

CANADA WATER

THE PAPER YARD



SCIENCE
+
TECHNOLOGY



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

A unique central London location

Canada Water is London, without compromise: a living, breathing community of homes and schools, workspaces and leisure facilities. There are shops, bars and nightlife – as well as London’s largest expanse of parks, woodlands and waterways. The ongoing regeneration is transforming it into one of London’s most diverse and inspiring neighbourhoods – with a greater concentration of under-35s within a 45-minute commute than anywhere else in the city.

Create the future

Canada Water: a launchpad for innovation

Cutting-edge facilities. A collaborative community.
In a unique oasis right in the heart of London.
Canada Water isn't just a location – it's a launchpad
for the pioneers working to solve some of the world's
most pressing challenges.

A pioneering community

Canada Water is home to the design engineering
university TEDI-London, and is fast becoming a
hub for an international community of like-minded
entrepreneurs – from start-ups and scale-ups to
established businesses. As well as being right in
the heart of London's wider network of universities,
research institutions and investors.



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.





Albion Primary School

Canada Water Cafe

Canada Water Studios

Alfred Salter Primary School

Sainsbury's Local

Canada Water Market

Lily's nails & beauty

Leadbelly's Bar & Kitchen

Mouse Tail Coffee

Phantom Peak

The Grand Press & Printworks London

Scape Student Housing

The Founding

Dock Office Gardens

Three Deal Porters

Canada Water

Canada Water Library

Decathlon

Dock X

The Paper Yard

TEDI-London

Bodytonic Clinic

Dock Shed & Canada Water Leisure Centre

Culture Hub

The Pacific Tavern

The Moby Dick

St. Joseph's Catholic Primary School

The Pavilion Cafe

Southwark Park Galleries

The Lodge Space

The Arch

Surrey Quays Shopping Centre

Tesco Extra

The Yellow House

Surrey Docks Fitness & Water Sports Centre

Surrey Quays

SOUTHWARK PARK

Connecting your people to the right places

The intersection of transport modes. Overground or underground, however you prefer to travel, Canada Water provides access to all of London's transport network.

