



DOCK SHED



21st century warehouse

Inspired by the past

Dock Shed is 180,000 sq ft of cutting-edge offices with extraordinary space and ceiling heights to create your own community. Extensive terraces connect you to the waterside surroundings and views of London's iconic skyline.

Full of character. Full of inspiration. The Canada Water campus covers 53 acres and is being re-imagined and rejuvenated to become a modern new hub of creativity and collaboration.

New workspaces, new homes, new cafes, restaurants, and shops, new event spaces and education facilities, they're all helping to create a bustling new community that's well-connected to the whole of London.

Canada Water





The Masterplan

£4 billion

investment

53

acre masterplan

2.5 million

sq ft of workspace

1 million

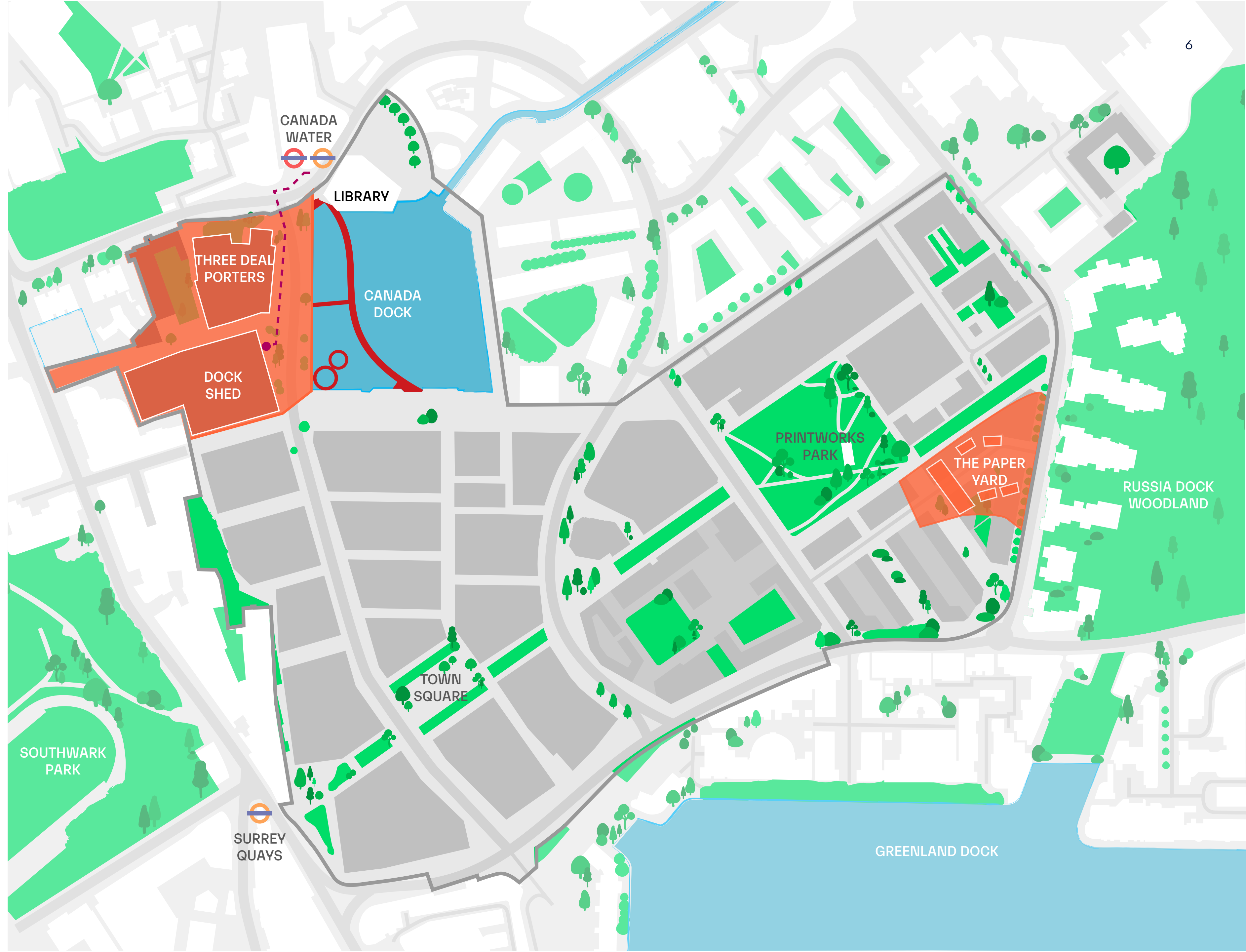
sq ft of retail and leisure

3,000

new net zero carbon homes

12 acres

of new public realm



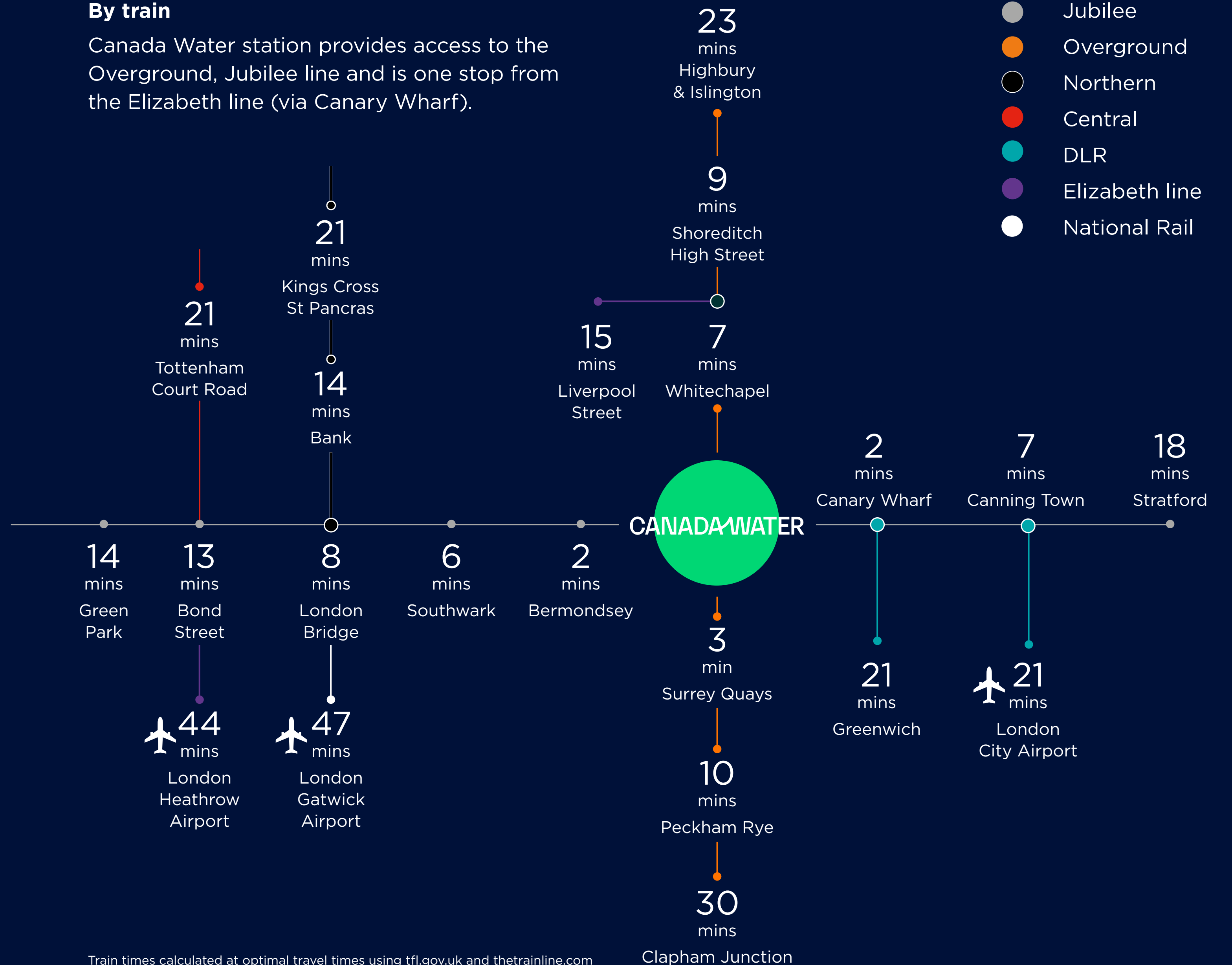
Connected



Ideally located. Perfectly connected. Just seconds from the station, you can get where you need to be in minutes. All of London—and beyond—is connected to you. Modern cycle facilities on-site and numerous public transport options give you even more choice when it comes getting where you need to be, fast.

