

THREE DEAL PORTERS

CANADAWATER

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Connect to the past,
stay in the present,
look to the future.

Inspired by the area's proud heritage and designed around adaptability and collaboration, Three Deal Porters is built for your future.

Canada Water: The Masterplan

£4 billion
investment

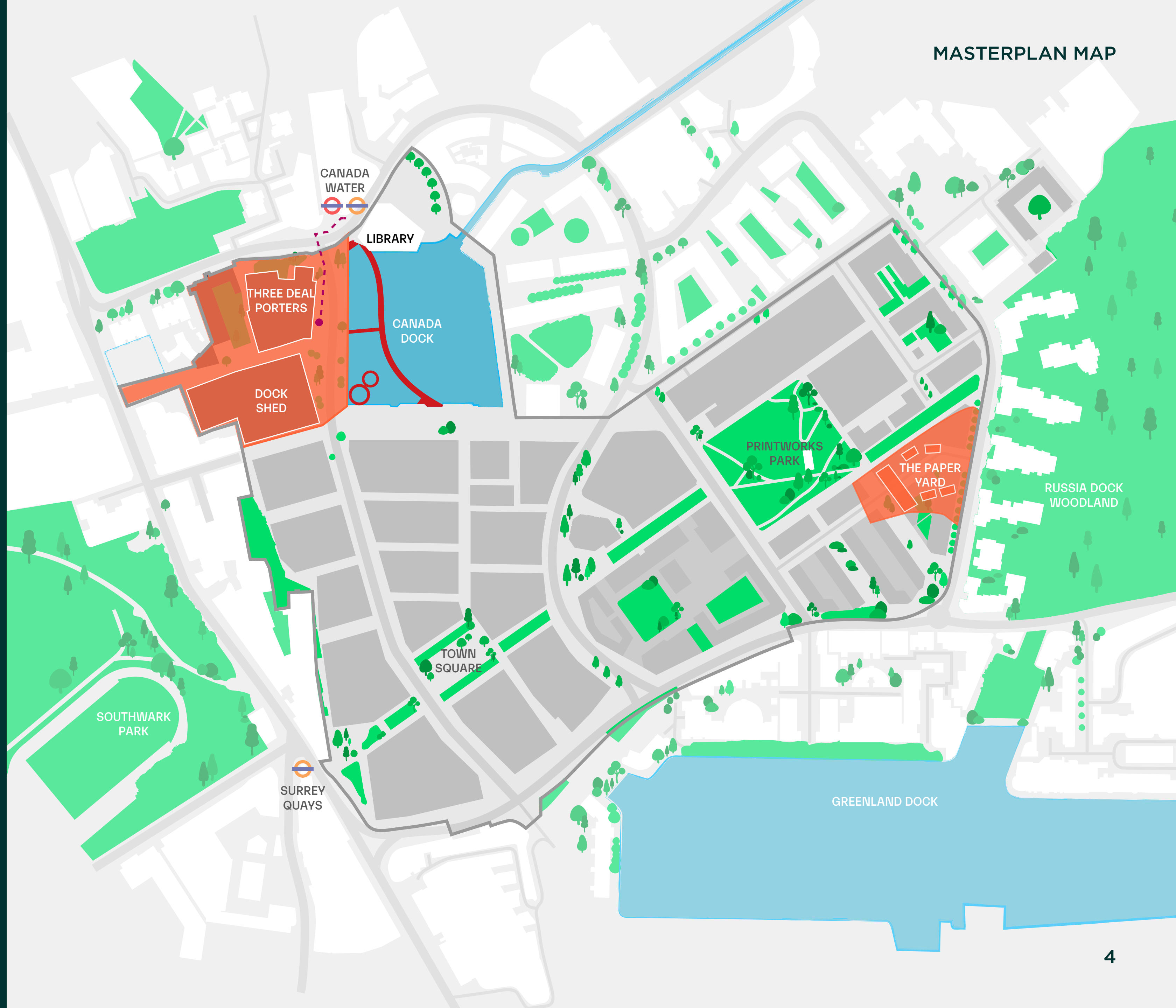
53
acre masterplan

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



Somewhere to belong

Open, spacious, and full of character. Covering 53 acres, the new Canada Water campus 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 to the area. Ideally situated on the Southbank and across from the City, it's destined to become a modern hub of creativity, collaboration, and community.