Largest catchment of under-35s within 45 mins of central London

11.5m people can travel to Canada Water within 60 minutes



Among your peers

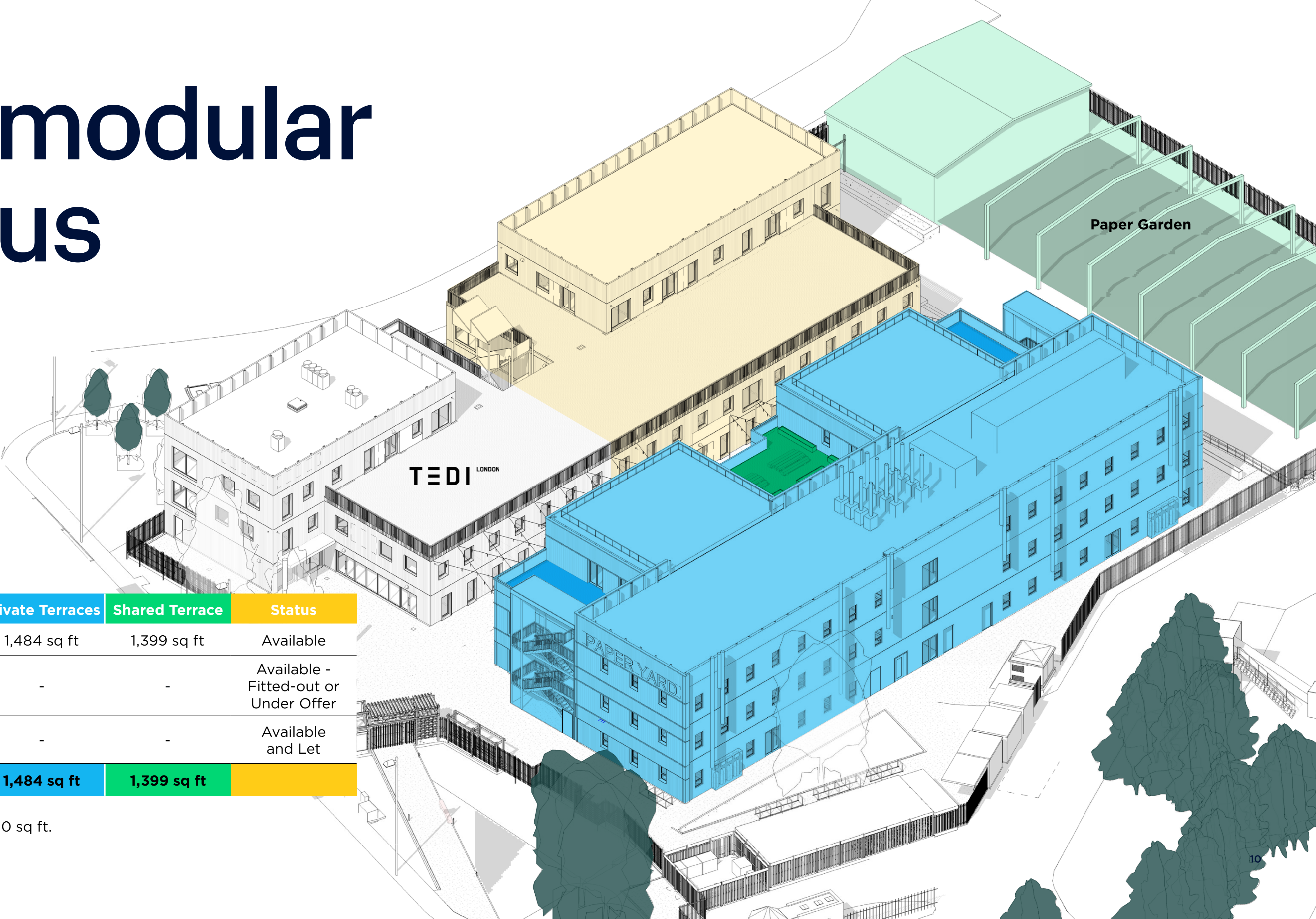
■ Hospitals ■ Universities





**Available Lab space
2,200 — 33,000 sq ft**

The modular campus



The Paper Yard Schedule of Areas

Floor	Internal Space	Private Terraces	Shared Terrace	Status
02	5,151 - 10,218 sq ft	1,484 sq ft	1,399 sq ft	Available
01	2,527 - 11,676 sq ft	-	-	Available - Fitted-out or Under Offer
Ground	983 - 2,114 sq ft	-	-	Available and Let
Total	24,008 sq ft	1,484 sq ft	1,399 sq ft	

 Future phase available up to 18,300 sq ft.

Summary lab specification



Turn key
fitted lab options



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



Provision for ducted extract
& recirculating fume cupboards



Bookable 8-person meeting room.
Shared and private terraces available.



External gas storage with 4 pipes to
each demise (CO2, O2, N2 and spare)



