



PAPER YARD

Scalable Lab Space
Incubator to bespoke

Canada Water: a launchpad for innovation

Cutting-edge facilities, a collaborative community and 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 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.

PROSEMINO CHEMASTERY METHANOX

redoxion eutechtics
innovative eco-chemistry Element³⁰

@ SENTION super6 iport
energy

Create the future

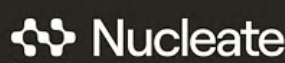


We have created an exciting programme of high-impact events by deepening existing partnerships and launching new ones. Through this we deliver a regular calendar of activity that is focused on reach and relevance within the science and tech community at Canada Water, including our regular Founders Connect series.

But innovation at Canada Water goes beyond business partnerships and workspace — it's also about nurturing the community around it. That's why projects like the Paper Garden, in partnership with Global Generation, are such an important part of the story.

Below are our partners & event collaborators:







A growing innovation community



A once in a generation position in London's future

Covering 53 acres, Canada Water is creating a connected, mixed-use district that enhances the existing community, delivering best-in-class workspaces and new homes between Southwark Park and Russia Dock Woodland, alongside new public spaces, restaurants, shops, and a health and fitness centre.

Ideally located in Zone 2, with easy access to key transport links and fast connections to the City and the West End. It's destined to become a modern hub of creativity, collaboration and community.

Canada Water is rewriting the rules for what a London neighbourhood can be—cleaner, greener, and bursting with life right at the city's heart. Imagine a place where your wish list for the ultimate urban workplace isn't just met, but exceeded.

This is a destination for bold, forward-thinking businesses where the environment itself sparks innovation. Canada Water isn't just another location its a turning point.



Workspace
2m sq ft



**Retail, Leisure &
Restaurants** 1m sq ft



New Homes
c. 3,000



Sainsbury's

CANADA WATER CAFE

LEADBELLYS

CANADA WATER

LIBRARY

MOUSE TAIL COFFEE

DECATHLON

VIKINGS
THE SPIRIT OF ENTERPRISE
DOCKX

the FOUNDING

THREE
DEAL
PORTERS

THE VILLAGE TREE

RAFTER WALK

CANADA DOCK

DISCOVERY POND

SUSHI GET REVOLUTION

DOCK OFFICE GARDENS

LEISURE CENTRE

DOCK SHED

VAGA BOND

INSTANTPADEL

CORNER CORNER

SURREY QUAYS SHOPPING CENTRE

TESCO

TOWN SQUARE

CURATED PEDESTRIAN WALKWAY

PAPER YARD

Pacific Tavern

RUSSIA DOCK WOODLAND

SOUTHWARK PARK

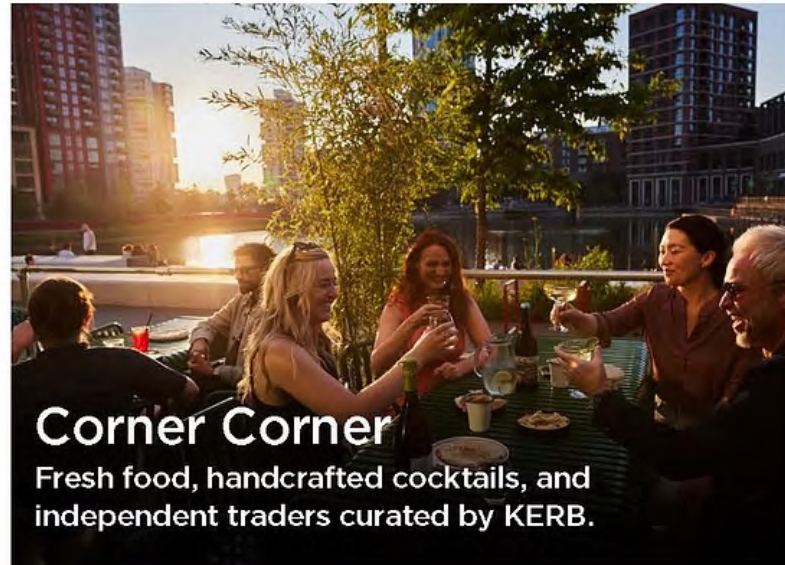
SURREY QUAYS STATION



Here you can



A food neighbourhood that is built for the working day



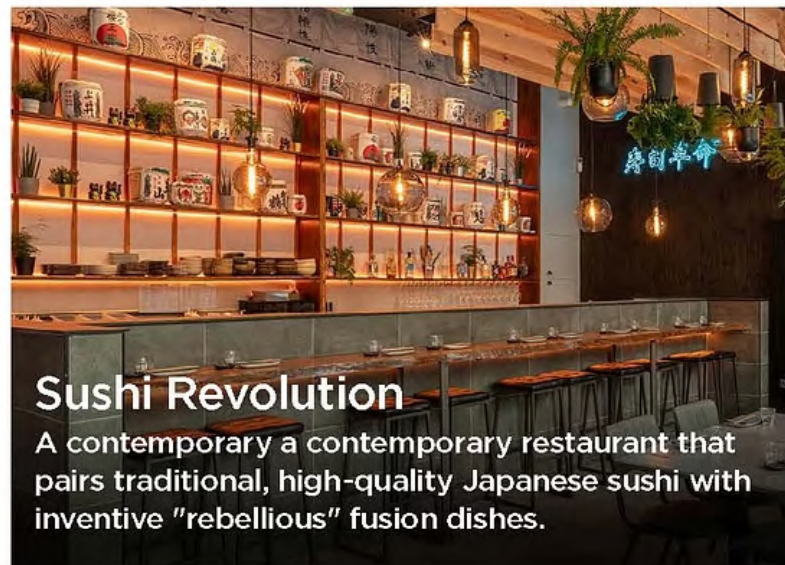
Corner Corner

Fresh food, handcrafted cocktails, and independent traders curated by KERB.



