


CANADAWATER

# 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 Studios

Alfred Salter Primary School

Canada Water Cafe

Lily's nails & beauty

Scape Student Housing

Sainsbury's Local

Canada Water Market

Leadbelly's Bar & Kitchen

The Grand Press & Printworks London

Mouse Tail Coffee

The Founding

Canada Water

Canada Water Library

Decathlon

The Paper Yard

Dock Office Gardens

Three Deal Porters

Dock Shed & Canada Water Leisure Centre

Culture Hub

TEDI-London

Bodytonic Clinic

The Pacific Tavern

St. Joseph's Catholic Primary School

The Arch

Surrey Quays Shopping Centre

The Moby Dick

The Pavilion Cafe

The Lodge Space

Tesco Extra

Southwark Park Galleries

The Yellow House

Surrey Docks Fitness & Water Sports Centre

SOUTHWARK PARK

Surrey Quays

GREENLAND DOCK

# Connecting your people to the right places

- Jubilee
- Windrush line
- Northern
- Central
- DLR
- Elizabeth line
- National Rail
- Victoria

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



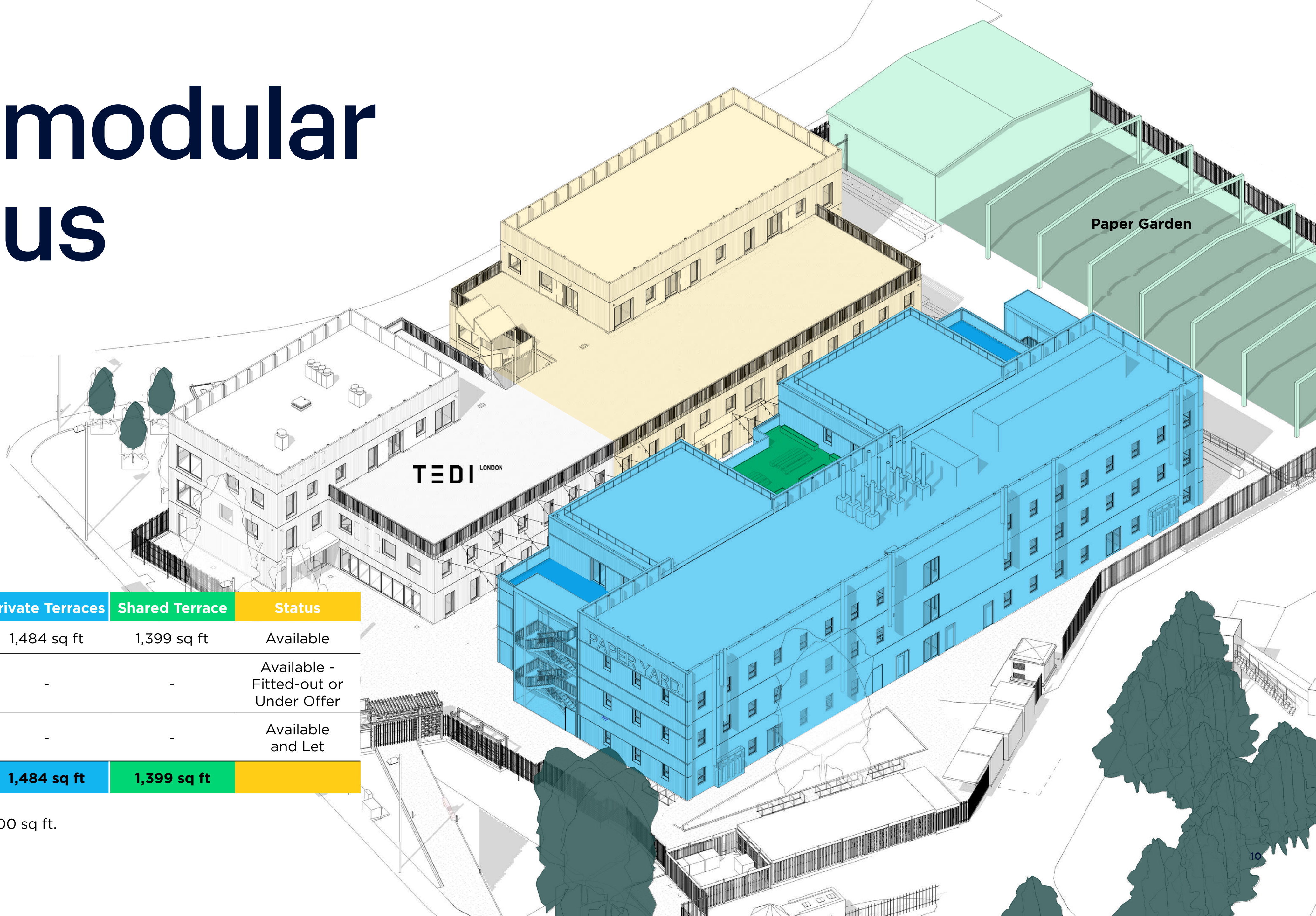
LAB SPACE



RECEPTION

# Available Lab space 2,200 – 33,000 sq ft

# The modular campus

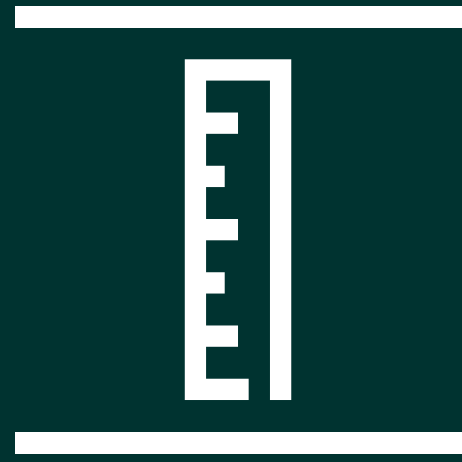


The Paper Yard Schedule of Areas

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
<b>Total</b>	<b>24,008 sq ft</b>	<b>1,484 sq ft</b>	<b>1,399 sq ft</b>	

 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



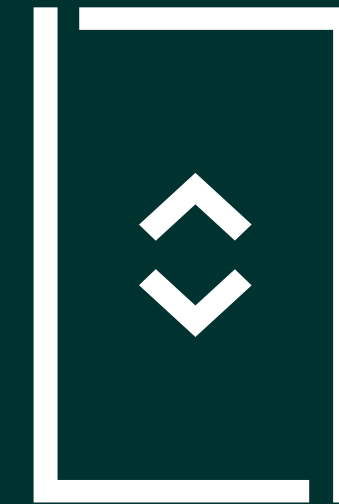
Bookable 8-person meeting room. Shared and private terraces available.