By train

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



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

DOCK SHED

AM

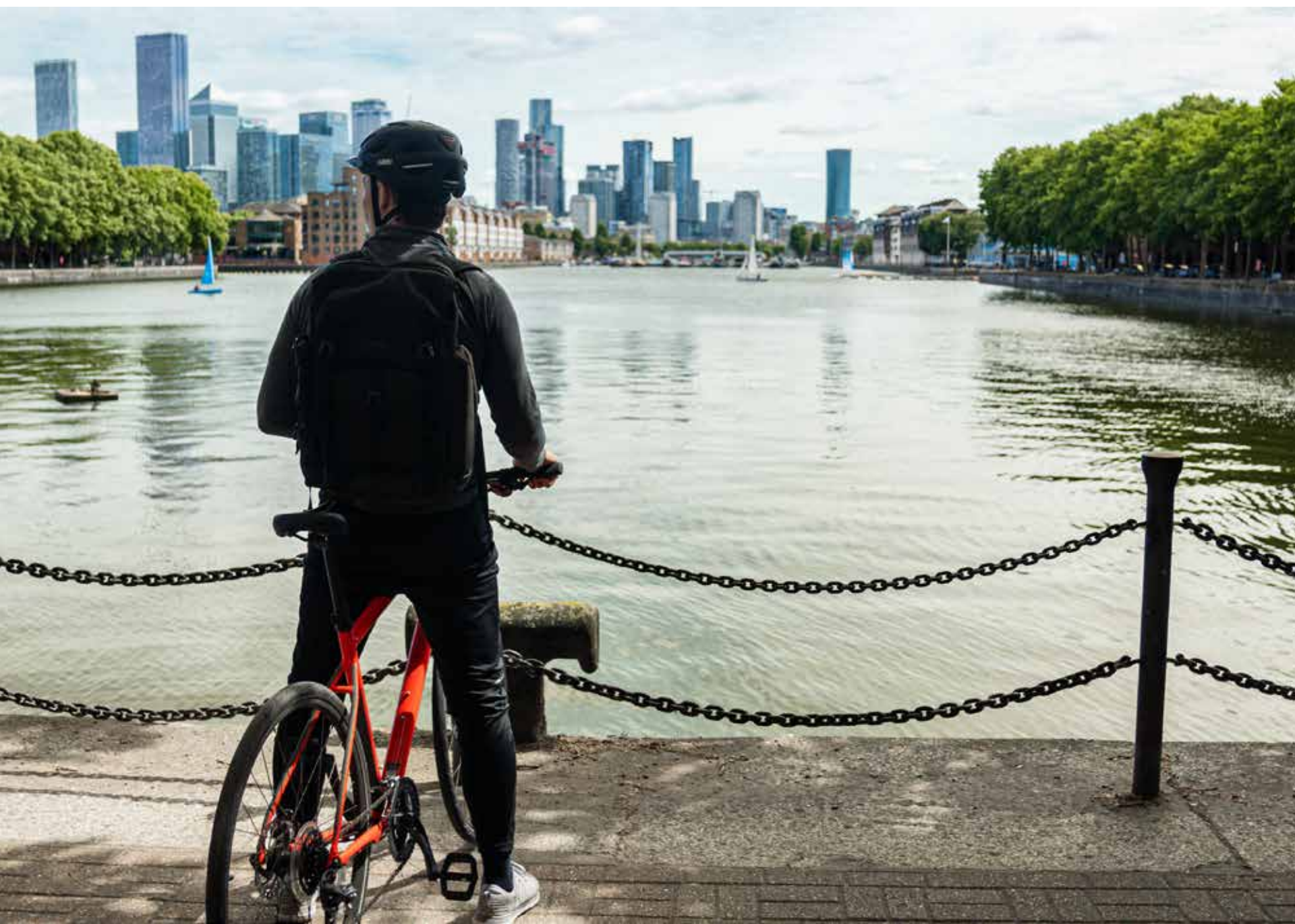


Community yoga class during Love Summer at Canada Water

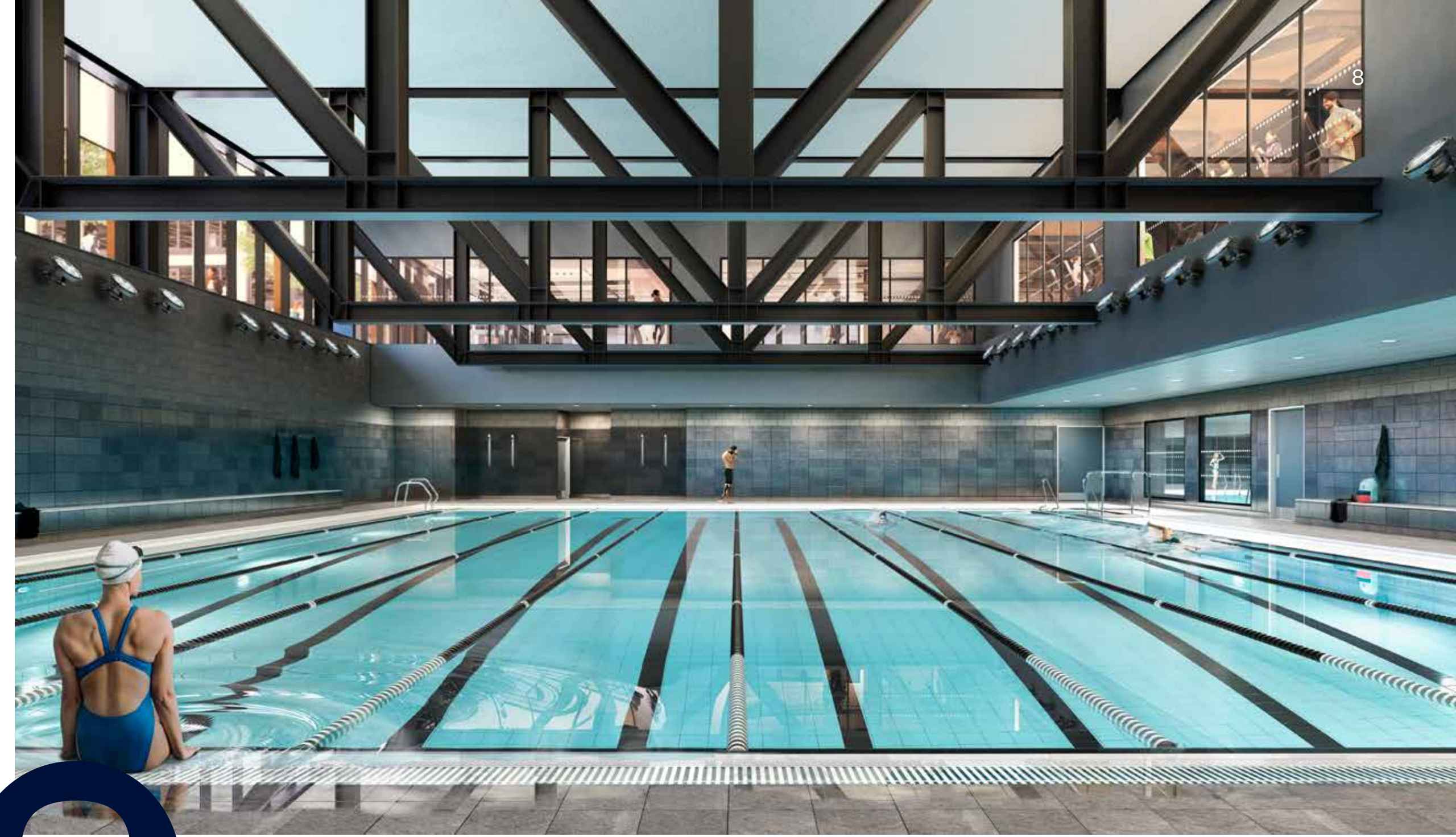


Canada Water Café

Views over Greenland Dock

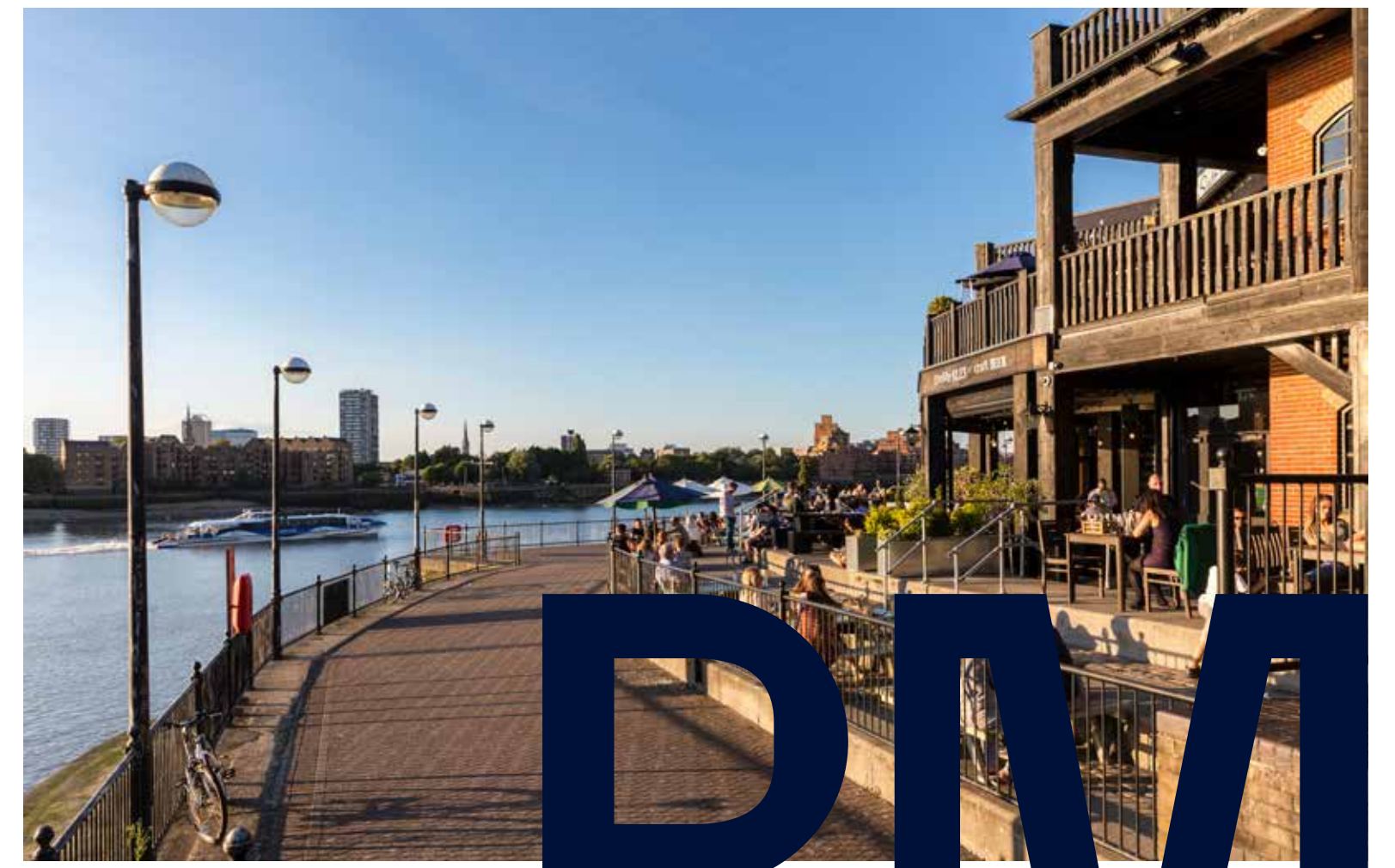


Canada Water Sunday Market



Brand new fitness centre & swimming pool

to



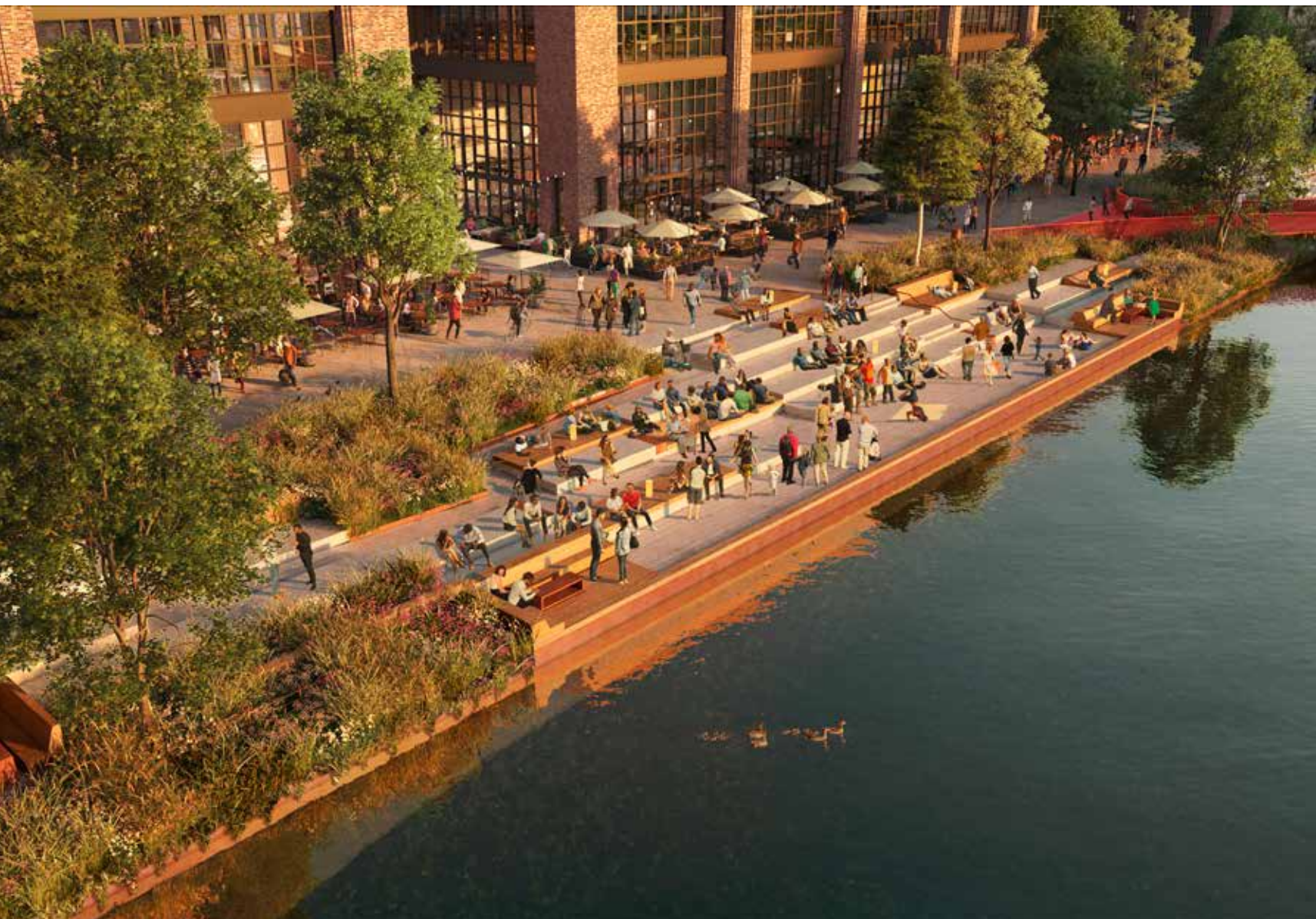
Salt Quay pub

PM

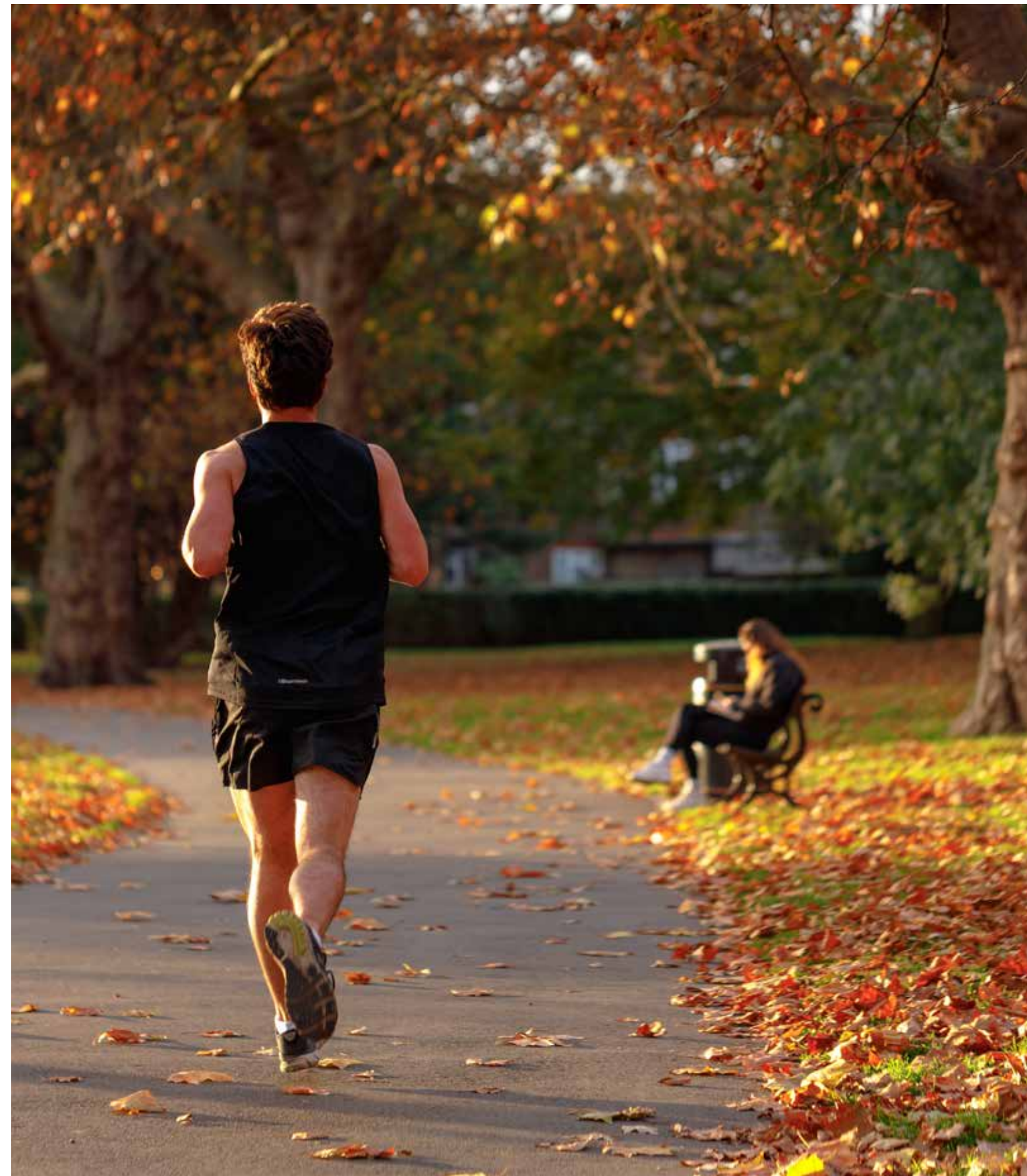
Open spaces