Canada Water Café

Coffee, light bites, and working lunches.



Sushi Revolution

A contemporary restaurant that pairs traditional, high-quality Japanese sushi with inventive "rebellious" fusion dishes.



Green Zen

Fresh poké bowls and healthy eats.



Mousetail Café

Specialty coffee, pastries, and grab-and-go.



Coming soon

Waterside food markets, pop-up lunch spots and entertainment.



Canada Water's food and drink scene is already thriving, from grab-and-go and street food to independent restaurants and waterside drinks.

And whatever comes after



On your doorstep

Yellow House
Independent bar and kitchen
with a creative menu.

Pizza 1889
Authentic Neapolitan pizza,
freshly made.



Salt Quay
Waterfront pub on Greenland Dock



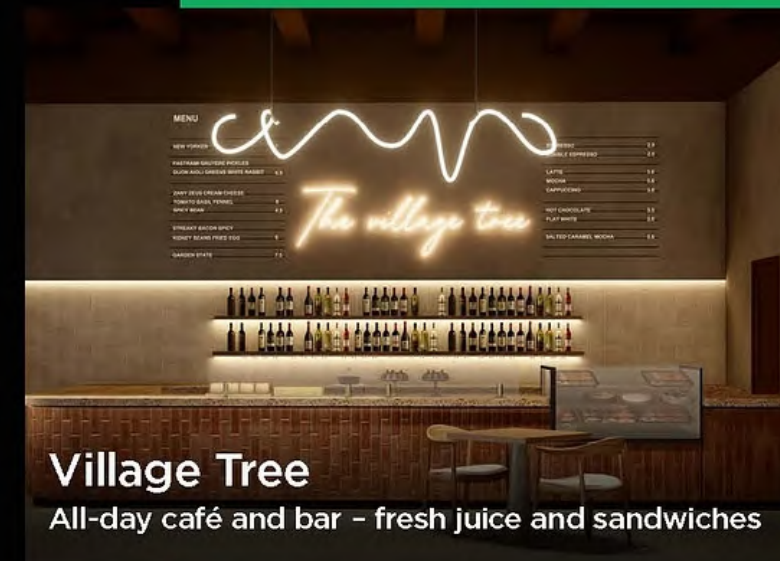
Pacific Tavern
Neighbourhood pub with
craft beer and classic pub food.



Vagabond
Urban winery and bar with self-pour stations



Leadbelly's
Live music bar & kitchen



Village Tree
All-day café and bar – fresh juice and sandwiches



Mayflower Pub
Historic Thames-side pub

CORNER CORNER

FOOD HALL
1,500 PERSON EVENTS SPACE
WATER-SIDE TERRACE
RECORDING STUDIO
LIVE MUSIC VENUE
MARKETS
CULTURAL EVENTS
RUNNING CLUB
BRAND ACTIVATIONS
EXPERIENCE ACTIVATIONS
VERTICAL FARM