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

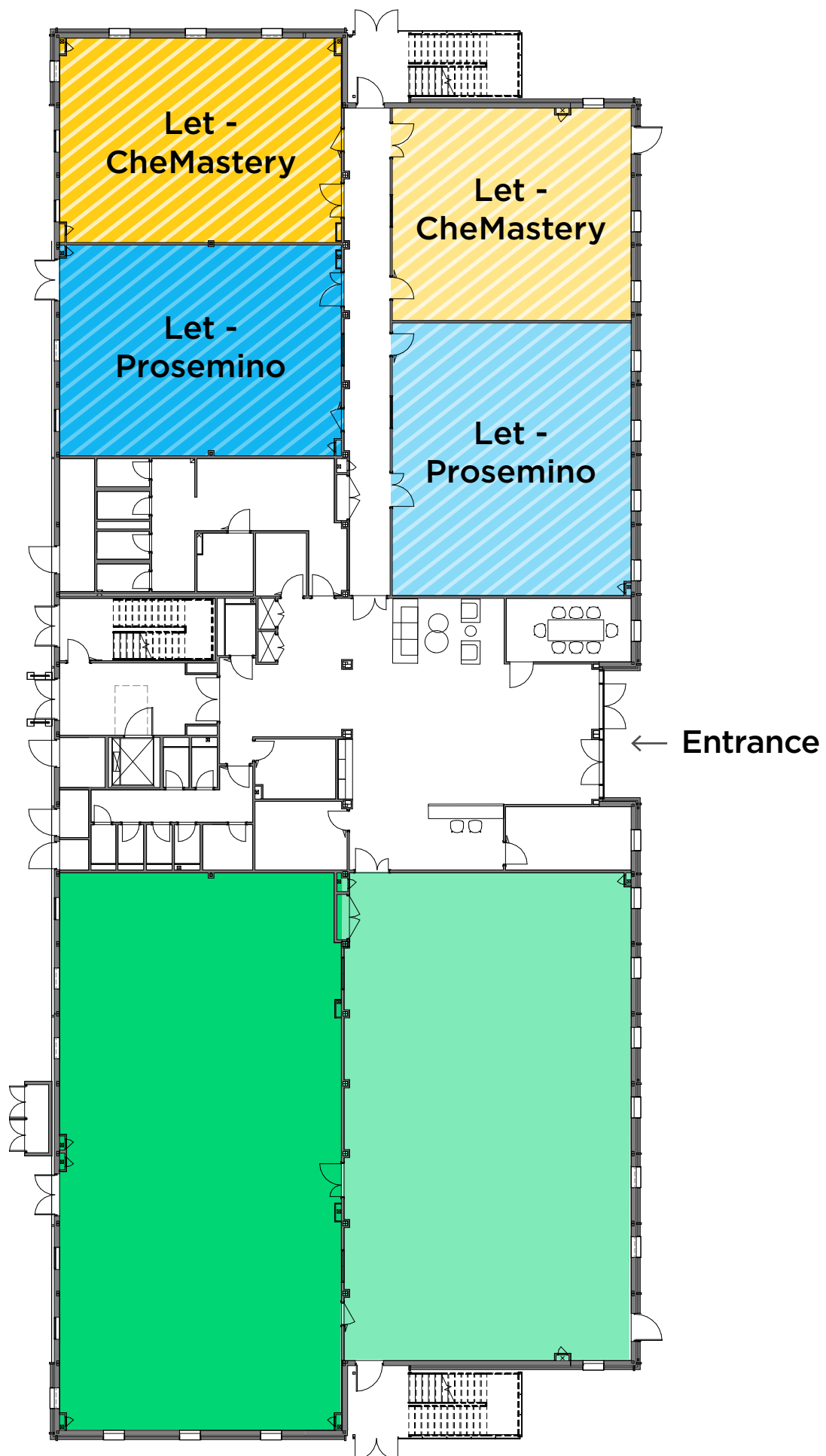


Back-up power available

# Floorplans

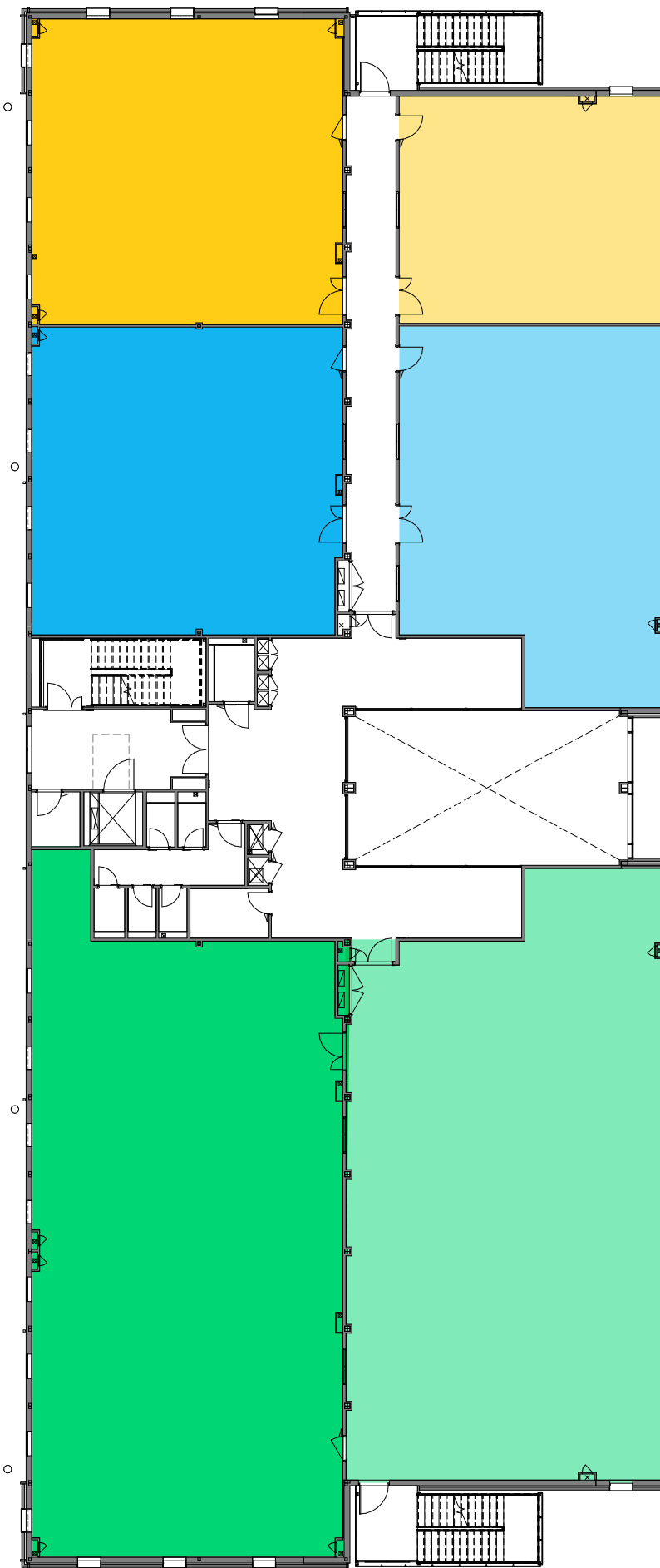
# G

- 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