Look directly out over acres of newly regenerated wetland that is breathing new life into the historic docklands. The new sustainable landscapes blend with the rich character of the old industrial buildings seamlessly. Canada Water is perfectly framed by Greenland Dock, Southwark Park and Russia Dock Woodland resulting in nearly 200 sq ft of green space per person, creating a calming habitat to be inspired and invigorated.

Canada Water Dockside



Canada Water Dock



Russia Dock Woodland

Southwark Park

Design



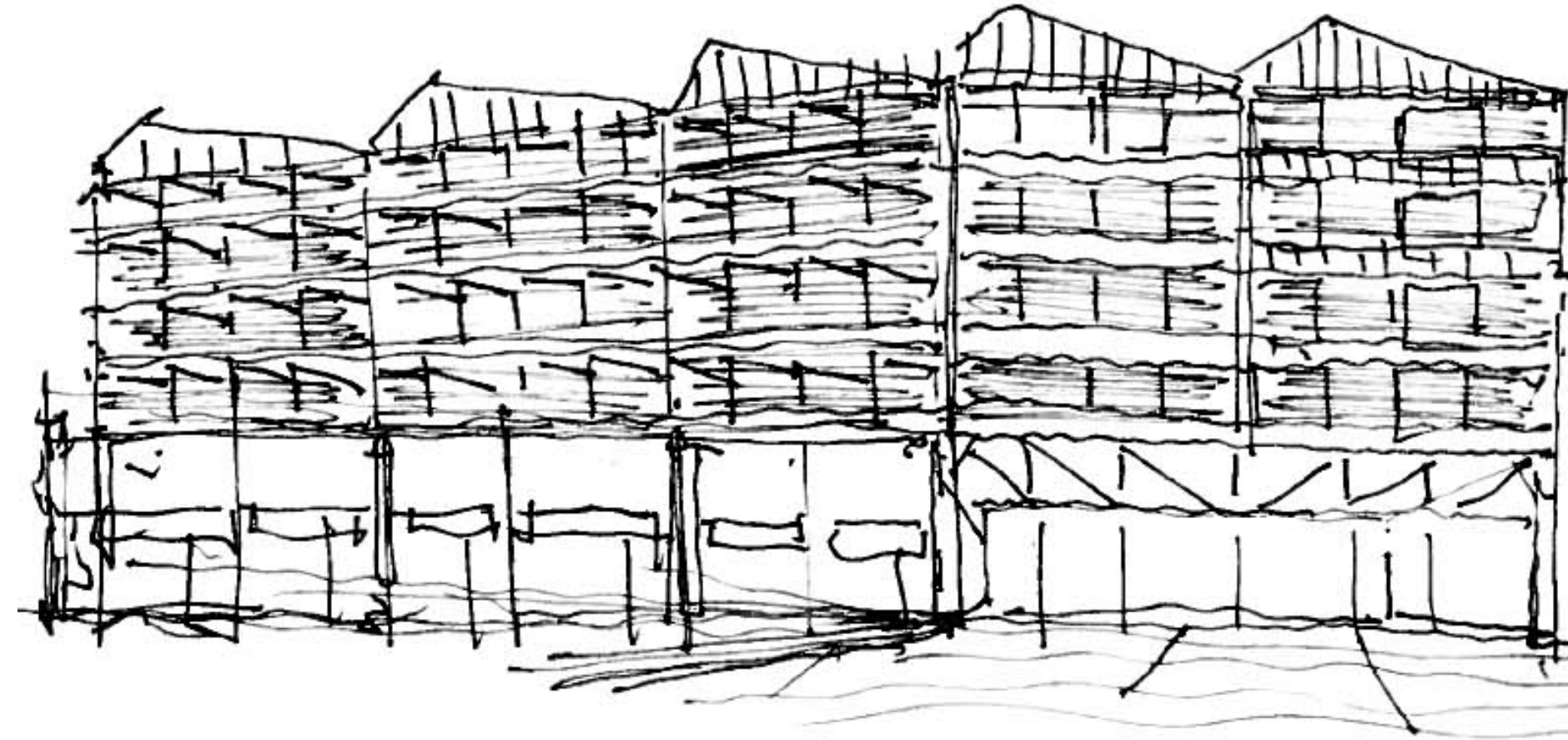
Inspired by the past

Bold, exposed steel structure. Expansive glass windows. Every detail of Dock Shed, right down to the industrial interiors and open terraces draws on its rich heritage. The result is a modern, 21st century warehouse that will inspire a new generation of Londoners.



Built for the future

Dock Shed's pitched roof identically mirrors the profile of the buildings that once stood beside the dock, however inside the imposing steel girders span a thoroughly modern interior. Vast terraces are enclosed by steel boards, twisted to form balustrades shaped like reeds, creating a pattern of light and shade. The simple and disciplined design by Allies and Morrison, seamlessly marries the history of the dock with an impressive contemporary office space.