Dedicated waste storage
areas available



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



Back-up
power available

Floorplans

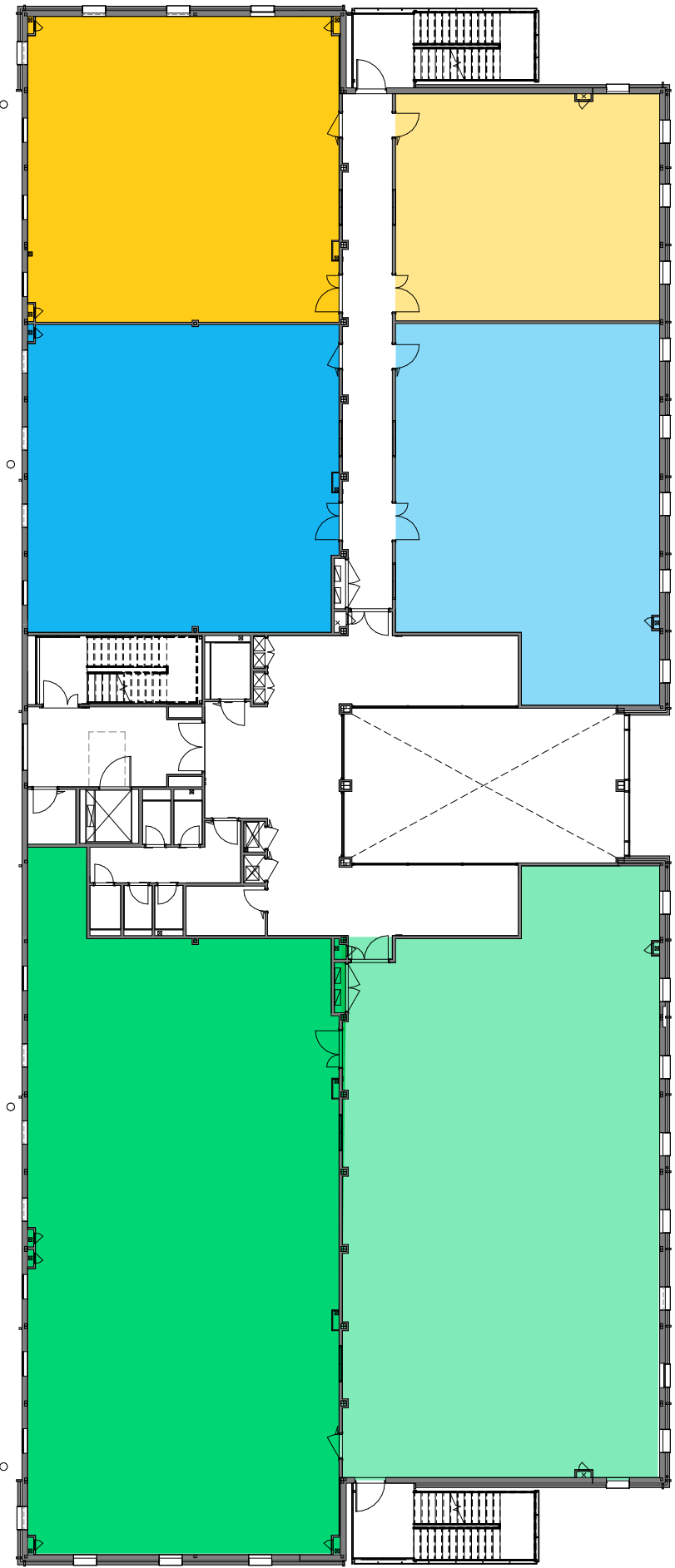
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- Unit 01 Lab
1,131 sq ft
- Unit 01 Office
983 sq ft
- Unit 02 Lab
Let
- Unit 02 Office
Let
- Unit 03 Lab
Let
- Unit 03 Office
Let



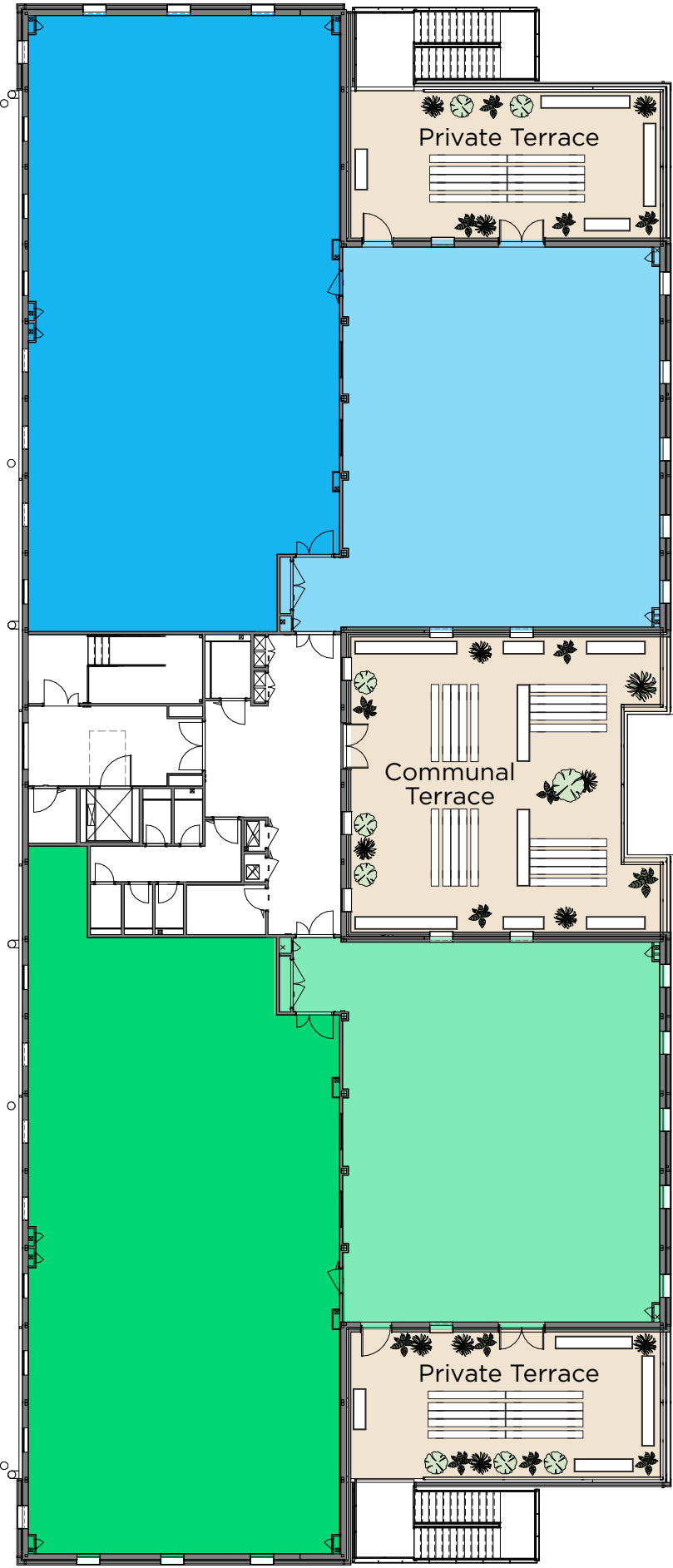
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- Unit 04 Lab
2,918 sq ft
- Unit 04 Office
3,195 sq ft
- Unit 05 Lab
1,552 sq ft
- Unit 05 Office
1,484 sq ft
- Unit 06 Lab
1,549 sq ft
- Unit 06 Office
978 sq ft