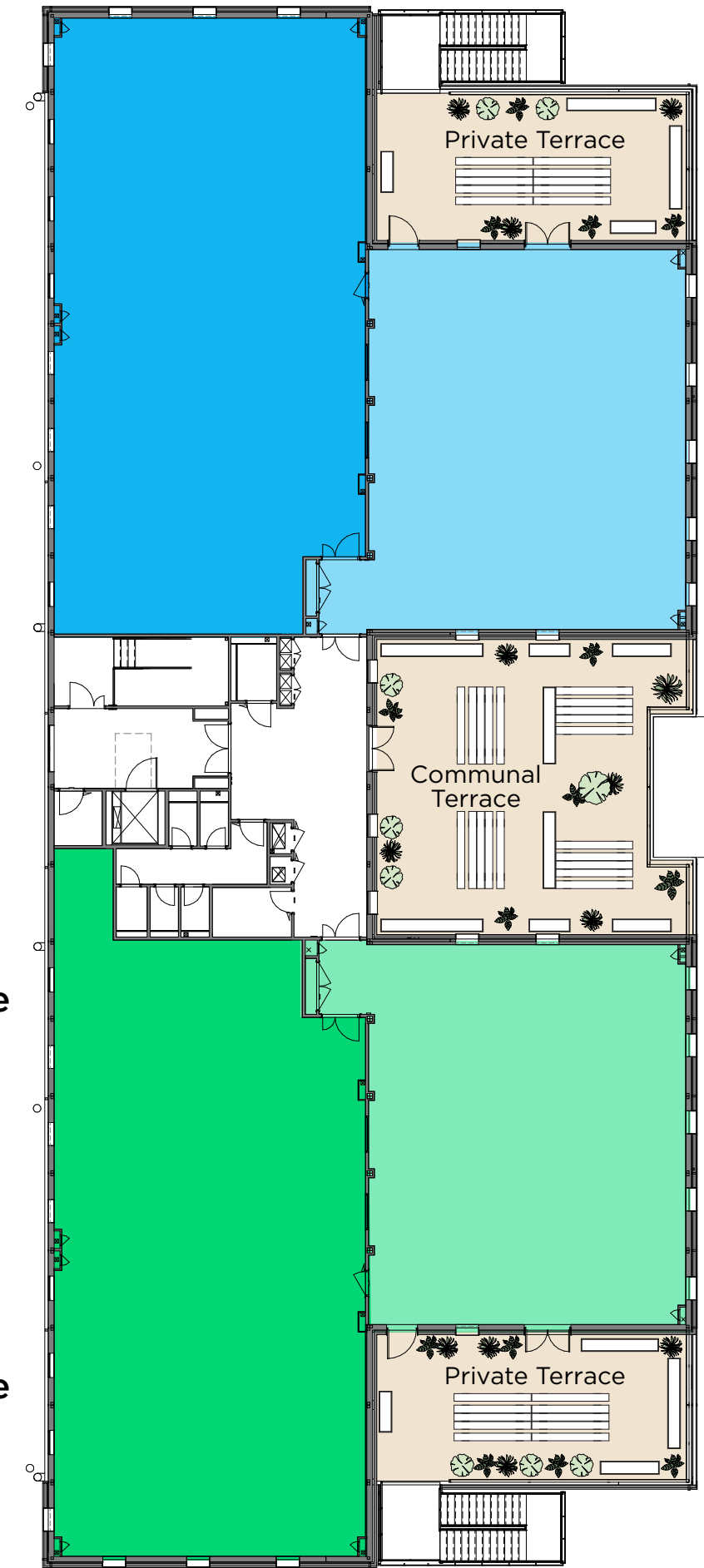
# 1

- 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.



# City working has never been so healthy

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.



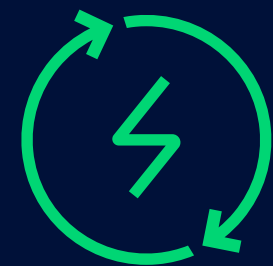
Including a natural 5km running route which passes through woods and parks crossing only one main road, and – right next door to your workspace – a new state-of-the-art leisure centre with two swimming pools, a 140-station gym, three fitness studios, and a four-court sports hall.