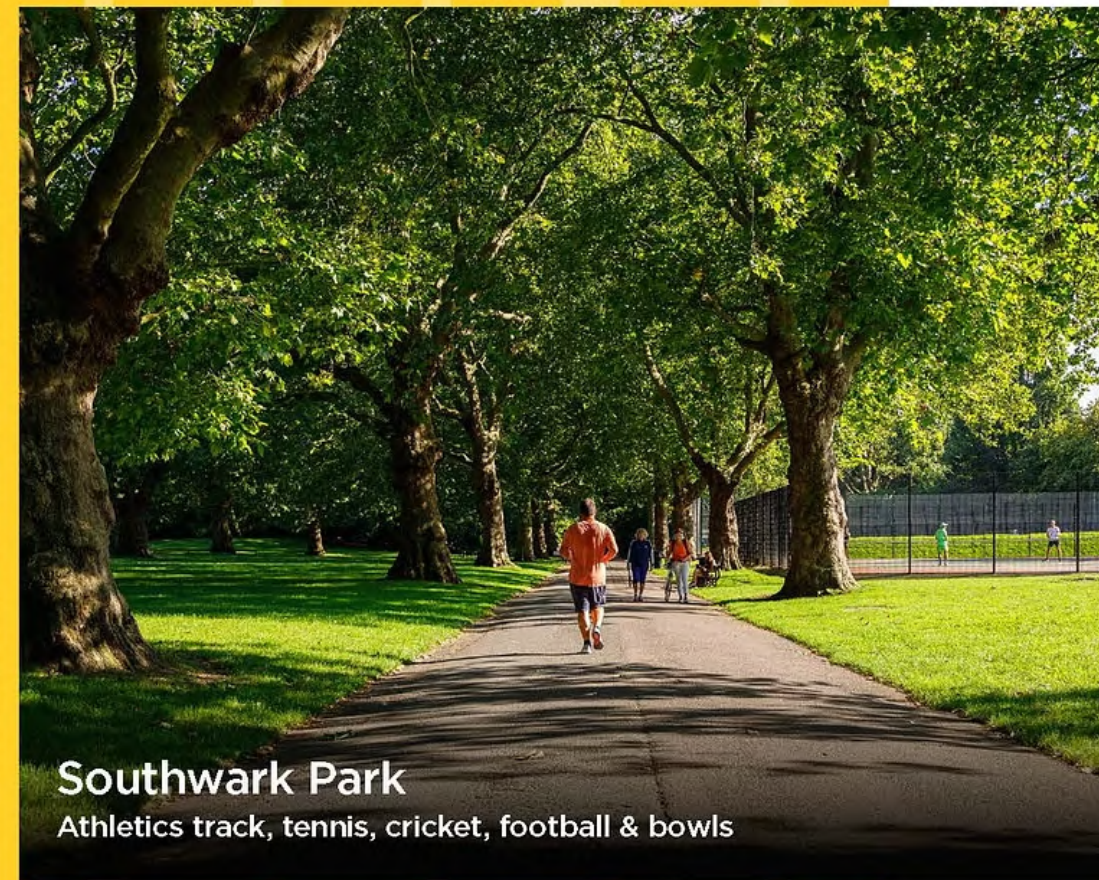
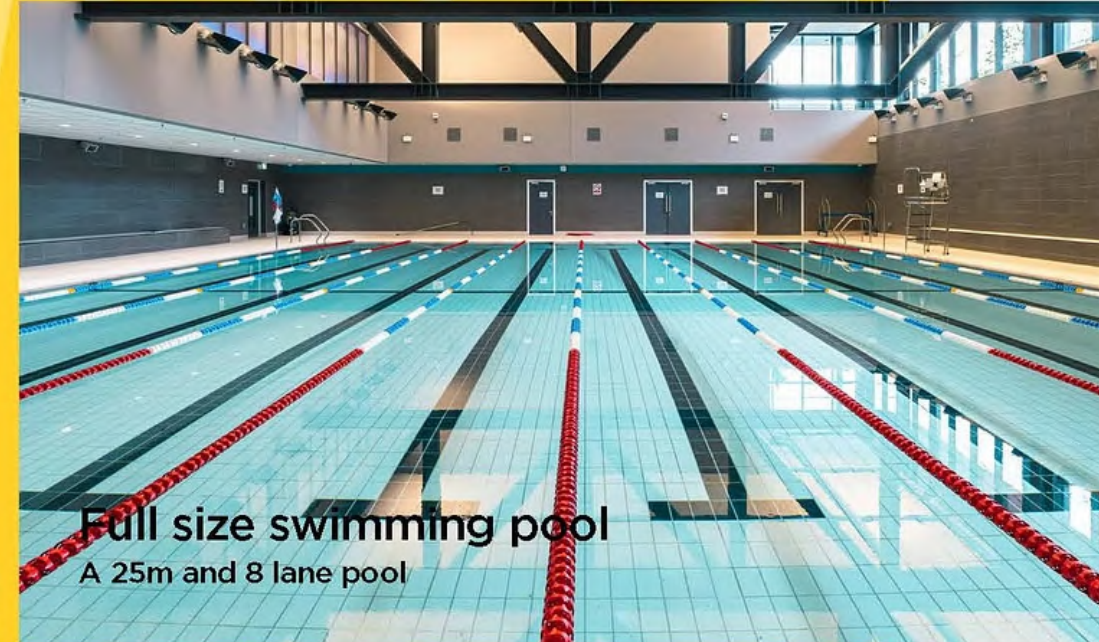


Where wellness is a lifestyle

Most business districts have a gym around the corner.

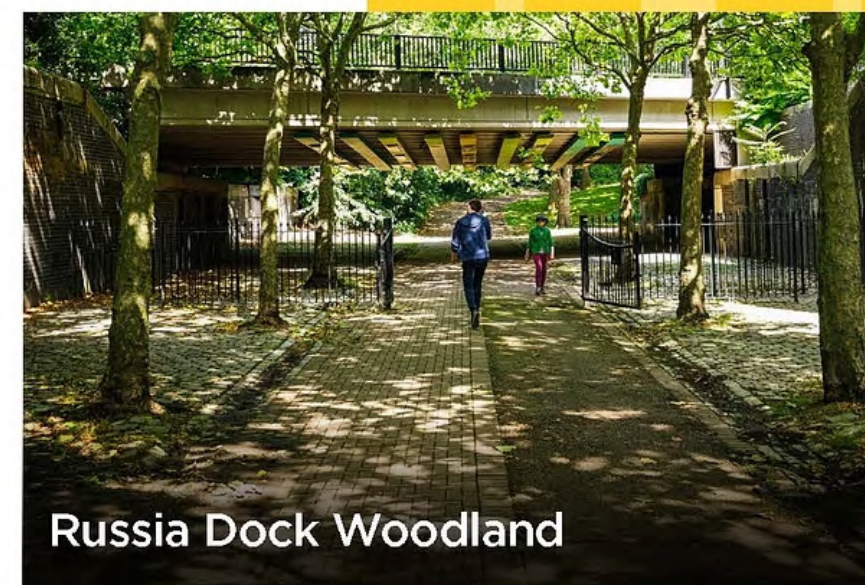
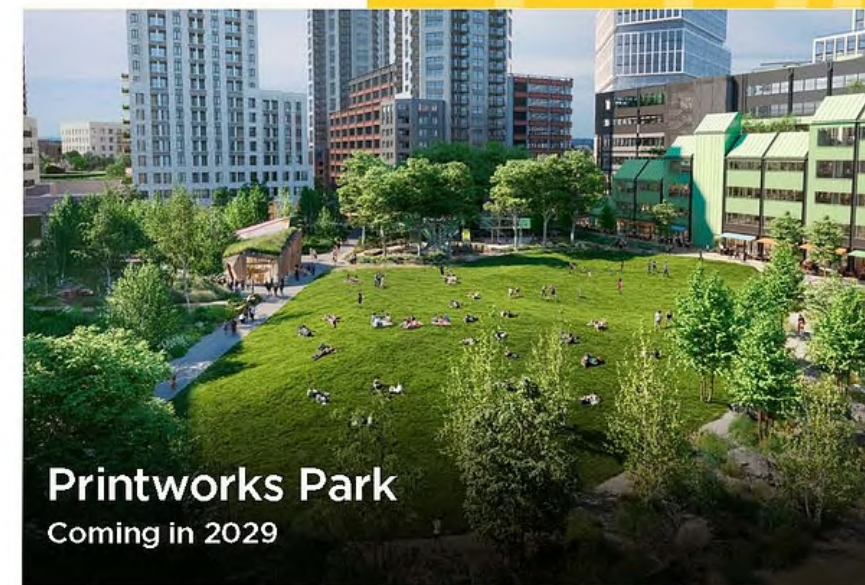
Canada Water has a full-size swimming pool, leisure centre, open water sailing, a padel club on campus, 200 acres of parks, docks and woodland — and Southwark Park's athletics track minutes from your desk.

