

REDMAN

20  
WATER  
STREET

WOOD WHARF  
GET

HEALTH & WELLBEING

TASTE THE WORLD

Wood Wharf





20 WATER STREET

10 PARK DRIVE

8 WATER STREET

15 WATER STREET

TRIBE

THIRD SPACE

FEELS LIKE JUNE

Fish & Guts

Patty&Bun

the VOW

BROADWICKLIVE

qube

amazonfresh

HAWKSMOOR





# FOR PEOPLE SHAPING THE FUTURE OF LONDON

Welcome to Wood Wharf – a vibrant mixed-use neighbourhood designed to satisfy London's future ambitions – leading the city forward.

In a world of "always on", these thoughtfully designed offices, retail, restful waterside settings and welcoming green spaces provide a stimulating environment.

# 5

MILLION SQ FT  
MIXED-USE  
DEVELOPMENT

—  
From Allies and Morrison to Herzog & de Meuron, Wood Wharf has been designed by some of the world's leading architects, bringing together a vision for tomorrow's workplace.

# 2

MILLION SQ FT  
OF WORKSPACE

—  
A new London neighbourhood. Created for the curious, the imaginative, and the challengers of convention. A place to inspire creativity and collaboration, designed for people shaping the future of the world's most exciting city.

# 350, 000

SQ FT OF  
HAND-PICKED  
RETAILERS AND  
LEISURE SPACE

—  
Lively high streets mixed with intimate boutique arcades. Explore early morning juice spots, contemporary homeware, artisan bakers and some of the best restaurants London has to offer.

## DIVERSE AND INSPIRING ARTS AND EVENTS

—  
Day and night, 7 days a week, the neighbourhood is alive with entertainment. Authentic street food markets for adventurous appetites and beach volleyball during the summer. Cult movie screenings one evening, London Philharmonic performances the next.

OVER

# 3,800

APARTMENTS TO BE  
DELIVERED OVER THE  
NEXT FIVE YEARS

—  
**350** Hoxton Hotel Bedrooms

**3,425** APARTMENTS TO RENT  
**2,827** Private  
**625** Intermediate & Affordable

**912** APARTMENTS FOR SALE  
**80%** Sold

—  
Architecturally unique and striking in design, the residential spaces are the very best in city and waterside living.

The neighbourhood has everything a thriving community needs, from a new local primary school to its own doctors surgery.

# 9

ACRES OF  
INTERCONNECTED  
WATERSIDE  
WALKWAYS  
AND GARDENS

—  
Boardwalks, squares and parks combine to create an oasis of urban green space in the heart of the city.