# 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

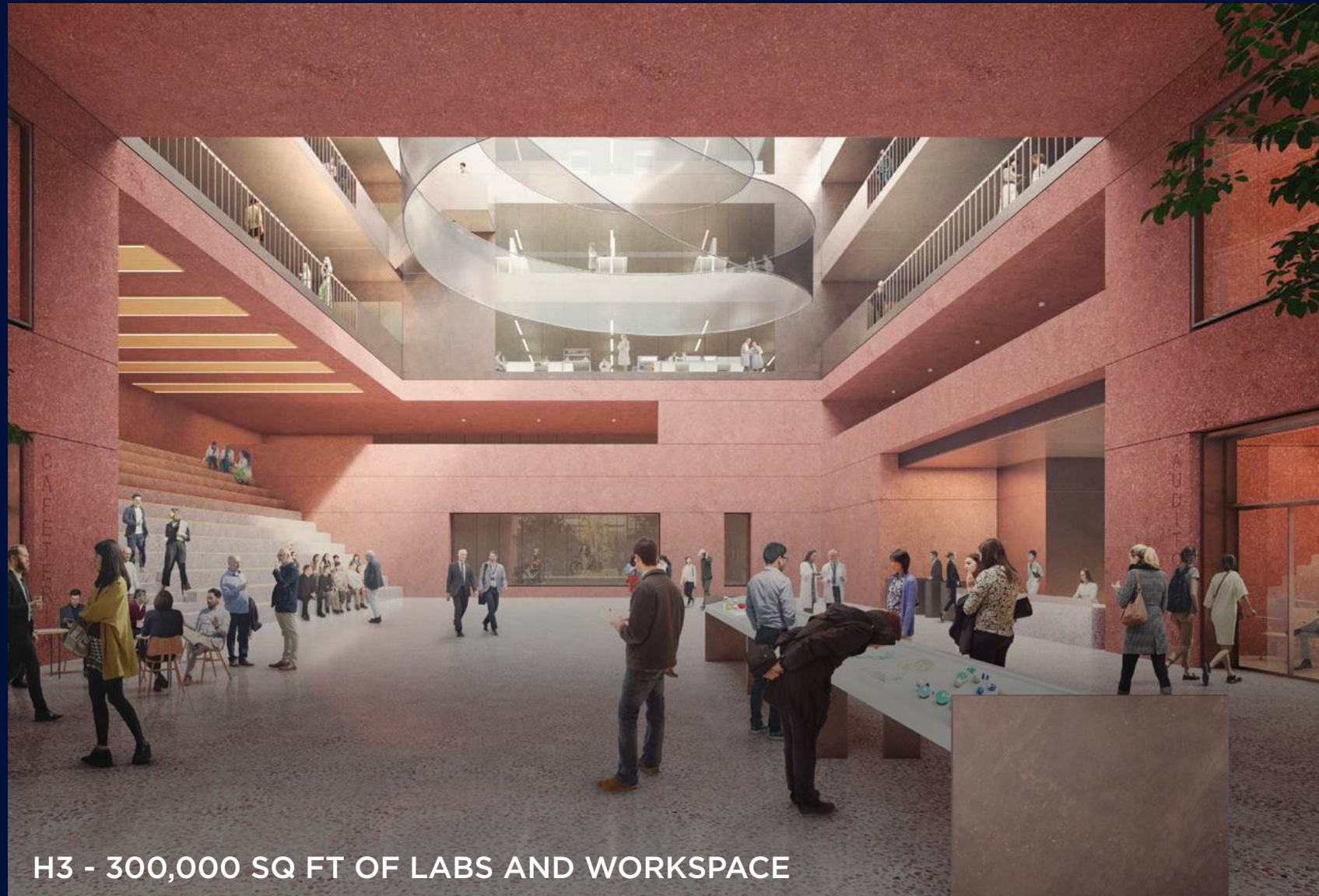
# Future buildings at Canada Water

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.