Here you can have a genuinely different kind of workday.



Surrounded by 130 acres
of parks, woodlands and water.

Nature & Outdoors



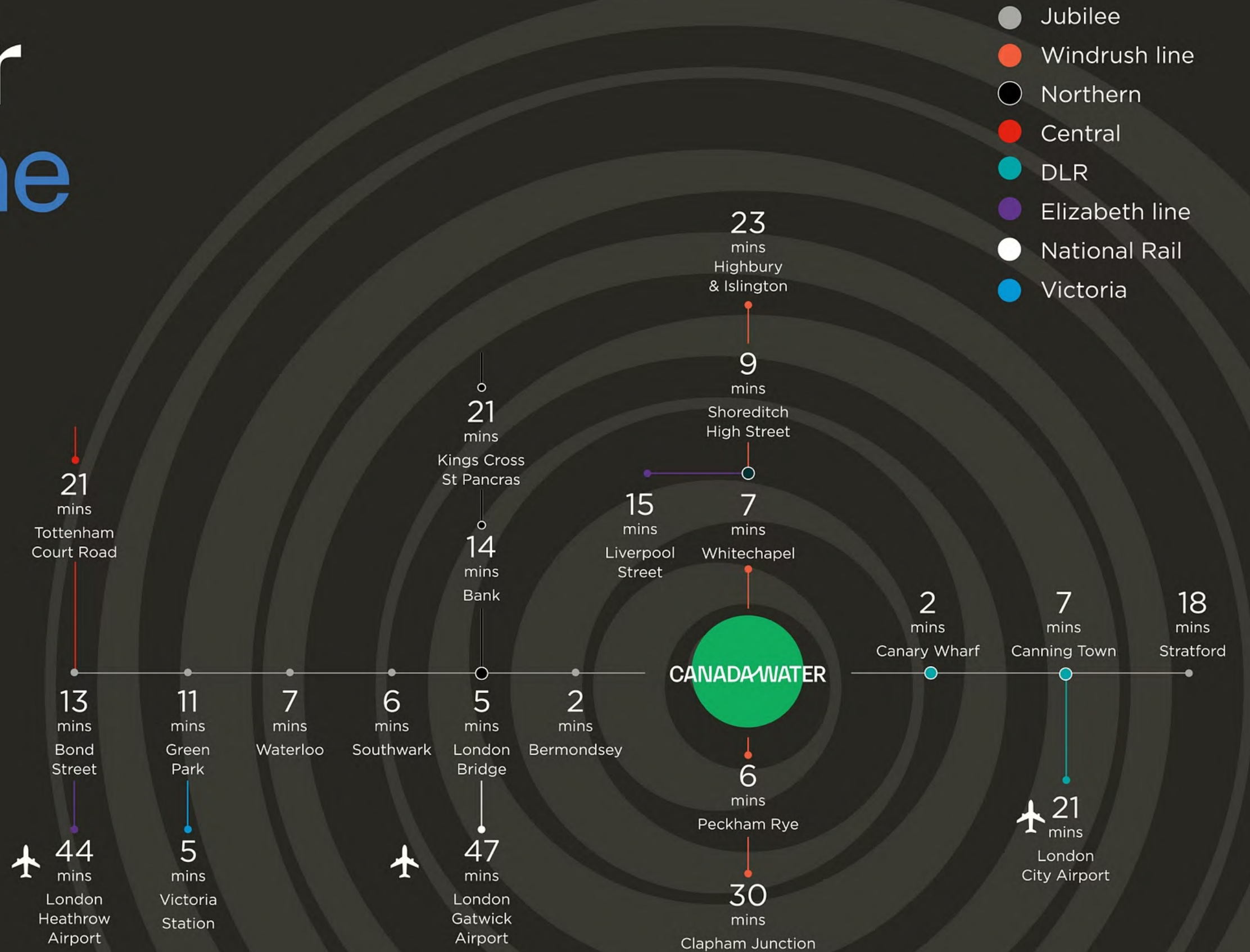
Connecting your people to the right places

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

Canada Water is set to attract more under-35s within an hour's reach than any other London office hub by 2033. Making it a future-ready talent destination.