Twisted balustrades echo reeds from the neighbouring wetlands



Adapting industrial design for contemporary concerns



Paul Eaton - Allies and Morrison



Pitched Dock Shed roof mirrors the original structure's silhouette



Exposed metal girders span the width of the building



Arrive

Environmentally focused



All Electric

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



Reuse & Recycling

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



Zero Waste

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



Wetlands

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

Sustainable by design



Sustainability

BREEAM Outstanding target for all workspace



Smart

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



Wellbeing

WELL Ready Gold



Energy

EPC B target for all workspace NABERS UK targets for all workspace

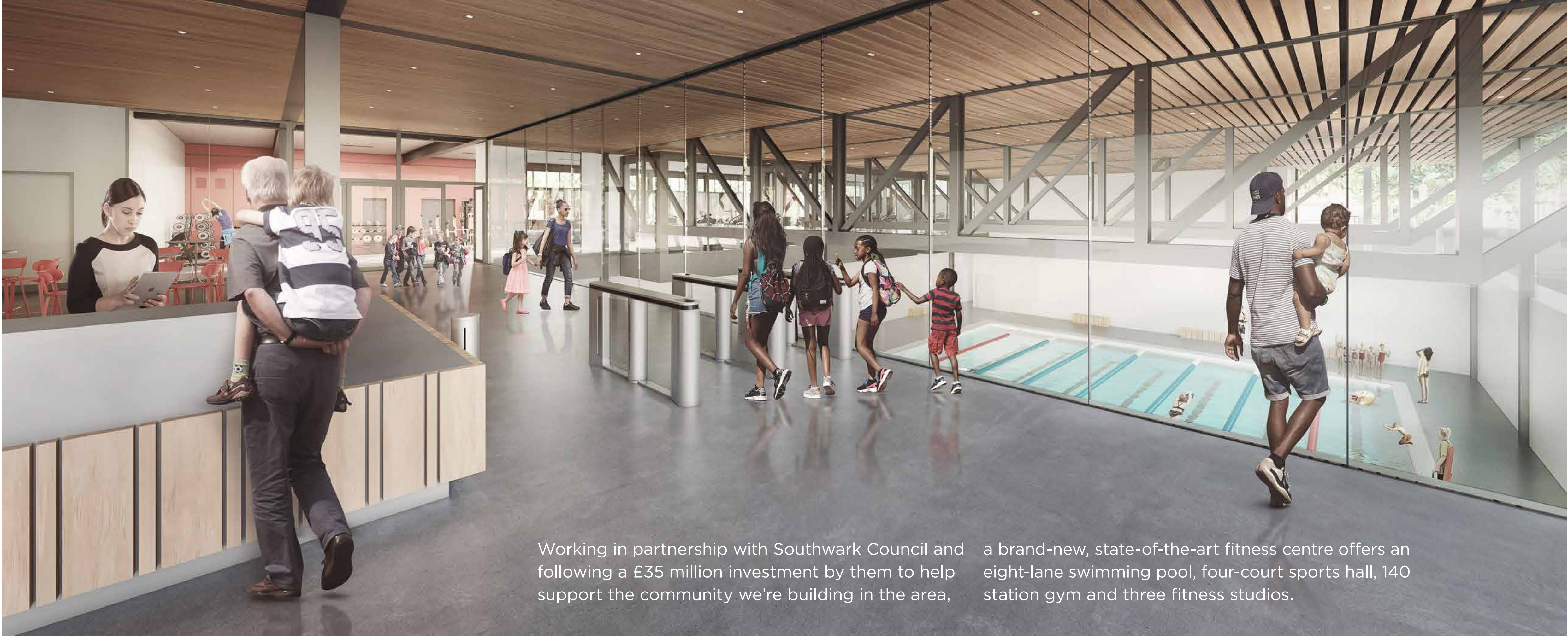


Green Travel

347 cycle spaces, plus lockers, showers and changing facilities



Healthy together



Working in partnership with Southwark Council and following a £35 million investment by them to help support the community we're building in the area,

a brand-new, state-of-the-art fitness centre offers an eight-lane swimming pool, four-court sports hall, 140 station gym and three fitness studios.

Collaborate

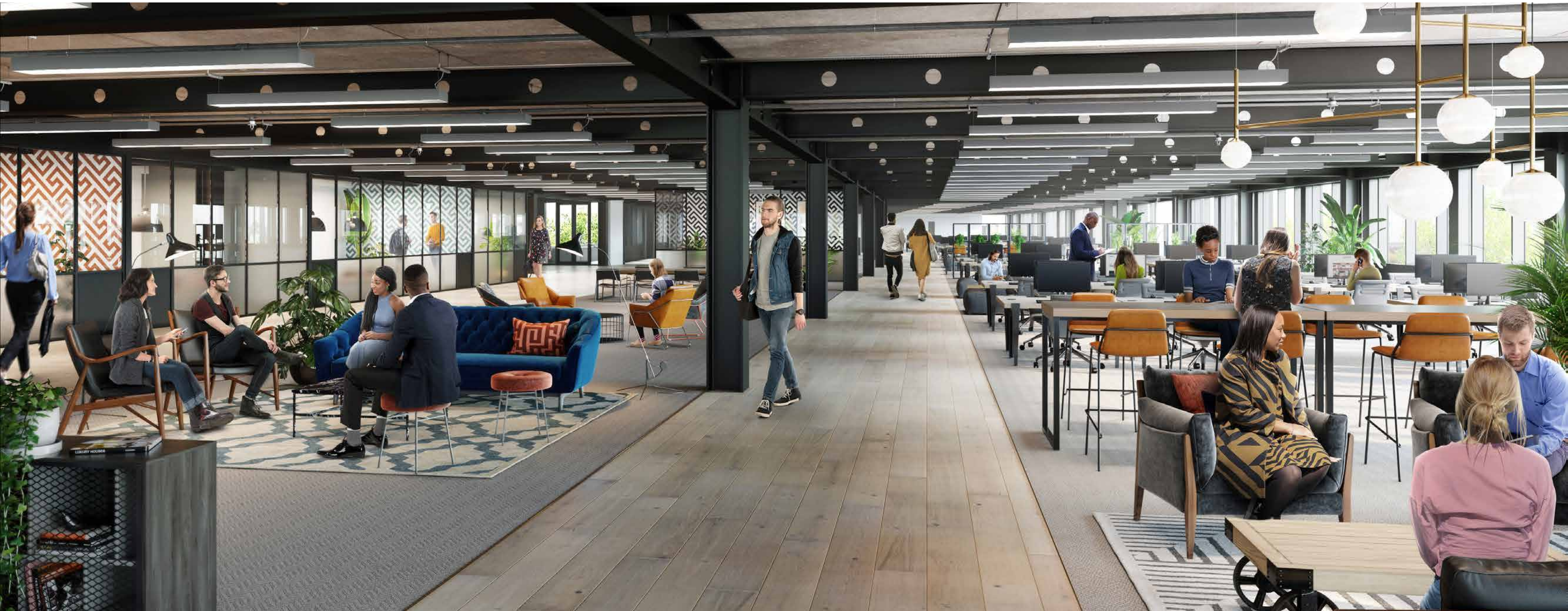
On the lively ground floor reception, you'll find bustling breakout spaces to brainstorm with the team and warm welcome areas to meet and greet guests. This modern and spacious area provides a versatile way to socialise, and inspiring backdrop for creativity and collaboration.



Workspaces and terraces

Flexible floorplates, spacious and light open-plan layouts, ceilings as high as 4.9m, and expansive terraces on every floor totalling 10,150 sq ft. You can sense Dock Shed's contemporary warehouse feel throughout the building, inspiring collaboration, and creativity.

Do things differently. Step out onto the vast terraces and take in views of the dockside and London skyline beyond. A voluminous footprint allows you to curate your own space—with the potential to spread out over more than one floor.



