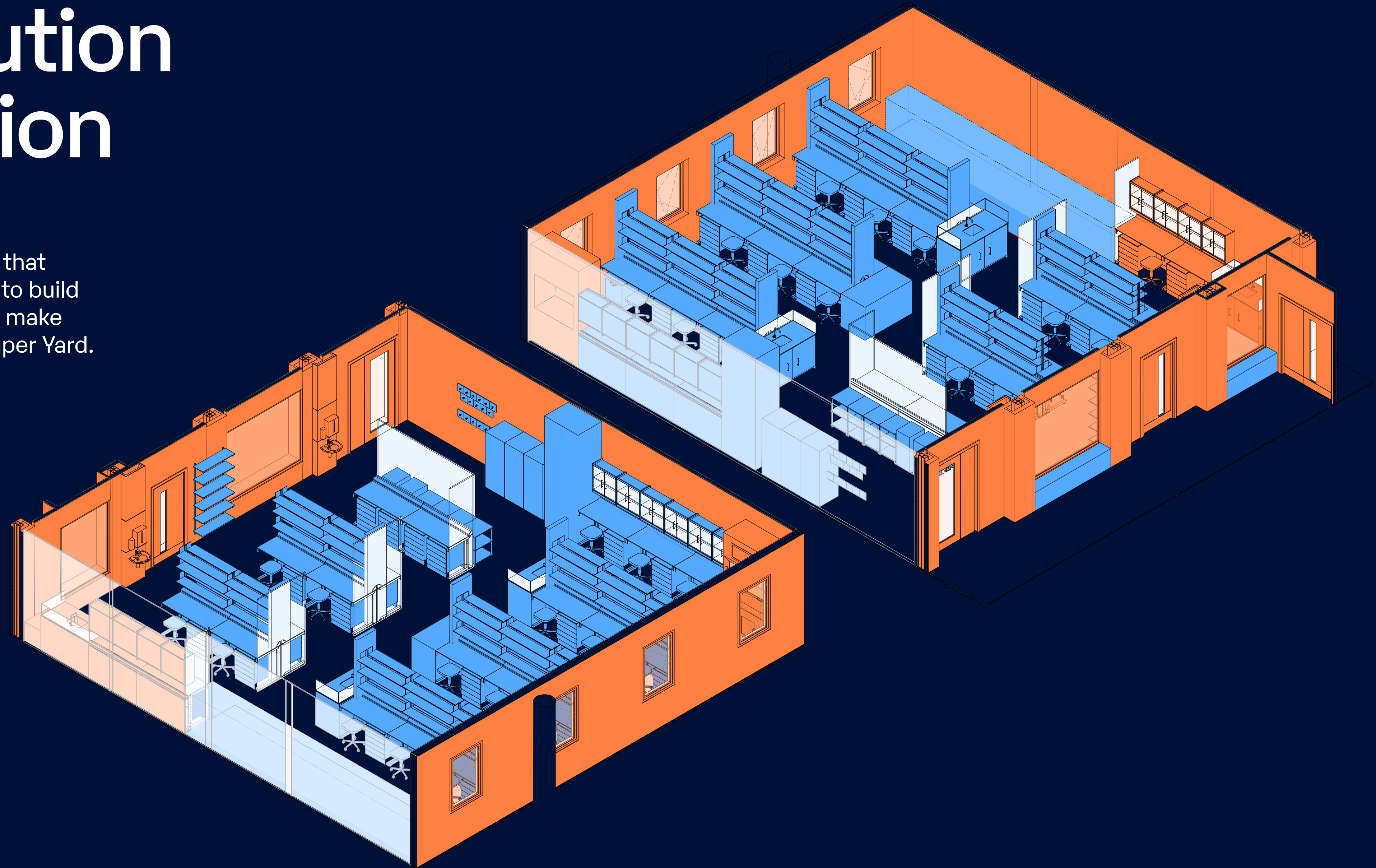
OFFICE FIT OUT (IN BASE BUILD)	
Ceiling Type	Exposed services.
Floor Type	Carpet
Mechanical Solution	MVHR units shall be provided to office areas to provide local ventilation to satisfy the minimum fresh air requirement of occupied office spaces. MVHR shall be fitted with heat exchanger with heat recovery efficiency of at least 80%.
Small Power	25W/m2

Fitted solution specification

Starting from the lab enabled space that is ready to go, we will work with you to build out the fitted solution you require to make the most of your lab space at The Paper Yard.

