

CANADA WATER

# THE DOCK SHED







Impressive arrival experience



Striking reception, cafe and touchdown area

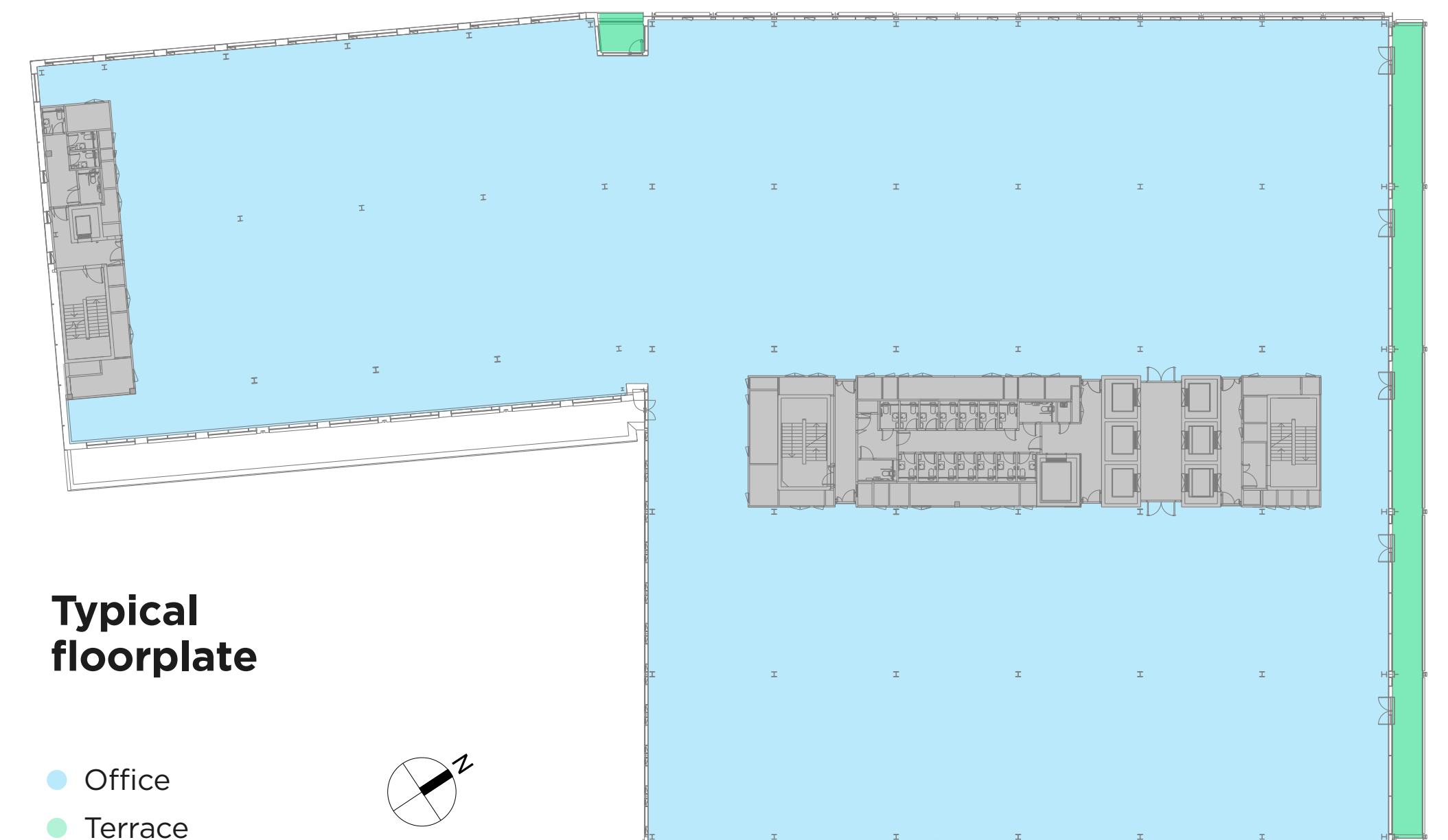


Top floor terrace

# Summary

- 182,00 sq ft of workspace set across five floors designed by Allies & Morrison
- 2,000-5,000 sq ft dockside terrace on every floor overlooking the new public realm
- A 21st Century warehouse inspired by the historic deal sheds
- Enhanced fresh air with no recirculation; openable windows and outside terraces giving a healthier working environment
- Leisure facilities in the building – 25m swimming pool, gym, sports hall, dance and spin studios
- Large 5,000 sq ft ground floor reception lobby with café and social spaces
- BREEAM outstanding, WELL gold, Smart enabled
- 3.2-4.9m floor to ceiling heights
- Practical completion early 2025

Floor	Workspace (sq ft)	Terraces (sq ft)
05	30,511	5,000
04	35,182	2,000
03	42,158	2,000
02	43,555	2,000
01	30,713	150
Ground	Lobby/Bike Hub & Changing Facilities	-
<b>Total</b>	<b>182,119</b>	<b>11,150</b>