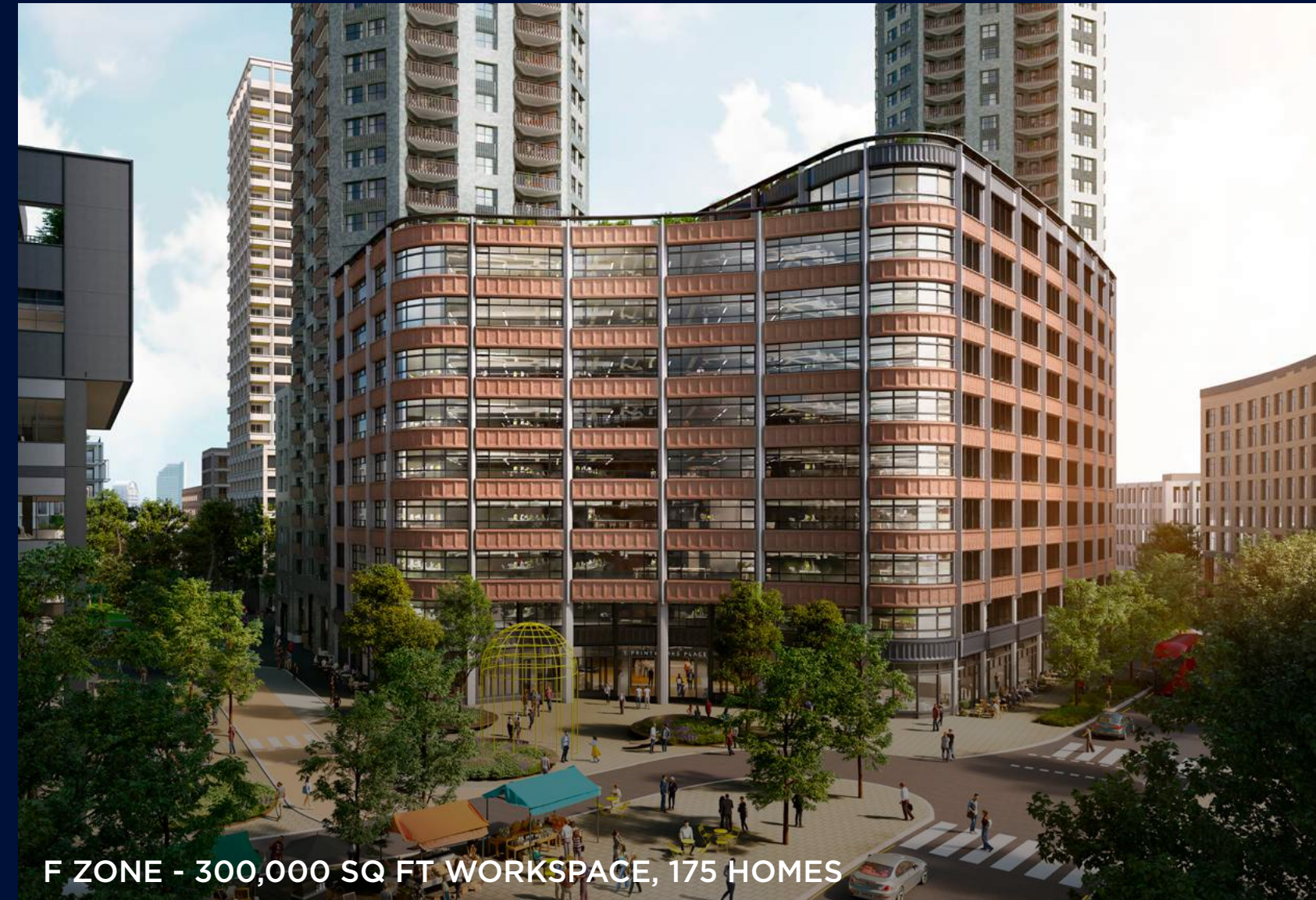
Perhaps that's a first office in dedicated startup space - or it could be a build-to-suit headquarters. Businesses that come here have the opportunity to shape this place as they grow.