10.4m

people can travel to
Canada Water within
60 minutes



The modular campus

PAPER GARDEN

A base for Global Generation, a UK education charity who give local young people nature-based green and practical skills at Canada Water.

PAPER FOUNDRY

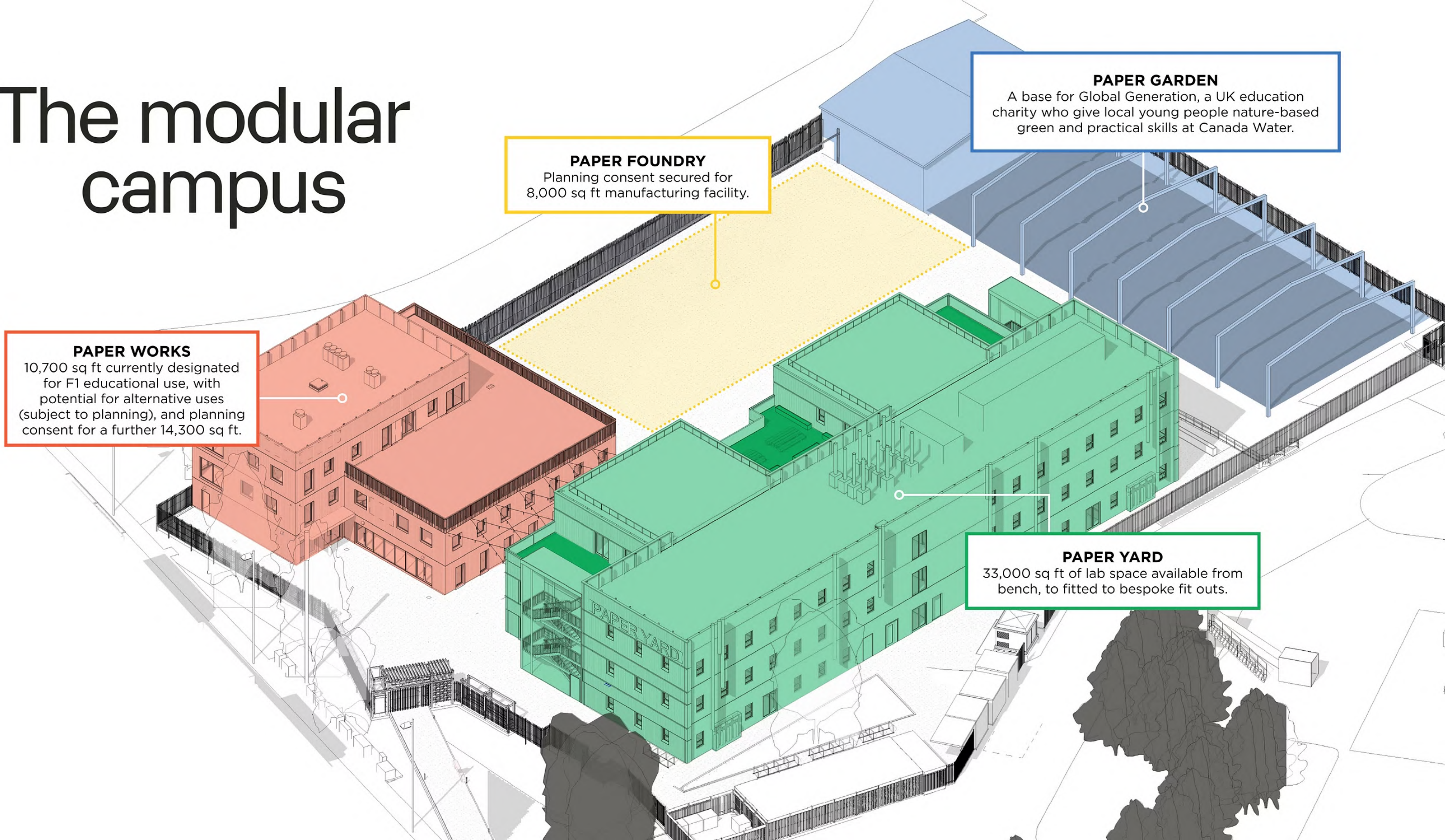
Planning consent secured for 8,000 sq ft manufacturing facility.