2

- Unit 07 Lab
3,044 sq ft
- Unit 07 Office
2,023 sq ft
- Unit 07
Private Terrace
742 sq ft
- Unit 08 Lab
3,124 sq ft
- Unit 08 Office
2,027 sq ft
- Unit 08
Private Terrace
742 sq ft



A new dockside destination

Culture, food, pop-ups, activations and more

Corner Corner is a new multi-use destination opening its doors this spring at Canada Water. Spanning over 55,000 sq ft, the venue has been curated by Broadwick and KERB to include an innovative food hall and café, live music and London's biggest commercial indoor vertical farm, developed by Harvest London.



Canada Water places
health and wellbeing
at the heart of this
natural urban landscape.

From peace and serenity in everyday spaces, to sports and activities, the sheer scale of variety, opportunities and ease of access makes it as inclusive as it is exciting. From kayaking on Greenland Dock to tennis on Southwark Park's all-weather courts, there are space and facilities for just about any sport and pastime.



Including a natural 5km running route which passes through woods and parks crossing only one main road, and – right next door to your workspace – a new state-of-the-art leisure centre with two swimming pools, a 140-station gym, three fitness studios, and a four-court sports hall.

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

And this is just the beginning...

Over the next 10 years, Canada Water will be transformed into London's next great place with 53 acres of incredible natural landscape, a new high street, and a waterside neighbourhood larger than Covent Garden.

A success story built alongside the local community. Where everyone who already lives, works and studies here, benefits from the opportunities it creates.

53 acres

of historic dockland

3,000

carbon neutral homes

Transformational workplaces for

20,000 people

Surrounded by

130 acres

of parks and woodland

A new London square, the same size as Leicester Square

* Based on modelled estimate by British Land

2 million sq ft

of new workspace

Up to 21 million

visitors a year expected by 2032*

Up to 1 million sq ft

of shops, restaurants, culture and leisure

16

new streets and a new 3.5-acre park

Future buildings at Canada Water

The breadth and scale of Canada Water empowers businesses to plan long term. Large or small, the variety on offer here means we can partner with you to support your growth at every step.

Perhaps that's a first office in dedicated startup space – or it could be a build-to-suit headquarters. Businesses that come here have the opportunity to shape this place as they grow.



THE GRAND PRESS - 165,000 SQ FT AND PRINTWORKS LONDON



H3 - 300,000 SQ FT OF LABS AND WORKSPACE



F ZONE - 300,000 SQ FT WORKSPACE, 175 HOMES



D ZONE - 136,000 SQ FT OF RETAIL, 675,000 SQ FT OF WORKSPACE, 32,000 SQ FT OF HOTEL, 218,000 SQ FT OF RESIDENTIAL PLUS NEW PUBLIC REALM

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