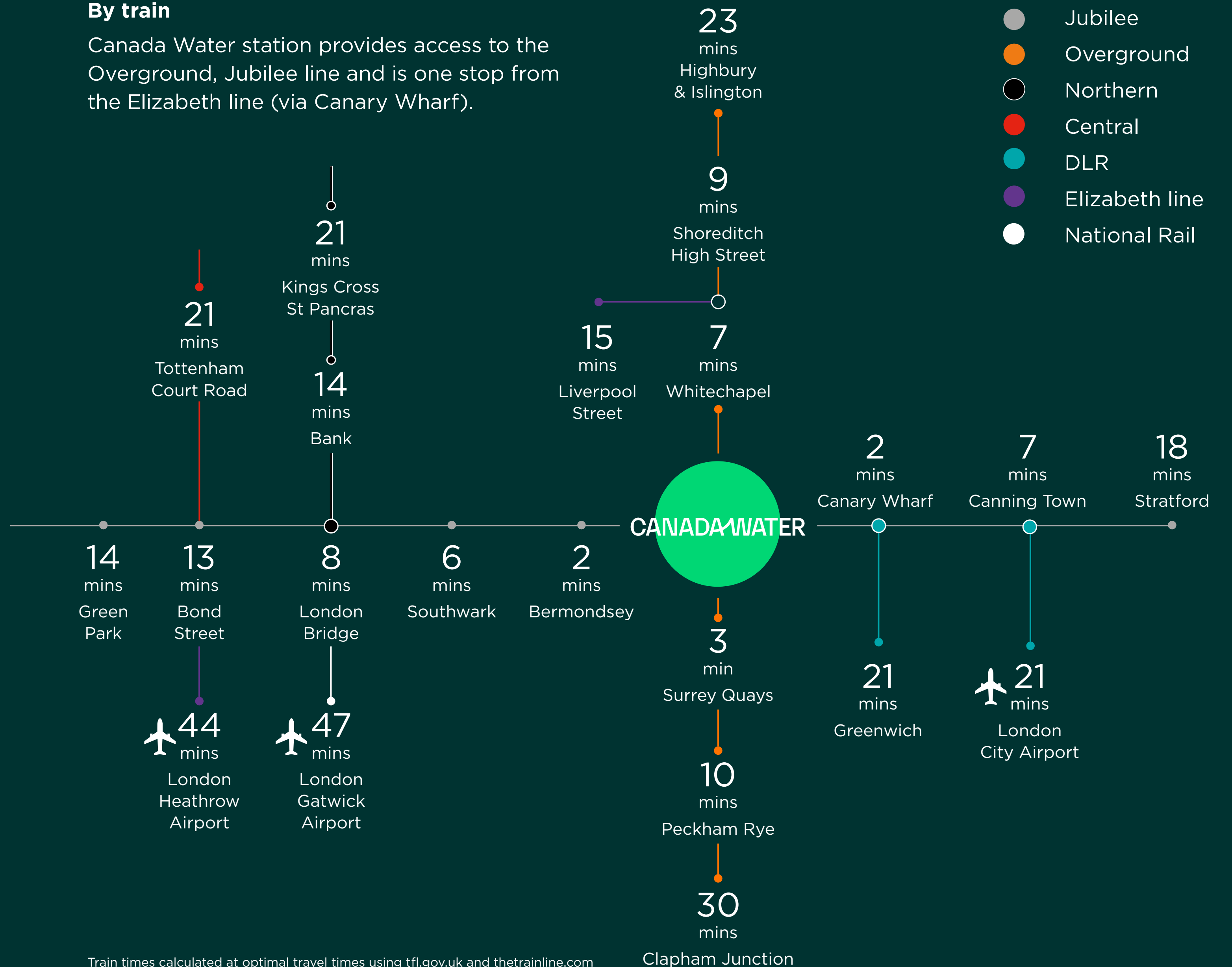


At the centre of things

Ideally connected to all of London—and beyond. Just minutes from zone 1, with the Jubilee line and overground around the corner and thriving Canary Wharf only a short walk across the river. Easy access to public transport and modern cycle facilities means you can get where you need to be fast.