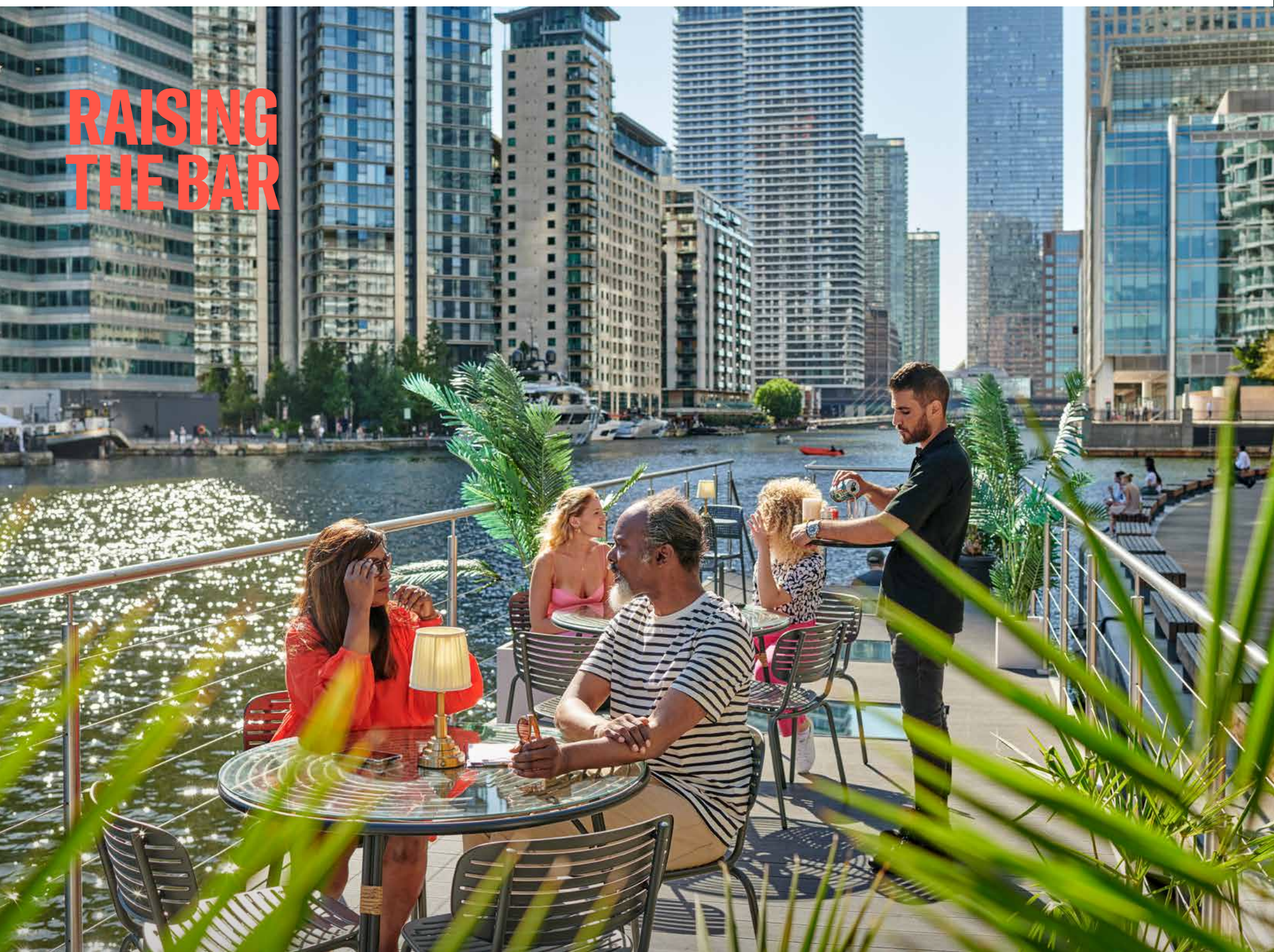


# A HOME FOR LONDON'S ENTREPRENEURIAL SPIRIT

Designed with health and wellness in mind, these organically evolving public spaces combine creativity, culture and community for a new era of urban work-life-style.