PAPER WORKS

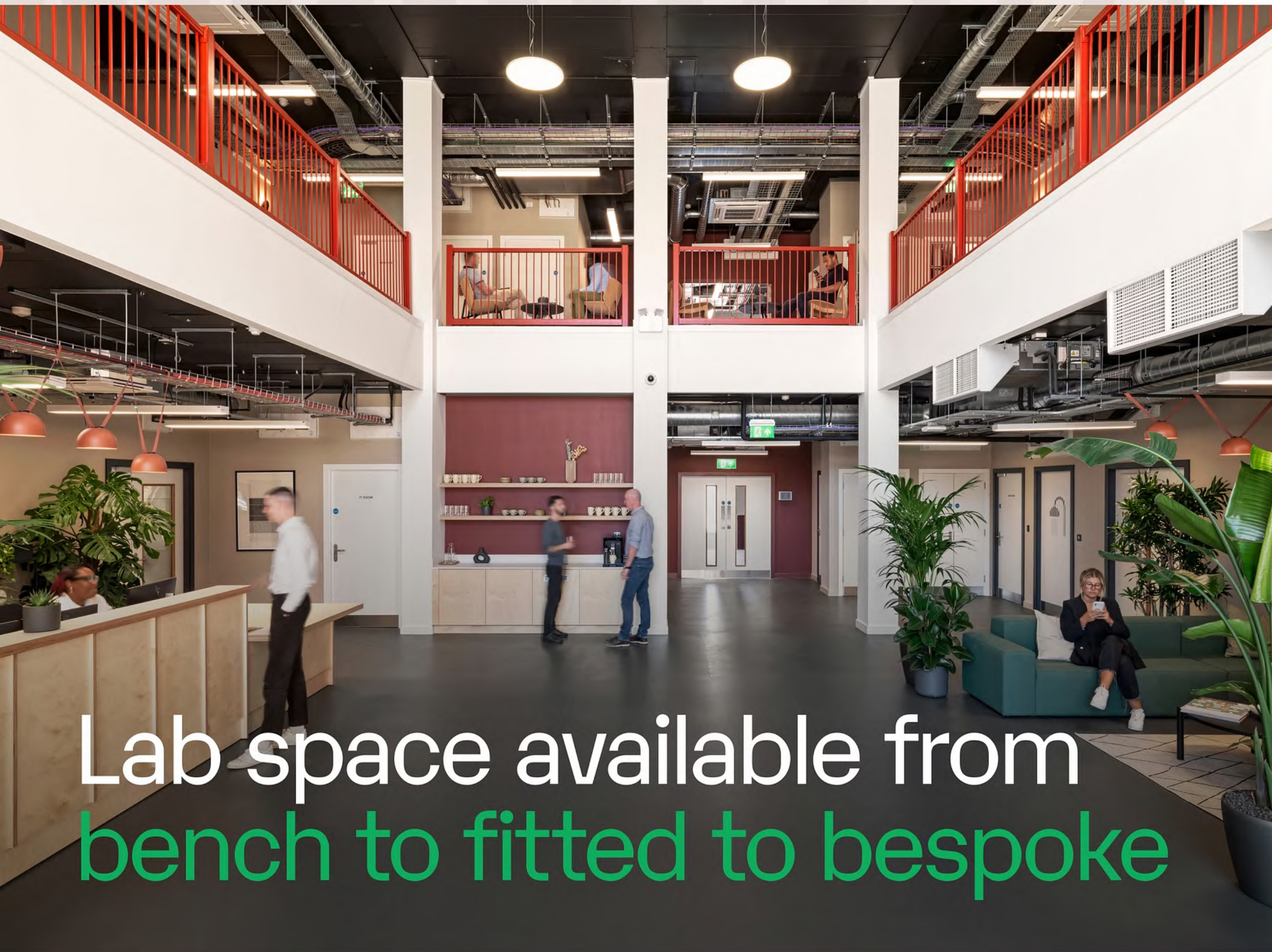
10,700 sq ft currently designated for F1 educational use, with potential for alternative uses (subject to planning), and planning consent for a further 14,300 sq ft.

PAPER YARD

33,000 sq ft of lab space available from bench, to fitted to bespoke fit outs.







Lab space available from bench to fitted to bespoke



8 person bookable meeting room



Double height entrance reception



Tea point in reception



Communal terrace on 2nd floor



Shared showers and changing facilities



1:8m² office / 1:15m² lab occupational density



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



Provision for ducted extract & recirculating fume cupboards



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

Space that scales with your ambition

As your company grows, your space needs change — from early experimentation to scaling teams and building a long-term home. We offer labs, workspaces and HQ buildings that evolve with you, backed by specialist support and connected campuses. Wherever you are on your journey, we provide the right environment to help you focus, innovate, and scale with confidence.

Lab Ready INCUBATOR

in partnership with
 PROSEMINO



Rent a desk or bench in our co-working lab managed by Prosemino – the UK's leading climate and energy tech venture builder.