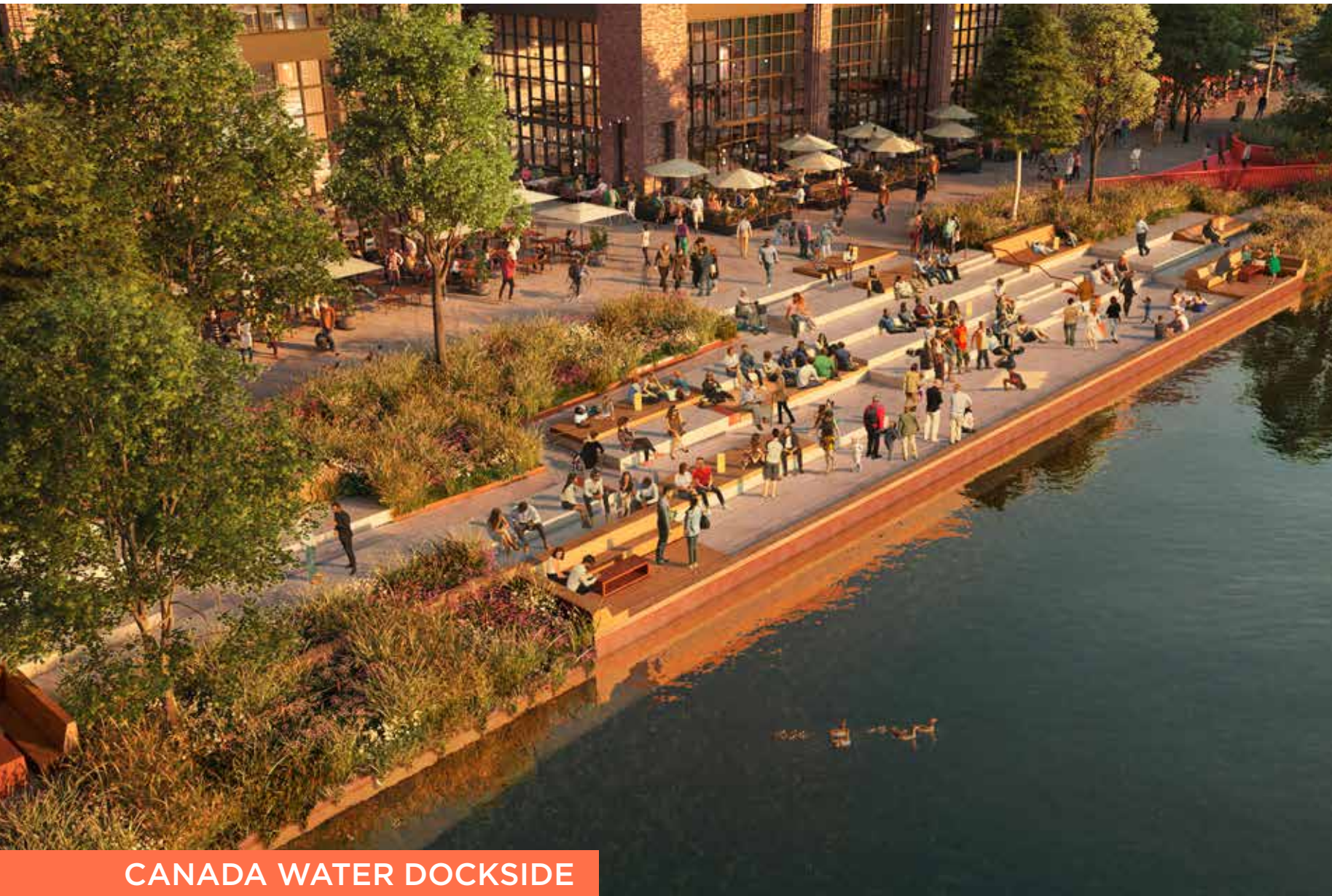
By train

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

Space to breathe



Explore the freshly rejuvenated wetland areas that give life to the historic docklands, or rest and relax in the nearby Southwark Park and Russia Dock Woodland that frame this vibrant and re-imagined part of London. Already benefiting from one of the lowest air pollution rates in London, in Canada Water there's space to breathe. Space to wander. Space to rediscover and reconnect with nature, whilst still being right at the centre of things.



A proud heritage, a bold future



“ The connective tissue between the three structures provides space for collaboration ”

Alfredo Caraballo - Allies and Morrison

Diverse floorplate combinations make Three Deal Porters perfect for a diverse cross section of tenants. Designed from the inside out by Allies and Morrison, these authentic brick warehouses encourage collaboration in their shared central spaces. Where individual structures equal countless possibilities, Three Deal Porters is the sum of its parts.

