

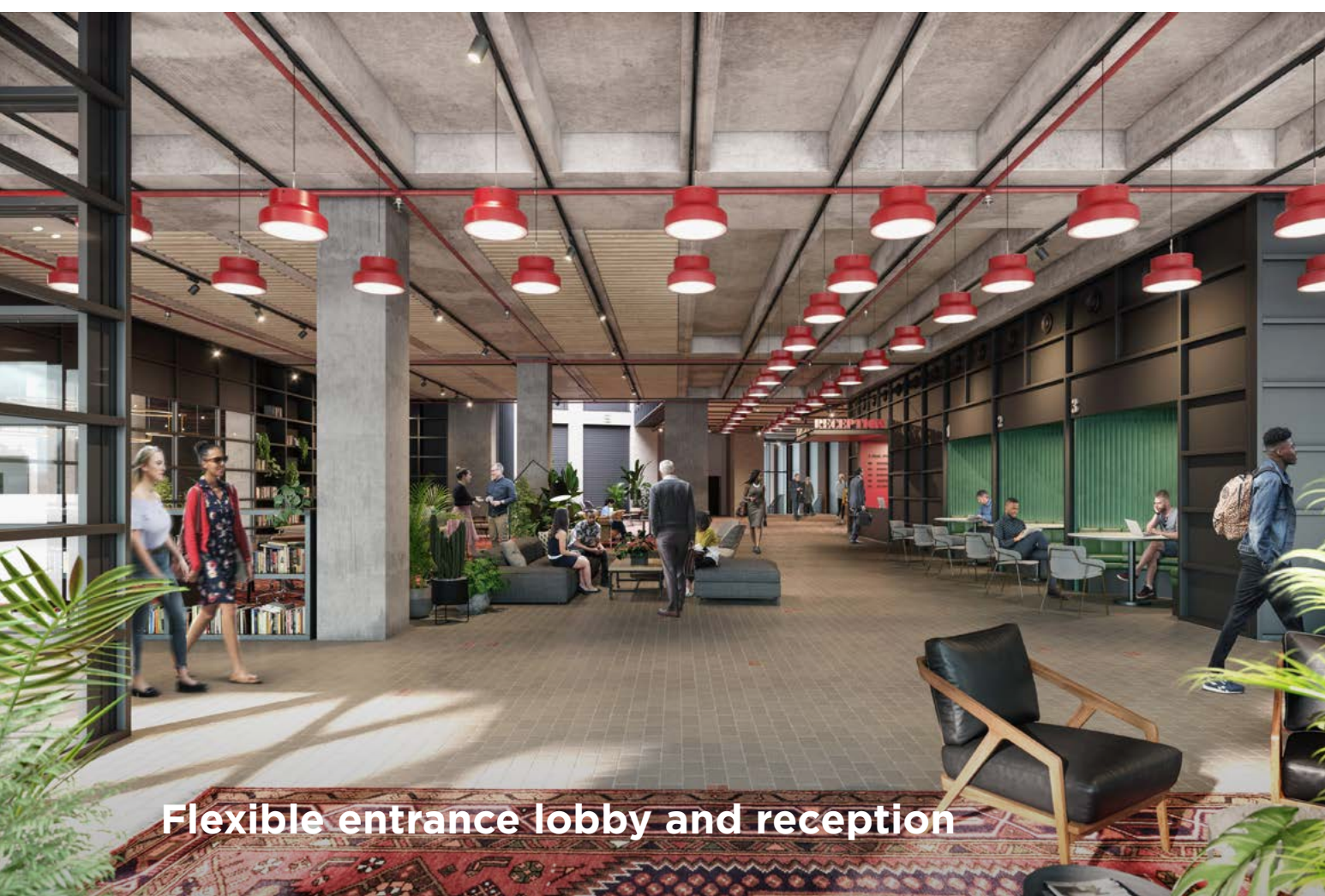
CANADAWATER

# THREE DEAL PORTERS





Entrance from Deal Porters Way



Flexible entrance lobby and reception

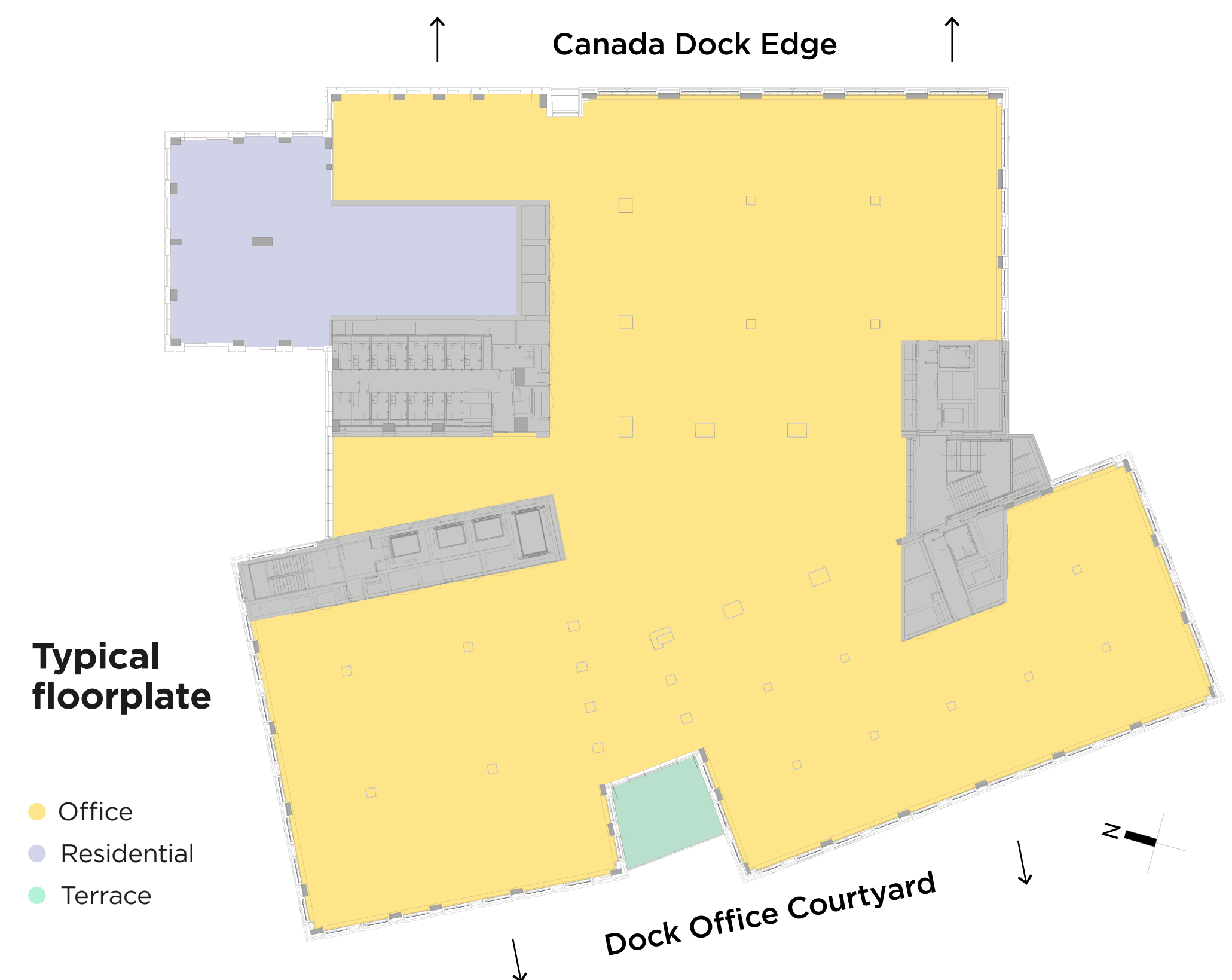


Entrance from Dock Office Courtyard

# Summary

- 120,750 sq ft of workspace, set across five floors and designed by award winning architect Allies & Morrison
- Undercover terracing providing all weather outdoor amenity with spectacular views across the water
- Enhanced fresh air with no recirculation; openable windows and outside terraces giving a healthier working environment
- 100% electric office
- Designed occupier upgrade option to create atrium, enhancing visual vertical connectivity
- Highly divisible floorplates
- BREEAM outstanding and BREEAM innovation credit awarded for energy sharing, WELL capital Gold, SmartScore Platinum
- Practical completion Q1 2025
- CLT designed occupier upgrade option to create an atrium, enhancing visual vertical connectivity

Floor	Workspace (sq ft)	Terraces (sq ft)
05	21,334	1,991
04	23,605	1,270
03	25,274	452
02	25,263	-
01	25,274	1,324
Ground	Lobby	-
<b>Total</b>	<b>120,750</b>	<b>5,037</b>