Space to

create

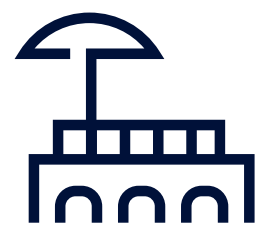




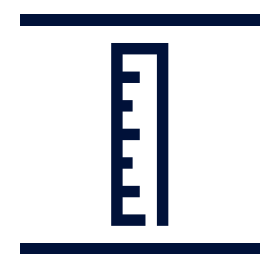
Specification



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



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

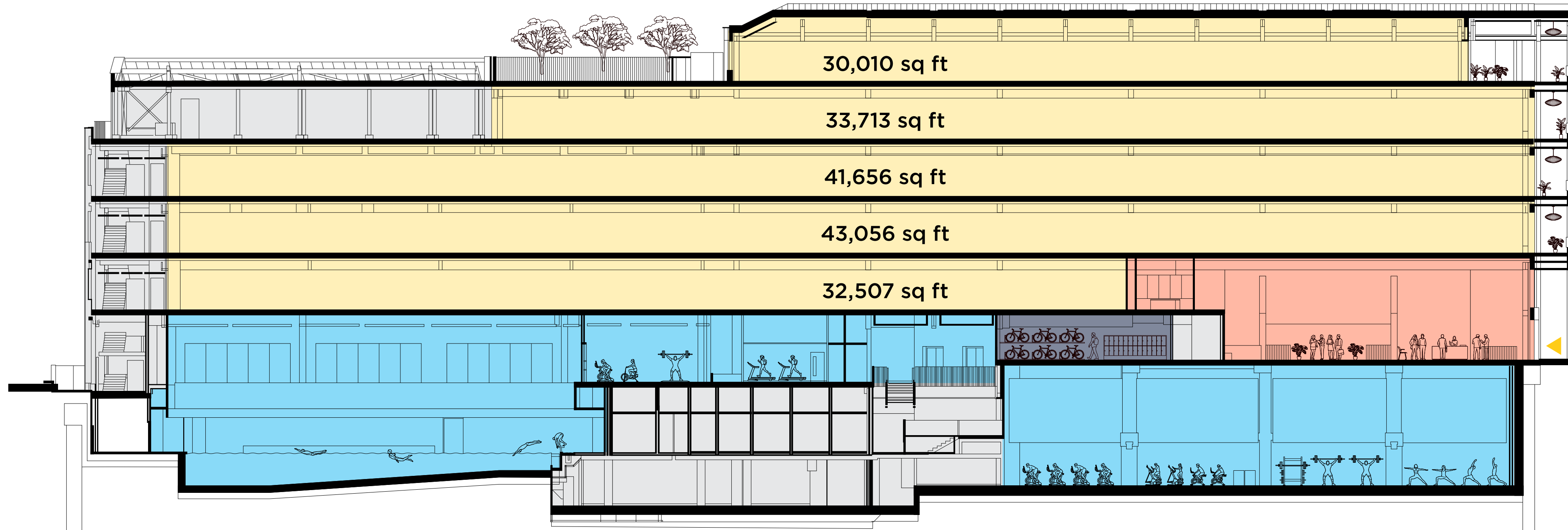


Large 5,000 sq ft ground floor reception lobby with café & social spaces

Schedule of areas

Total Workspace – 180,941 sq ft

Total Terraces – 10,105 sq ft



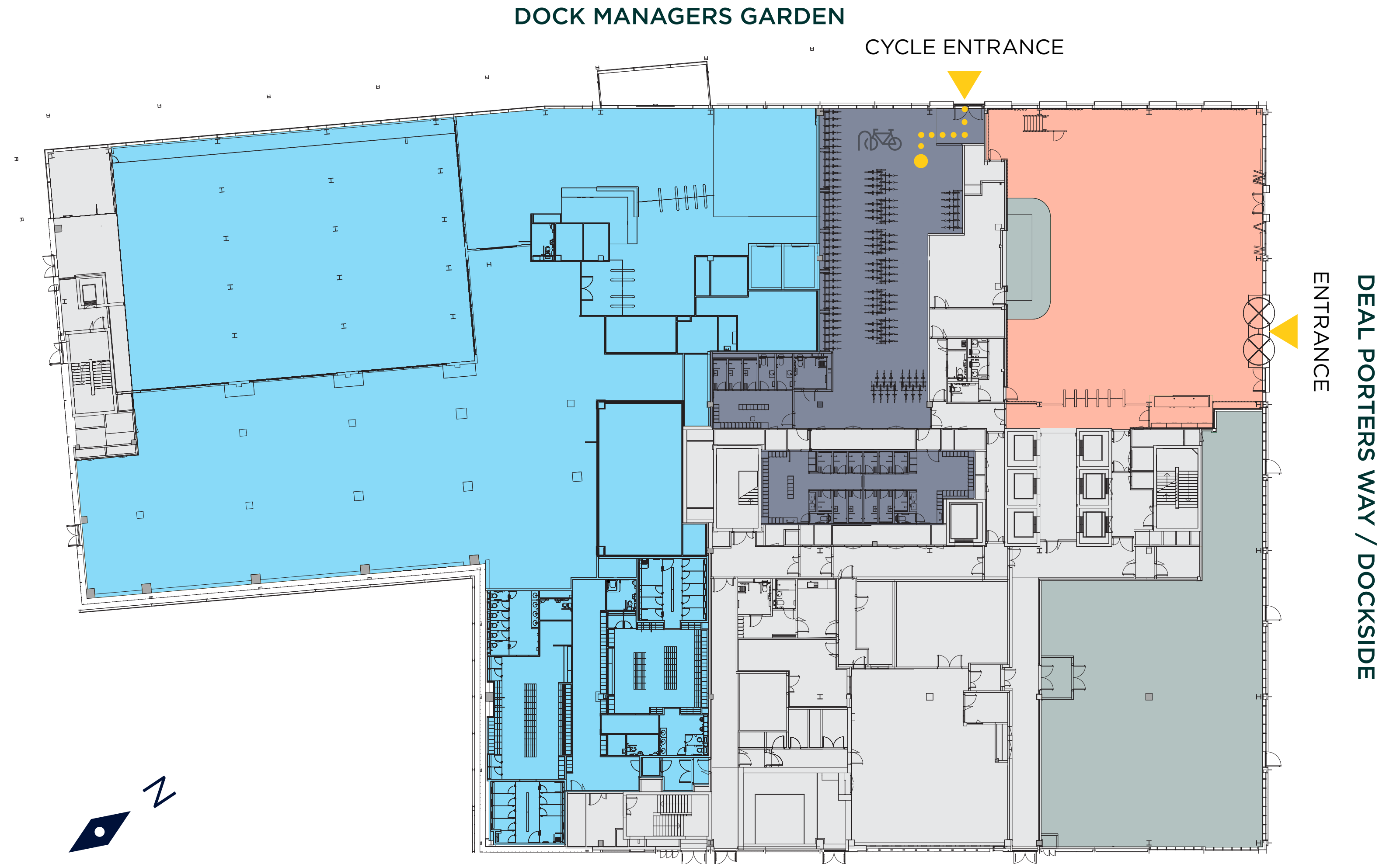
Terraces (sq ft)	Floor
4,000	05
2,000	04
2,000	03
2,000	02
150	01