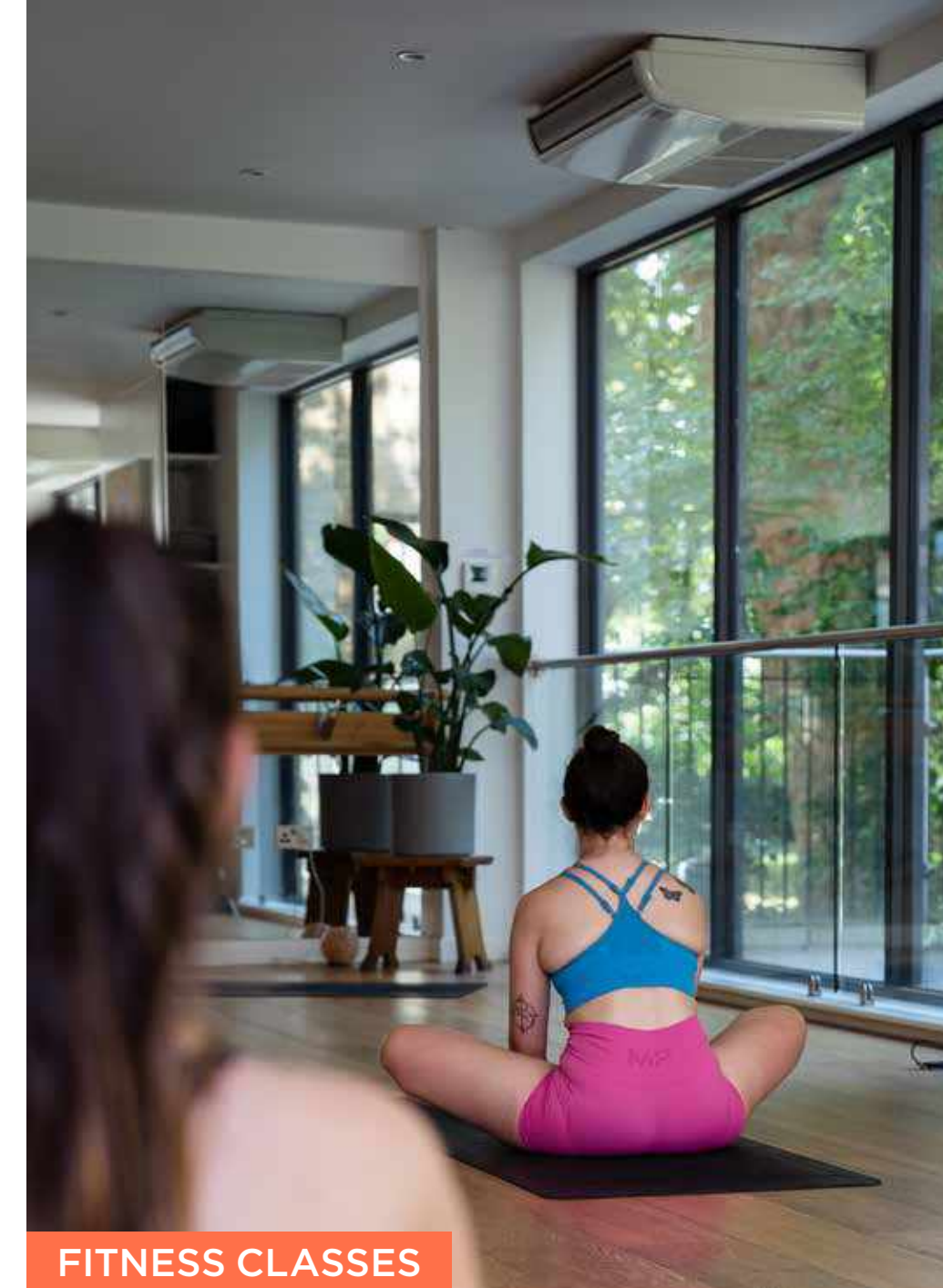
A place for everyone

Make meaningful connections

Whilst we're reimagining Canada Water as a new central London district, there are already some established landmarks and plenty of hidden gems. From pubs, shops and restaurants to parks, a fitness centre and schools, Canada Water has a lively and active community living, working and playing here.