# Canada Water: A new central London district.

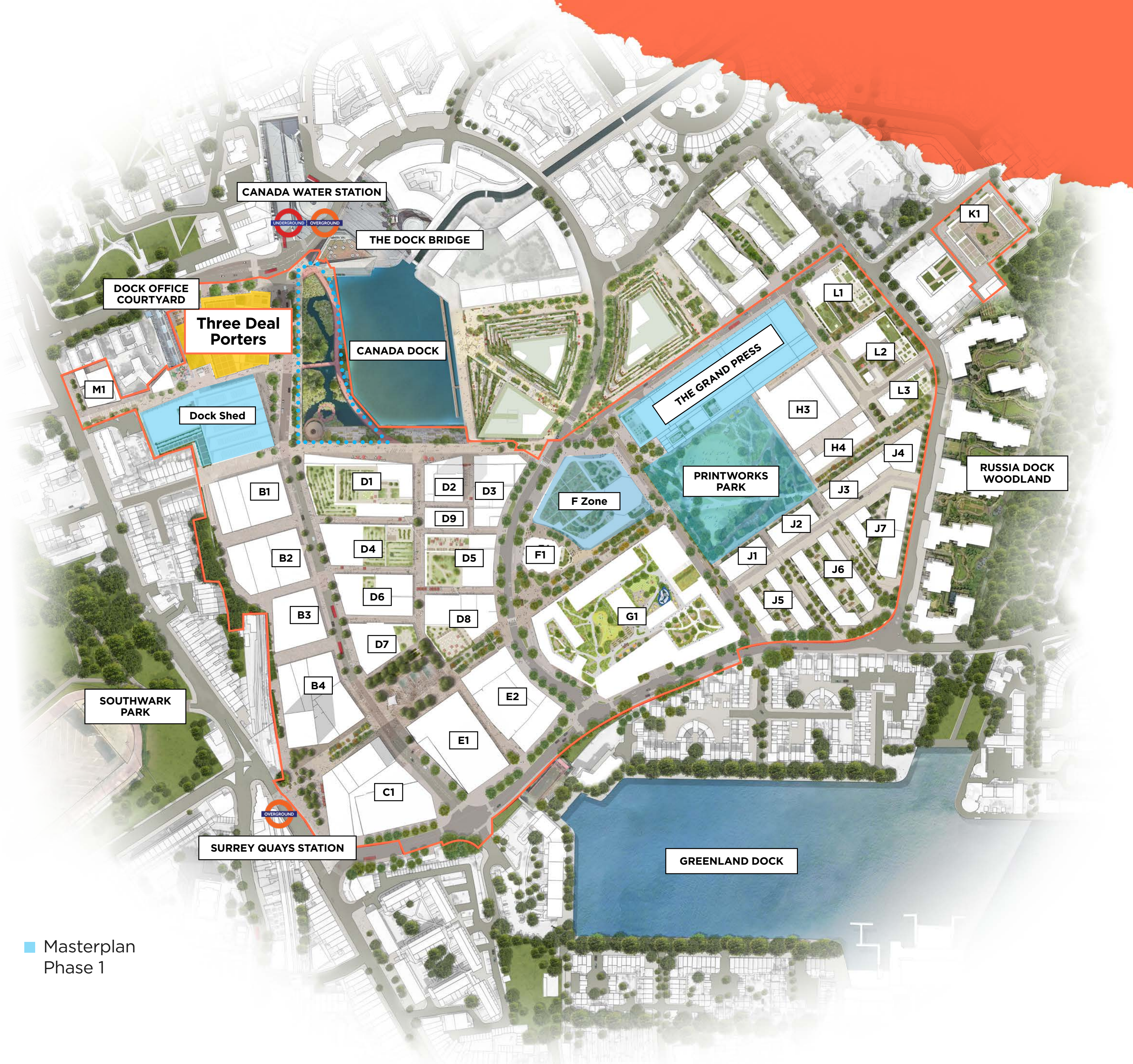
The Canada Water Masterplan covers 53 acres and will deliver a new, mixed-use neighbourhood which includes new workspace and homes, as well as new parks and squares, restaurants, retail, leisure, and entertainment in one of London's best-connected locations.

The Masterplan is anchored by three major public spaces: the ecologically restored Canada Dock in the north, a new Town Square in the south, and the 3.5 acre Printworks Park in the east. Sitting on the boundary of the Masterplan are 150 acres of parks and water bodies including Southwark Park, Russia Dock Woodland, Stave Hill Ecological Park, and Greenland Dock – a wealth of outdoor spaces and places to enjoy an active, healthy lifestyle.

## Connectivity

Canada Water station provides access to the Overground, Jubilee line and is one stop from the Elizabeth Line.

Canary Wharf		2 mins
London Bridge		3 mins
Waterloo		6 mins
Shoreditch High Street		9 mins
Bank		11 mins
Bond Street		12 mins
Tottenham Court Road		17 mins
Whitechapel		18 mins
King's Cross		21 mins
London City Airport		14 mins
Heathrow Airport		44 mins
London Gatwick		47 mins



**Dock Office Courtyard**  
Practical Completion Q1 2025.



**Dock Shed**  
180,941 sq ft. Practical Completion Q4 2024.



**Canada Dock**  
Phase 1 public realm.  
Practical Completion early 2024.



**The Paper Yard**  
From signing to occupation in nine months.

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Ecologically restored urban wet-land in partnership with London Wildlife Trust.

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