- Fitness Centre
- Cycle Store
- Core/BOH
- Office
- Lobby

DEAL PORTERS WAY / DOCKSIDE

ENTRANCE

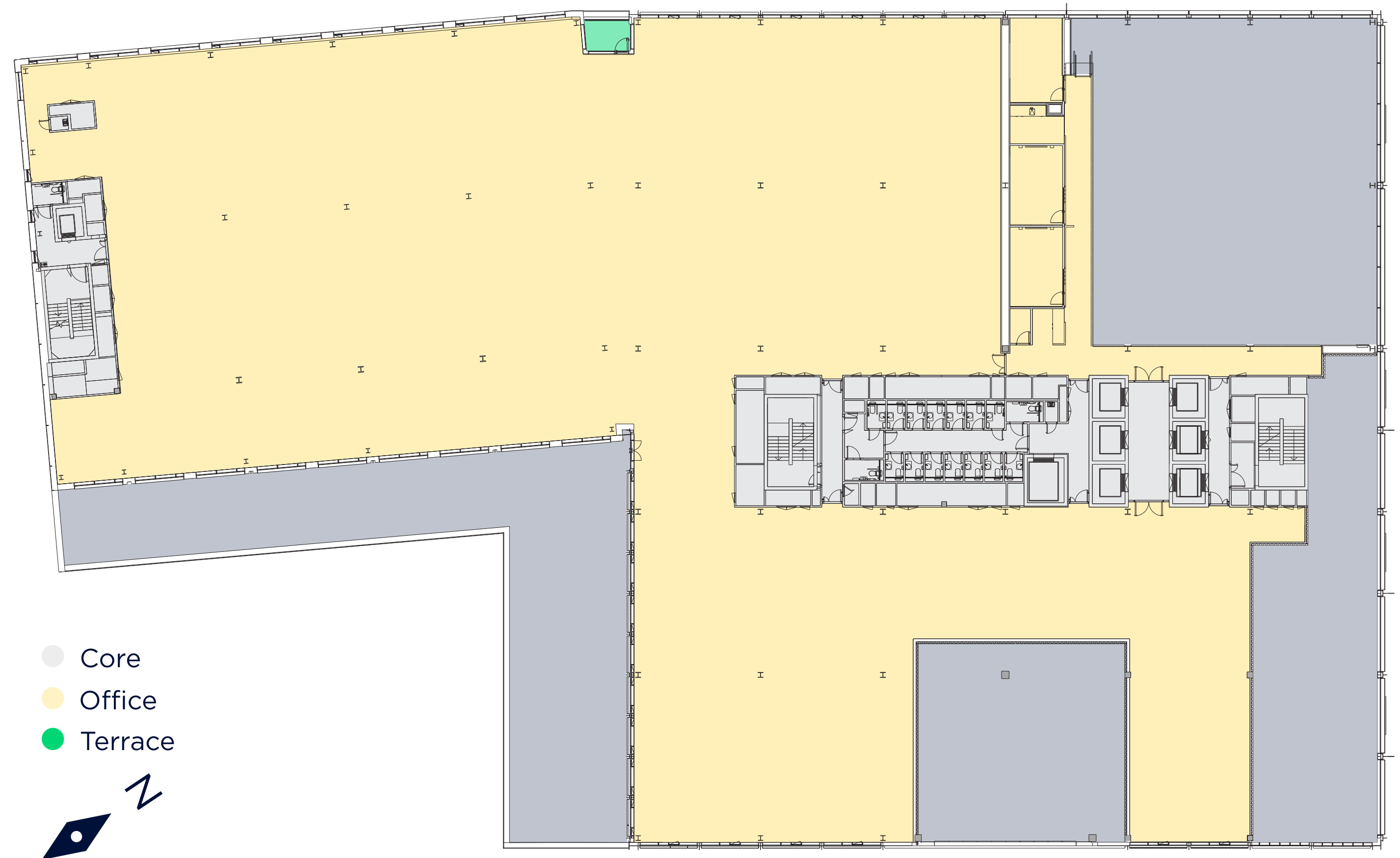
Ground floor Plan



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

1st floor

DOCK MANAGERS GARDEN

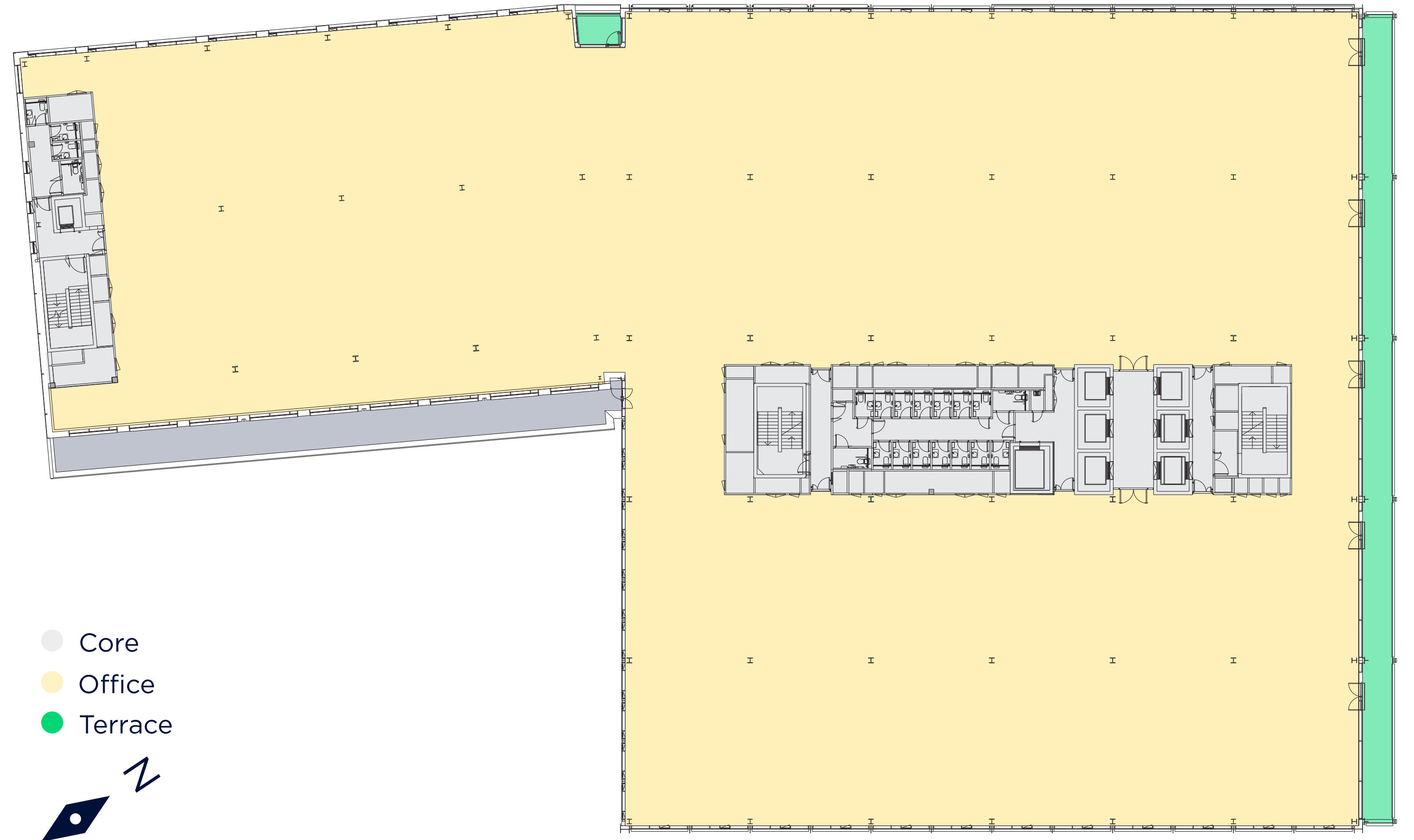


DEAL PORTERS WAY / DOCKSIDE

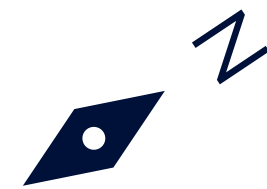
Workspace – 32,507 sq ft | Terraces – 105 sq ft