WAPPING MARKET



FITNESS CLASSES



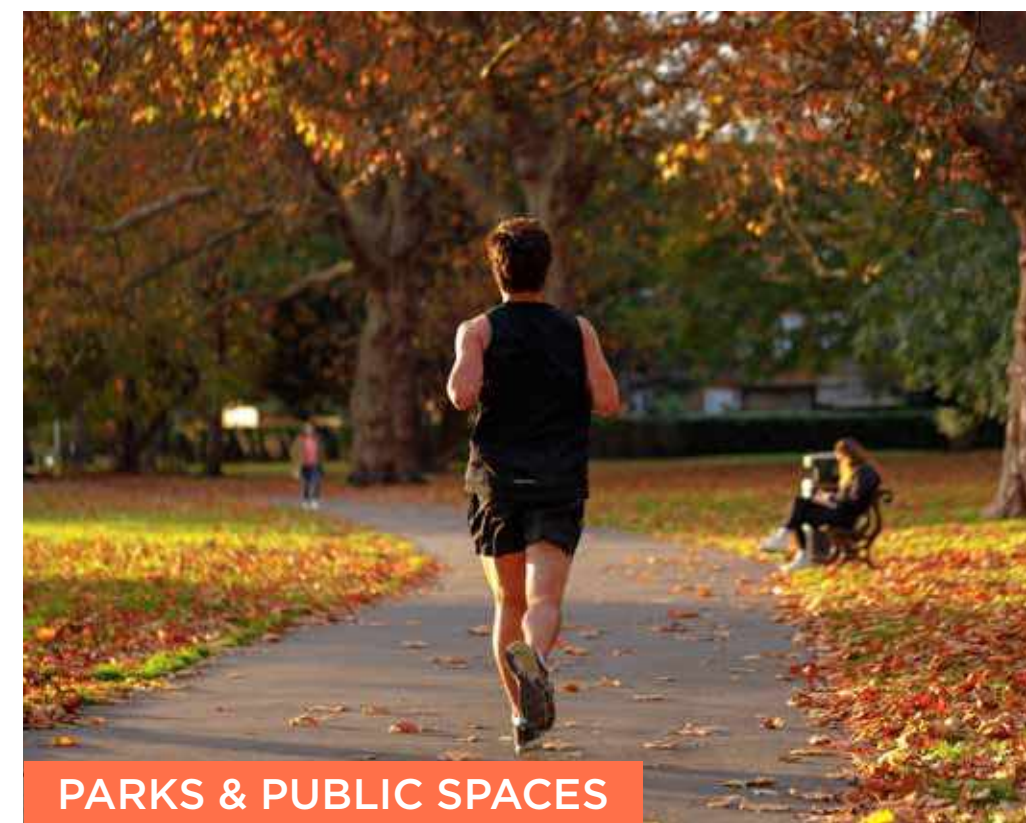
HISTORY & MUSEUMS



COMMUNITY EVENTS



INDEPENDENT CAFES & RESTAURANTS



PARKS & PUBLIC SPACES



LOCAL LIBRARY & THEATRE



Sustainability

BREEAM Outstanding target for all workspace



Innovation

BREEAM Innovation credit awarded for energy sharing



Smart

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



Energy

EPC A target for all workspace
NABERS U.K. targets for all workspace



Wellbeing

WELL Ready Gold



Building accreditations



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%)



Wetlands

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



Sustainable by design



Green Travel

450+ cycle spaces, plus lockers, showers and changing facilities.