# Canada Water: A new central London district.

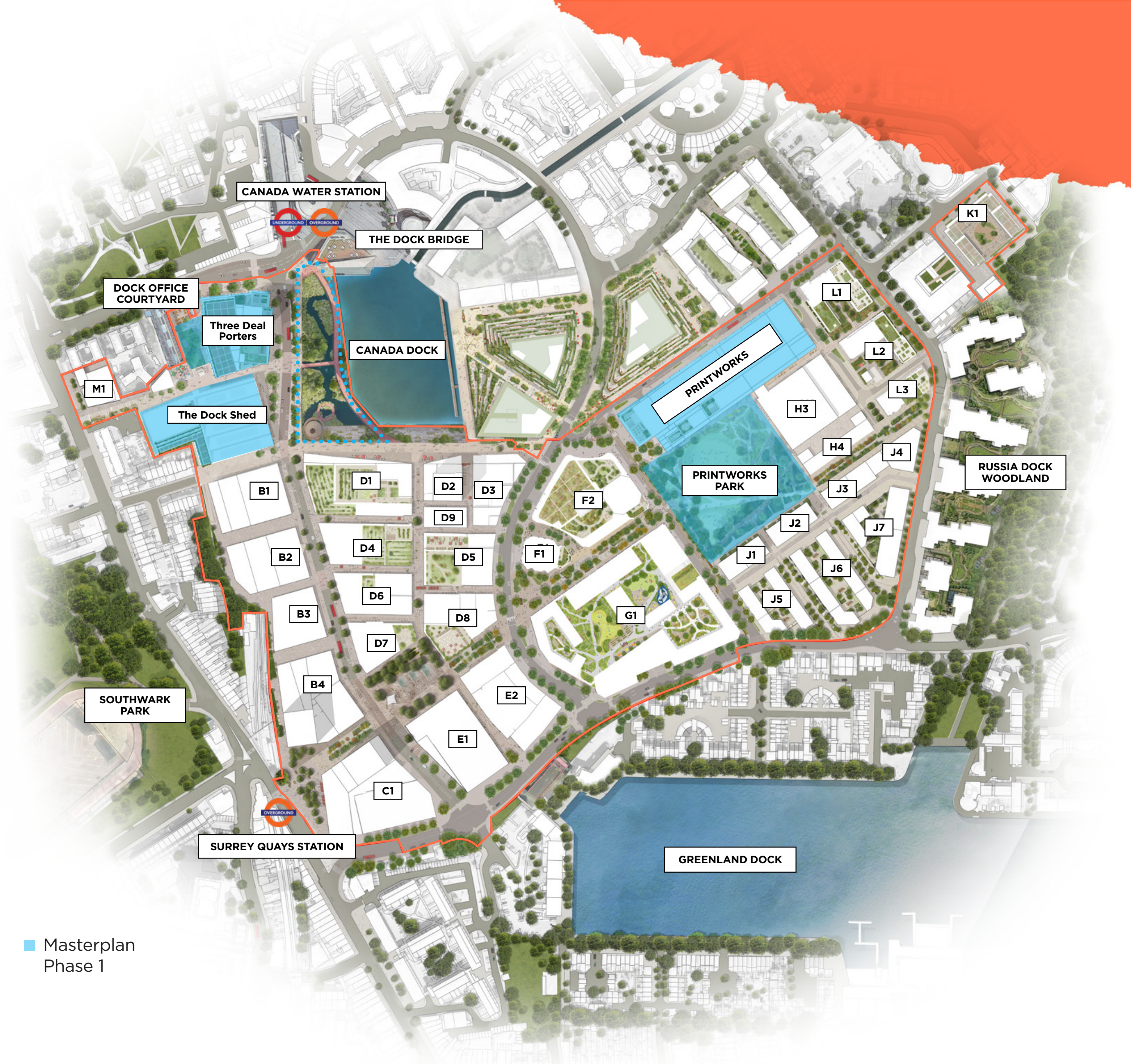
The Canada Water Masterplan covers 53 acres and will deliver a new, mixed-use neighbourhood which includes new workspace and homes, as well as new parks and squares, restaurants, retail, leisure, and entertainment in one of London's best-connected locations.

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 one stop from Crossrail.

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**  
PC late 2024



**Three Deal Porters**  
122,000 sq ft of workspace



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



**The Paper Yard**  
From signing to occupation in 9 months



# Contact



**Amy Hockley**

M 07717 272 446  
Amy.Hockley@britishland.com

**Michael Wiseman**

M 07739 292 809  
Michael.Wiseman@britishland.com



**Josh Lamb**

M 07976 988 486  
jlamb@savills.com

**Hunter Booth**

M 07710 965 693  
hunter.booth@savills.com

**Kate Miedzianowska-Sinclair**

M 07790 923 878  
kate.msinclair@savills.com



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

The British Land Company PLC and their agents give notice that: These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; all descriptions, images, dimensions, references to condition and necessary permission for use in occupation and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All floor areas and measurements are approximate. July 2022.