Lab Ready SCALE



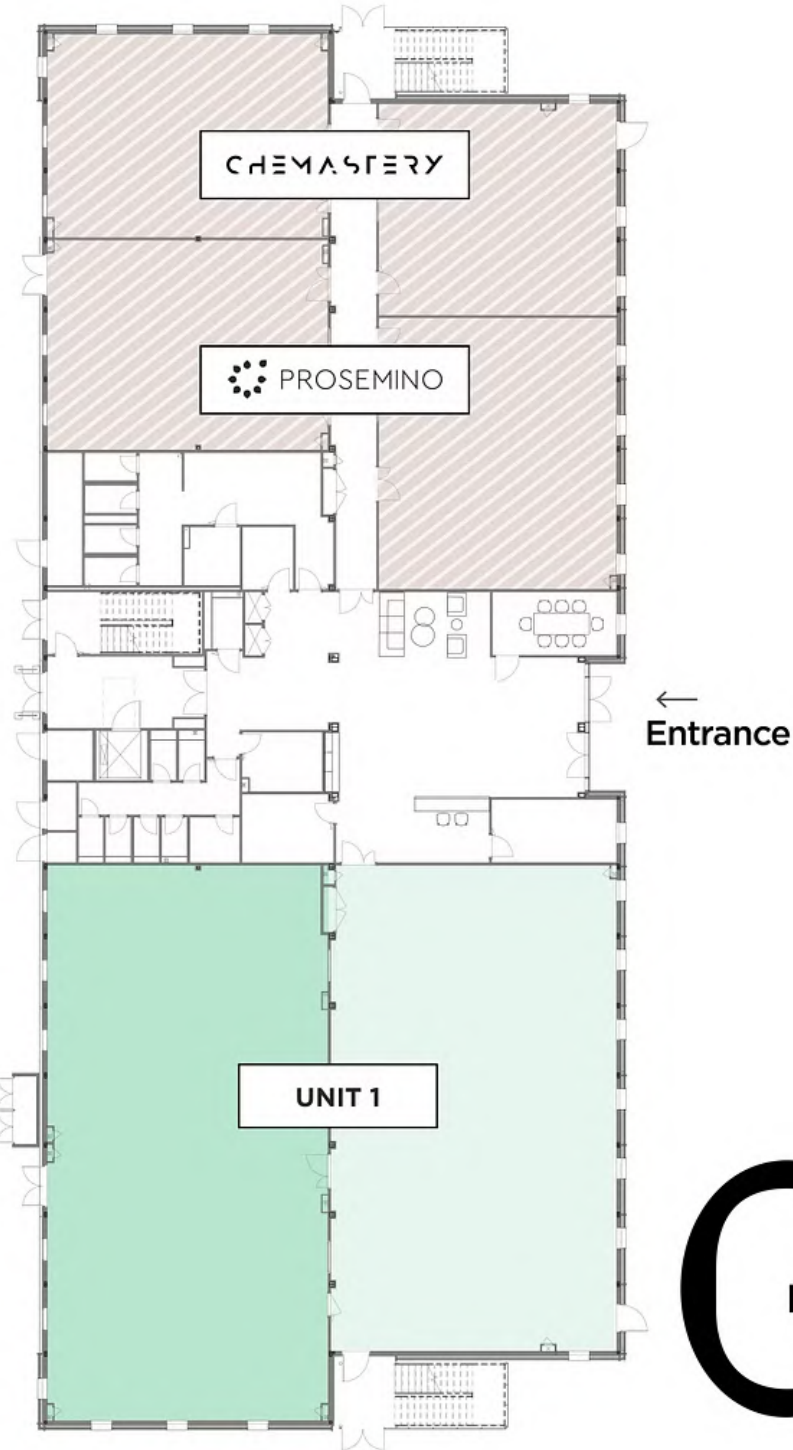
Rent your own fully fitted lab and write up area.

Lab-Enabled

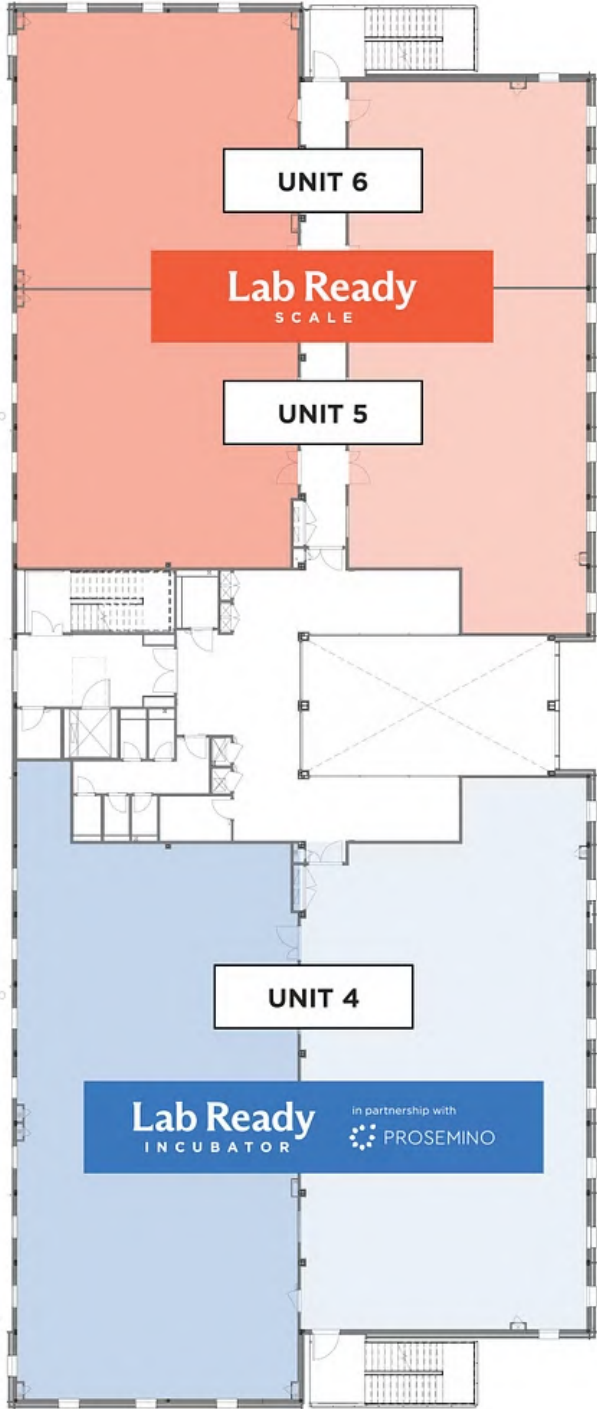


Rent your own lab-enabled space ready for your own fit out.