Zero Waste

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



Underfloor Displacement Ventilation

Lower embodied carbon with improved energy performance

The space you need

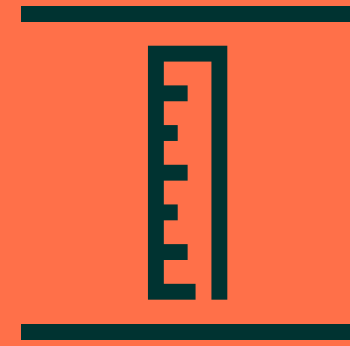


Building specification

Undercover terracing providing all weather amenity



2.95m floor to ceiling heights



Enhanced fresh air with no recirculation; openable windows & outside terraces



Designed occupier upgrade option to create an atrium

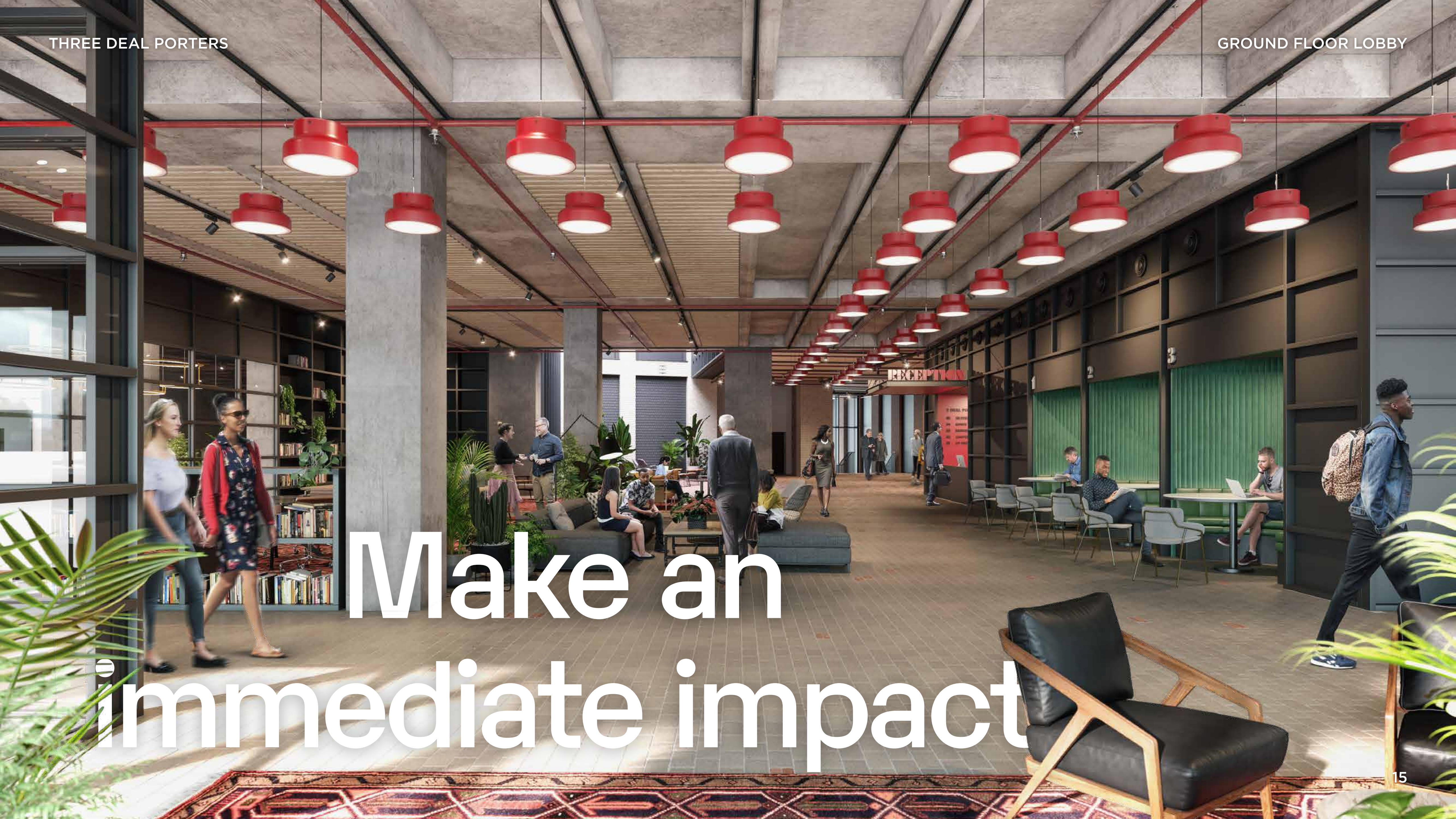