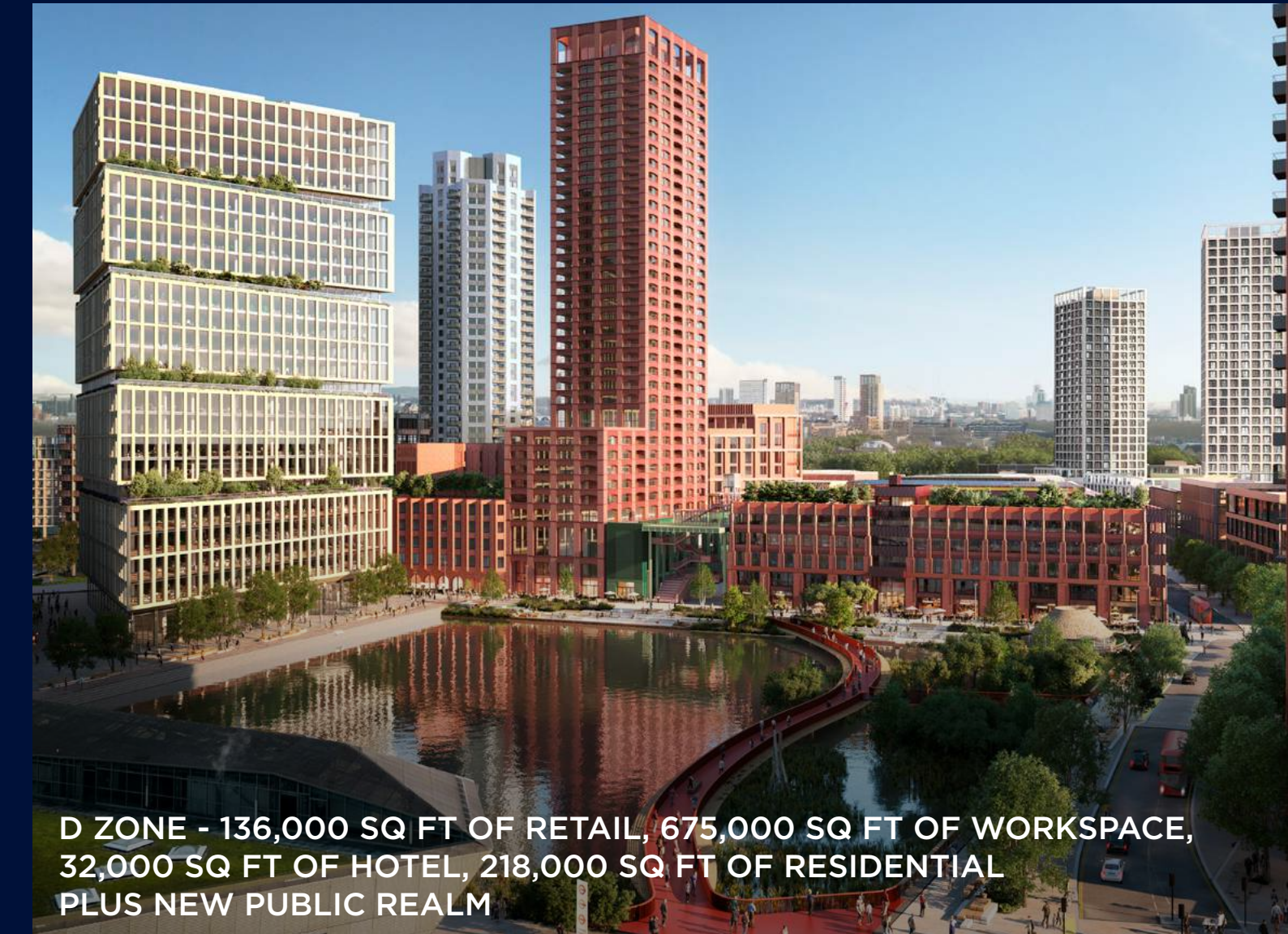
THE GRAND PRESS - 165,000 SQ FT AND PRINTWORKS LONDON



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

# Contact

## Georgia Hogg

georgia.hogg@britishland.com  
07921 742553

## Michael Wiseman

Michael.Wiseman@britishland.com  
0773 9292809

## Amy Hockley

Amy.Hockley@britishland.com  
07717 272446



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## Carter Jonas

### Matt Lee

matt.lee@carterjonas.co.uk  
07815 469115

### Lucy Atkins

lucy.atkins@carterjonas.co.uk  
07703 198946

### Giles Garbutt

giles.garbutt@carterjonas.co.uk  
07977 915791



### Tom Mellows

tmellows@savills.com  
07870 555955

### Josh Lamb

jlamb@savills.com  
07976 988486

### Samuel Denehy

samuel.denehy@savills.com  
07977 030175

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