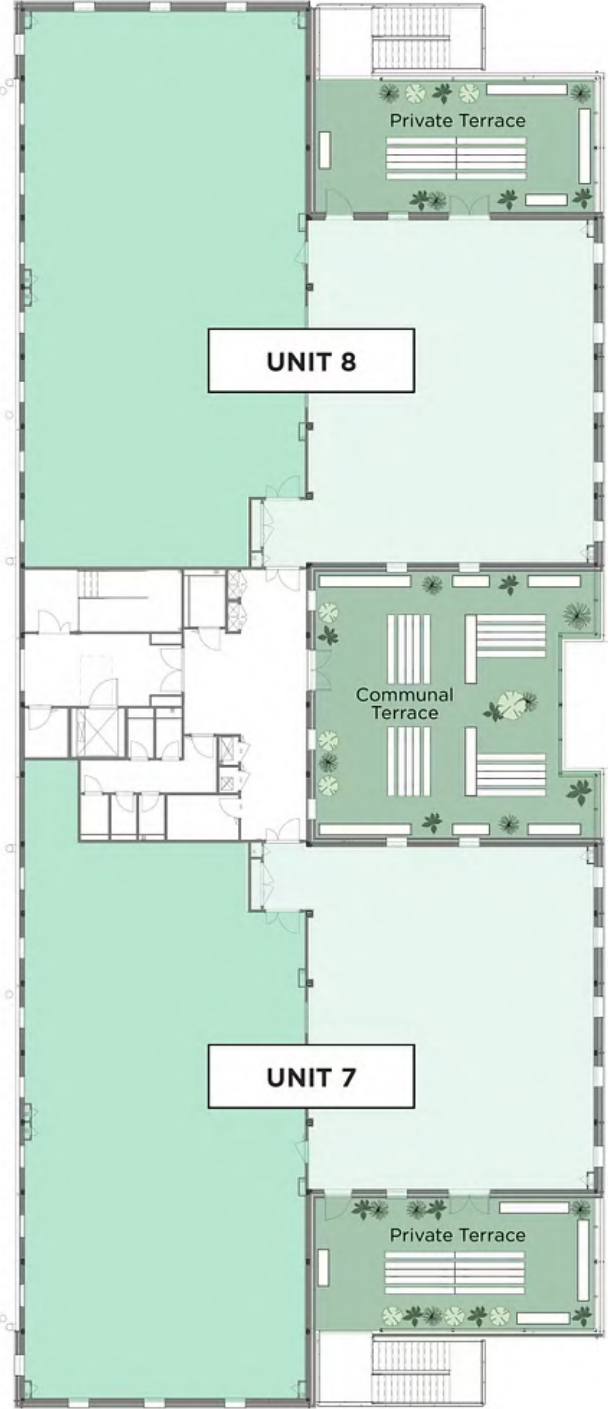
Floorplans



G



1



2

Unit	Lab sq ft	Office sq ft	Terrace sq ft
1	3,112	2,774	
2	Prosemino		
3	CheMastery		
4	2,918	3,195	
5	1,552	1,484	
6	1,549	978	
7	3,124	2,027	742
8	3,044	2,023	742
Total	15,299	12,481	1,484

- Key
- Core/Lab-Enabled
 - Lab Ready: Scale
 - Lab Ready: Incubator
 - Terraces
 - Let

Lab Ready

INCUBATOR

in partnership with

 PROSEMINO

Join London's newest community for Hard Tech, including climate, energy and battery tech.

Our co-working lab and office space allows flexible growth and a quick move-in. The lab is managed by Prosemino – the UK's leading climate and energy tech venture builder – with access to shared equipment and services. Available May 2026.



40 benches



40 desks



Shared co-working lab & write up space



Access to shared equipment



Meeting rooms & pods



Services: Utilities & lab waste removal



Flexible licences:
Bench: £2,000/pcm
Desk: £500/pcm



Community:
Full events programme

Key

- Lab
- Ducted fume hood
- Recirc fume hood
- Office
- Kitchen





A fully serviced environment designed to support every stage of growth, with access to shared kitchens, breakout and deck spaces, and high-spec lab facilities including bookable fume hoods. From focused bench work to informal collaboration, the space balances practicality with comfort – giving teams the flexibility to work, connect and scale in one seamless setting.



Lab Ready

SCALE

Ready to scale? Step up into a fitted lab within London’s established Hard Tech community for climate, energy and battery tech.

Our Lab Ready Scale suites provide private, fitted labs with supporting office space designed for teams ready to grow beyond incubation. Move in fast to a lab that’s already built — then tailor day-to-day operations with your own equipment, specialist services, and workflows. Available Now.



Unit 6
13 benches



Unit 6
12 desks



Unit 5
13 benches



Unit 5
16 desks



Private fitted labs with operational support



1 ducted fume hood per unit



Community:
Full events programme

Key

- Lab
- Ducted fume hood
- Office
- Kitchen





Canada Water is happening now.
Take your place at the centre
of this incredible story.

Contact



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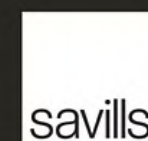
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