Fitted specification

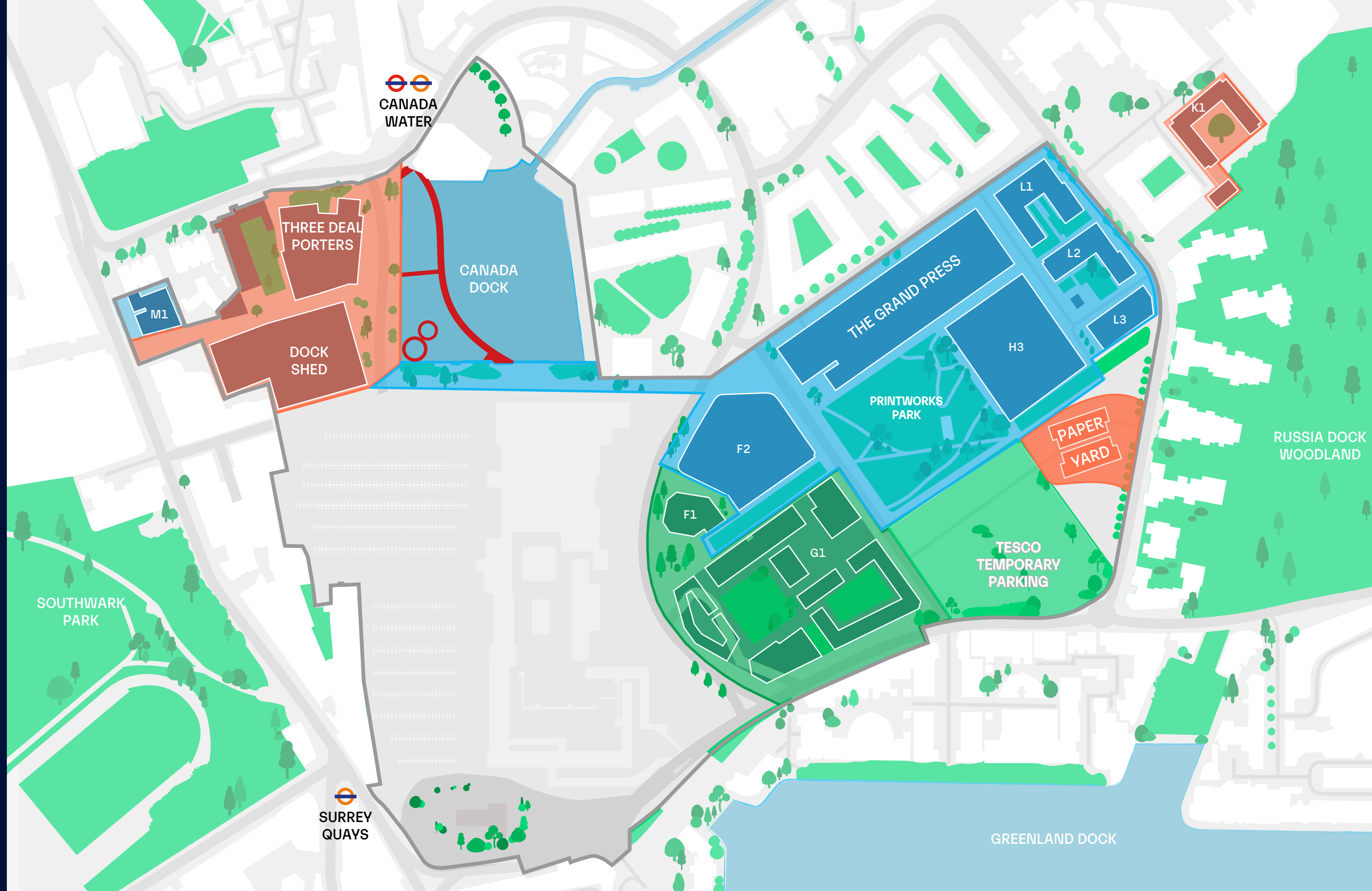
- Benching
- Storage
- Fume cupboard
- Compressed air
- Stools
- Handwash



Options for your future home

Whilst the Paper Yard can accommodate a range of requirements quickly, the wider Canada Water masterplan presents a number of options for permanent accommodation over the medium and long term.

Plot	Workspace	Available
Dock Shed	180,000 sq ft	Q3 2024
Three Deal Porters	121,000 sq ft	Q3 2024
Other options available		
The Grand Press	175,000 sq ft	2026
Zone F	250,000 sq ft	2027
H3	200,000 sq ft	2027



The Paper Yard term





Proposed future view of Paper Yard

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CANADA WATER