2nd floor

DOCK MANAGERS GARDEN



- Core
- Office
- Terrace

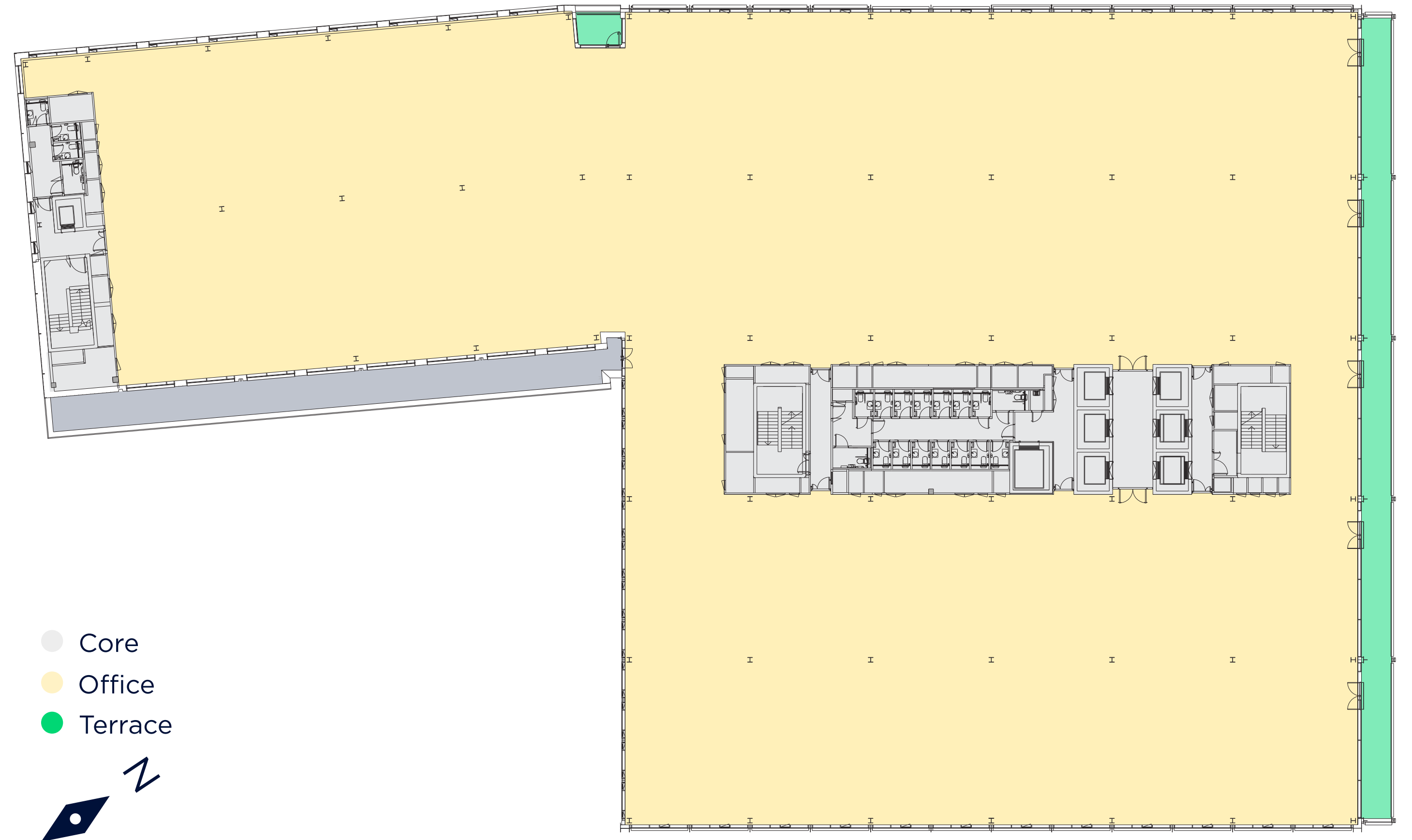


DEAL PORTERS WAY / DOCKSIDE

Workspace – 43,056 sq ft | Terraces – 2000 sq ft

3rd floor

DOCK MANAGERS GARDEN

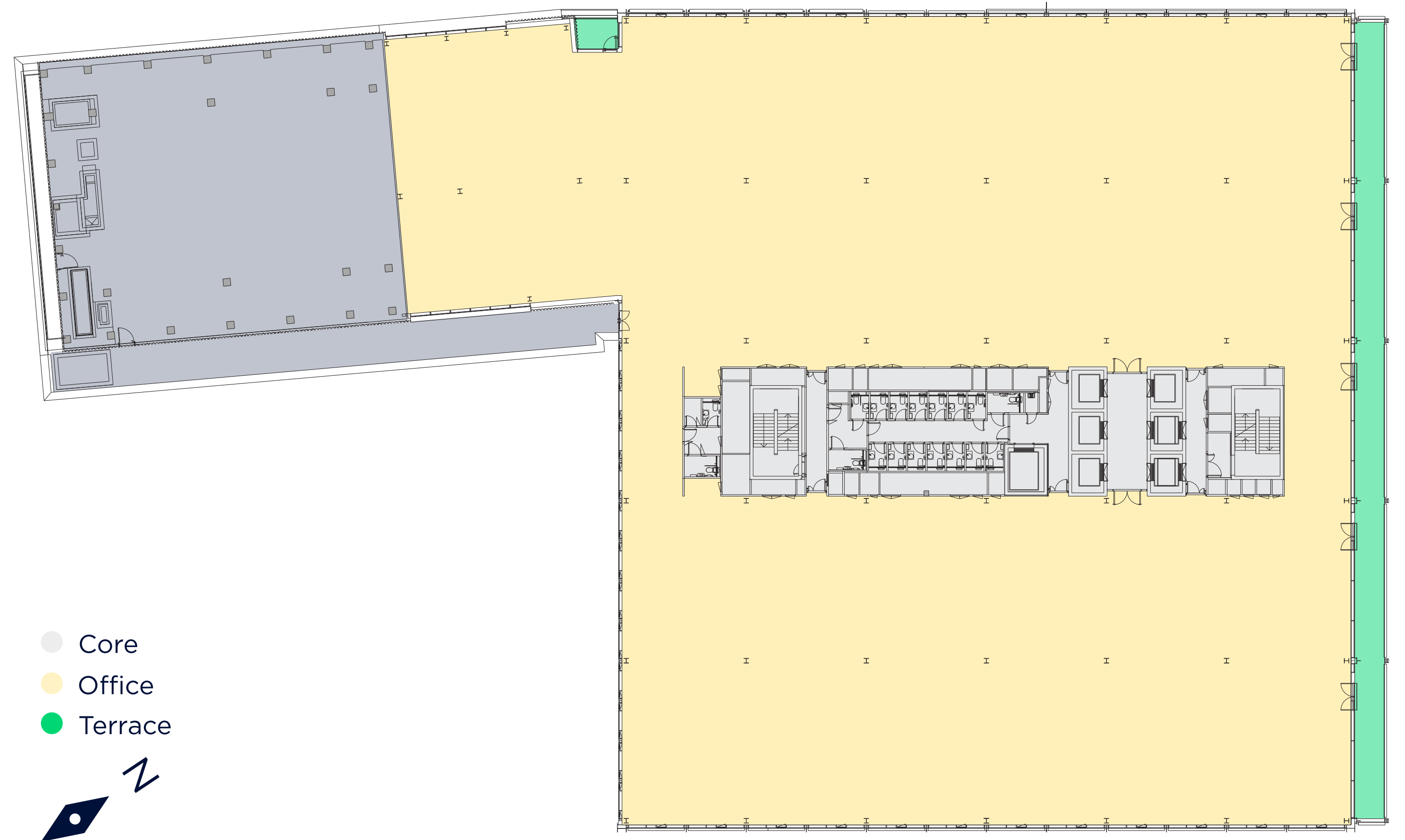


DEAL PORTERS WAY / DOCKSIDE

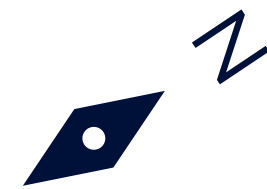
Workspace – 41,656 sq ft | Terraces – 2000 sq ft

4th floor

DOCK MANAGERS GARDEN



- Core
- Office
- Terrace

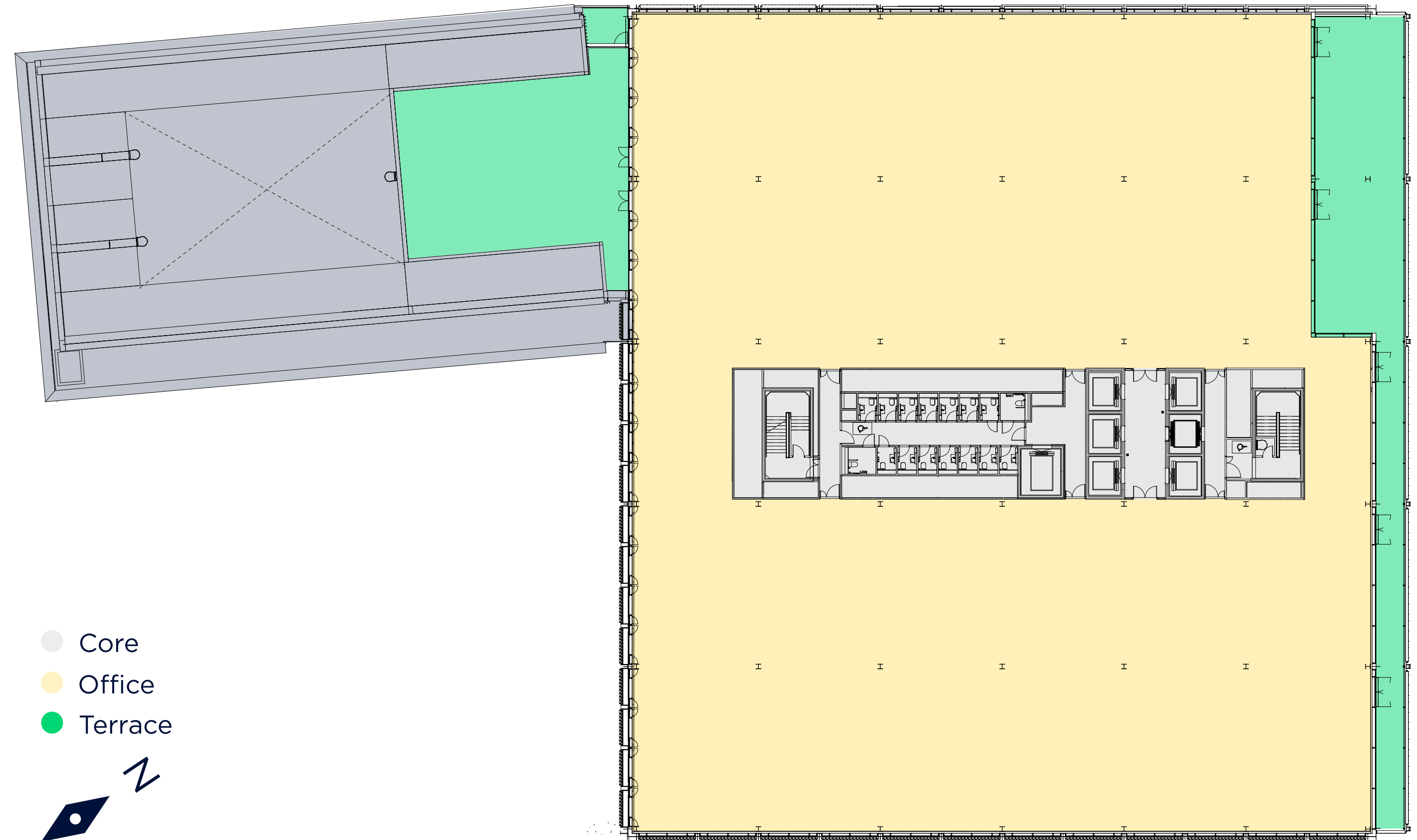


DEAL PORTERS WAY / DOCKSIDE

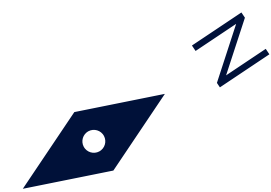
Workspace – 33,713 sq ft | Terraces – 2000 sq ft

5th floor

DOCK MANAGERS GARDEN



- Core
- Office
- Terrace



Event Space – 30,010 sq ft | Terraces – 4000 sq ft

DEAL PORTERS WAY / DOCKSIDE



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CANADAWATER