Highly divisible floorplates



100% electric workspace



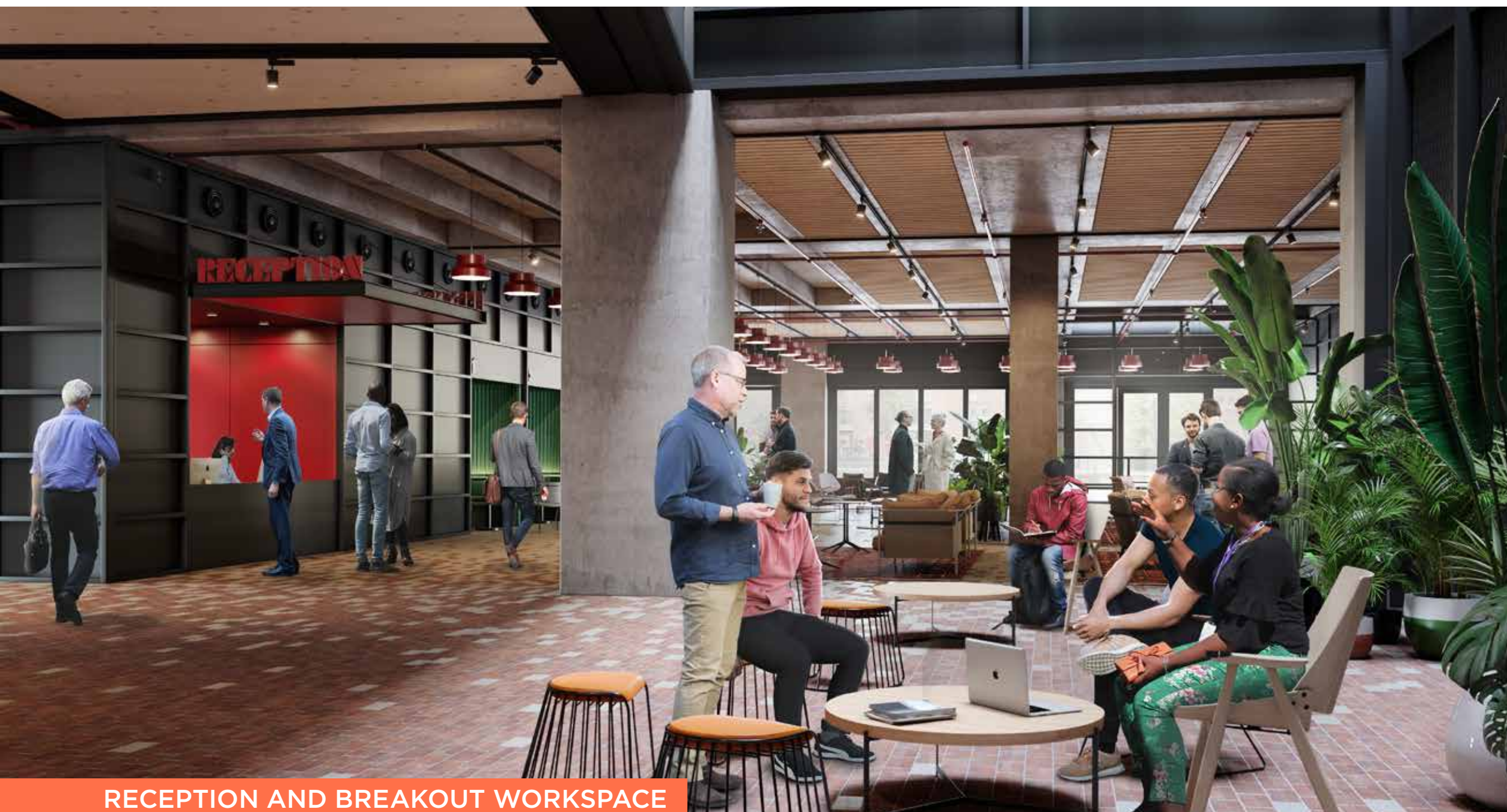
DOCK MANAGER'S GARDEN



Make an immediate impact

A community of your own

With so much space for collaboration, the open courtyard and ground floor space at Three Deal Porters inspires a real sense of community that brings the whole building together. Countless cafes and restaurants—and a whole host of breakout areas—offer space to compare notes or catch up on calls. It's the place to connect.



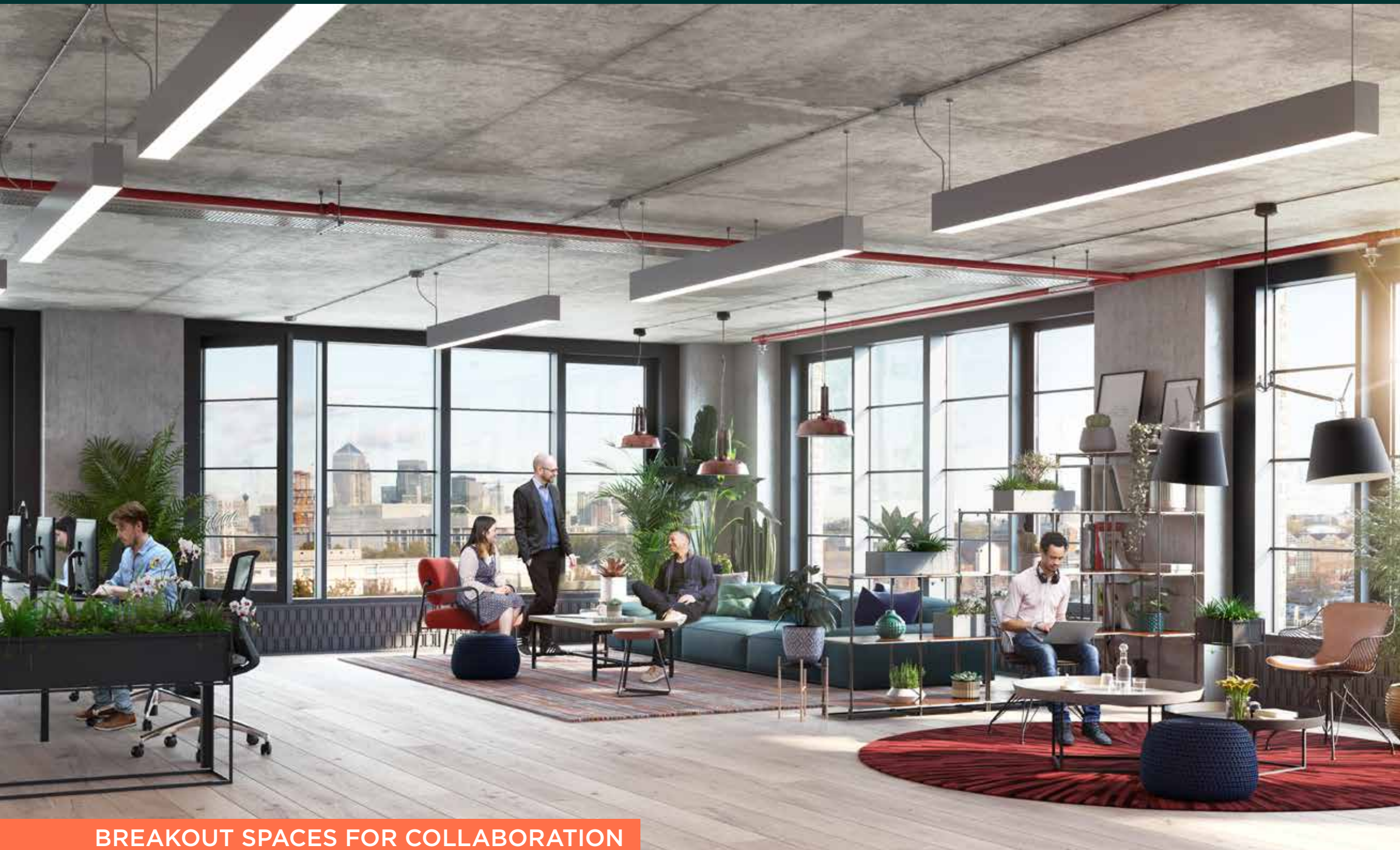
RECEPTION AND BREAKOUT WORKSPACE



CAFE AND LOUNGE AREA

Look out over London

Space to grow, room for the future



BREAKOUT SPACES FOR COLLABORATION



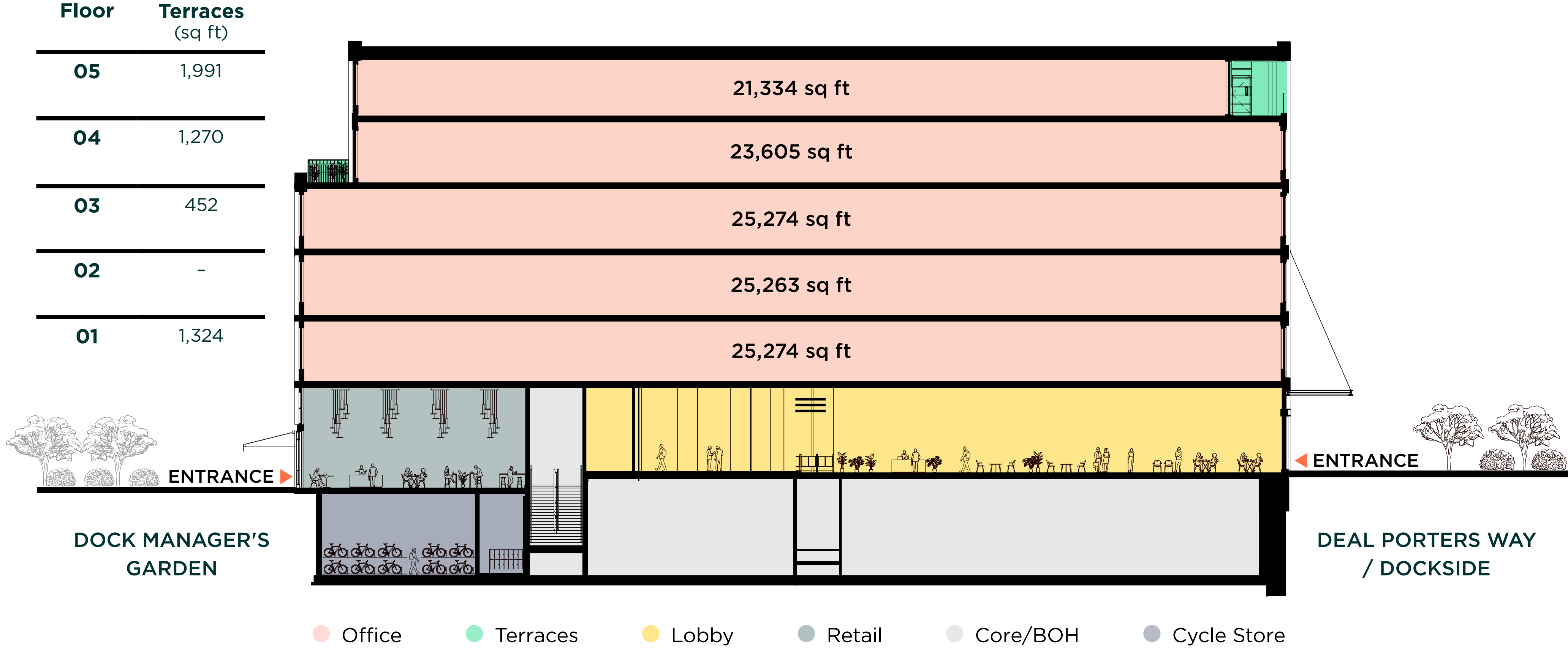
FLEXIBLE FLOORPLATES WITH FULLY OPENABLE WINDOWS

From a single floor to the whole building, with flexible floorplates from 21,334 sq ft to 120,750 sq ft for the whole building, you can curate your space the way you want it. With the option to have inter-floor connectivity, there is even more opportunity to create a greater sense of collaboration. So, whether it's the space you need now, or the room you'll eventually grow into, you can shape these dynamic spaces around you.

Schedule of areas

Total Workspace – 120,750 sq ft

Total Terraces – 5,037 sq ft



Ground floor Plan



● Lobby/ Reception
 ● Core/BOH
 ● Retail/Cafe

DOCK MANAGER'S GARDEN

1st floor



Workspace – 25,274 sq ft

Terraces – 1,324 sq ft

2nd floor



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● Office

● Core

Workspace – 25,263 sq ft

DOCK MANAGER'S GARDEN

3rd floor



Workspace – 25,274 sq ft

Terraces – 452 sq ft

DOCK MANAGER'S GARDEN

4th floor



Workspace – 23,605 sq ft

Terraces – 1,207 sq ft

5th floor



Workspace – 21,334 sq ft

Terraces – 1,991 sq ft



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CANADA WATER