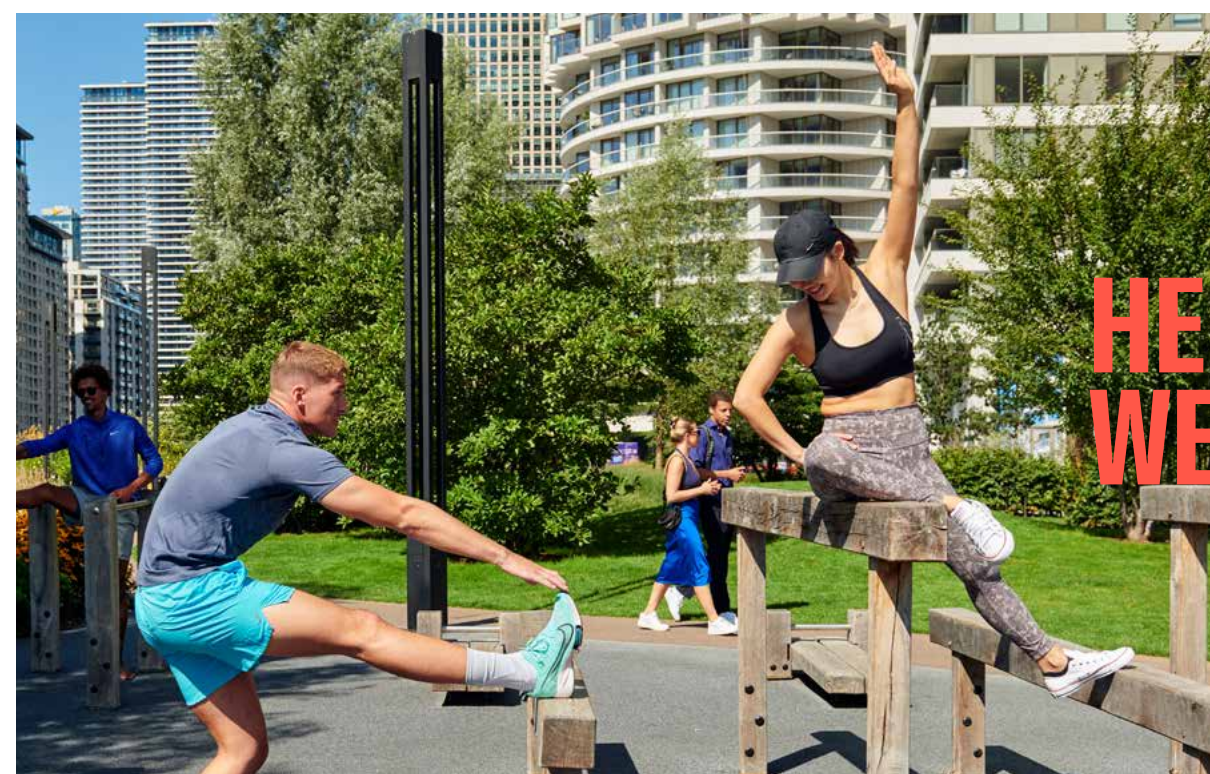


THE VERY BEST  
IN WATERSIDE WORKING



RAISING  
THE BAR

A NEIGHBOURHOOD  
THAT'S ALIVE  
DAY AND NIGHT  
7 DAYS A WEEK



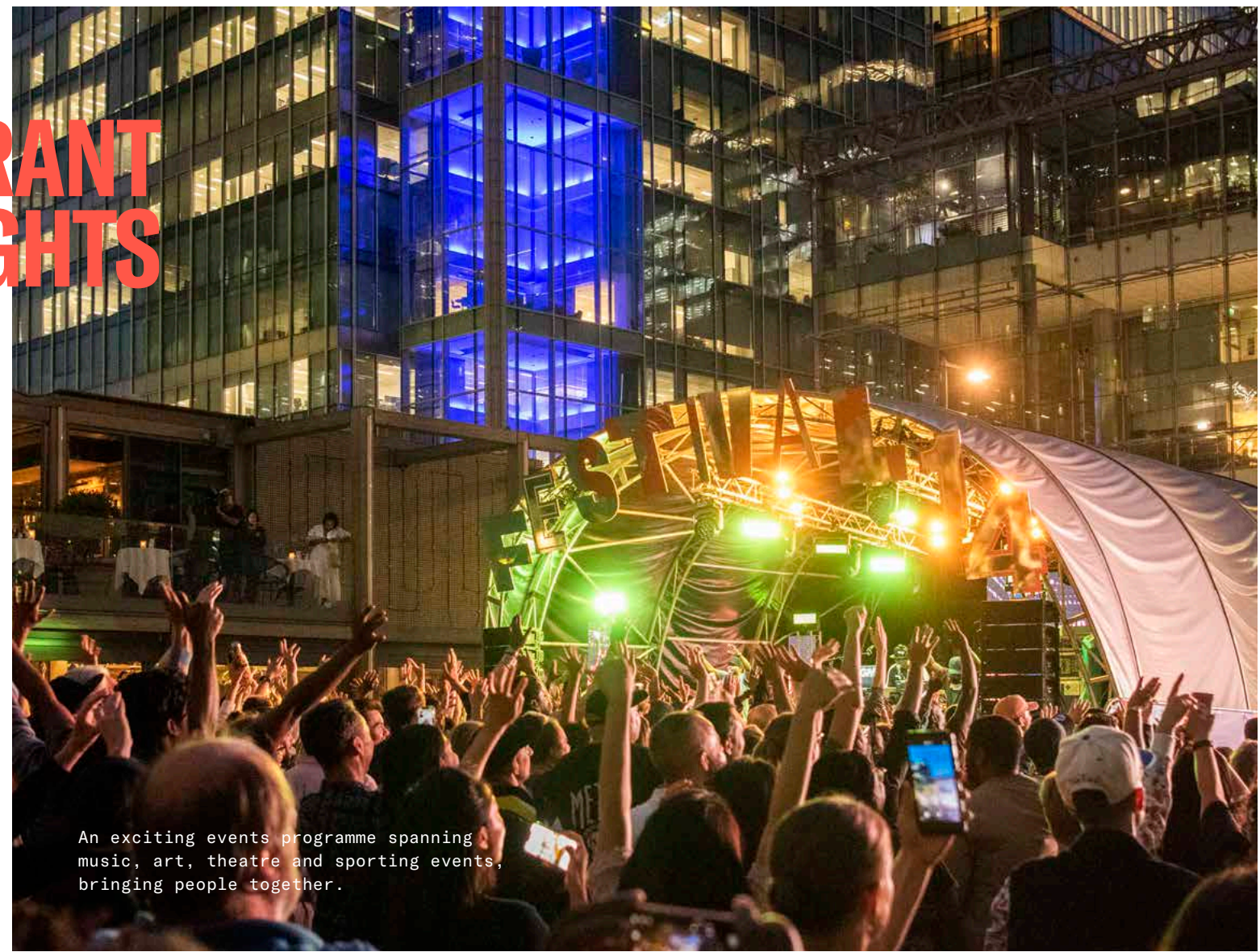
HEALTH &  
WELLBEING





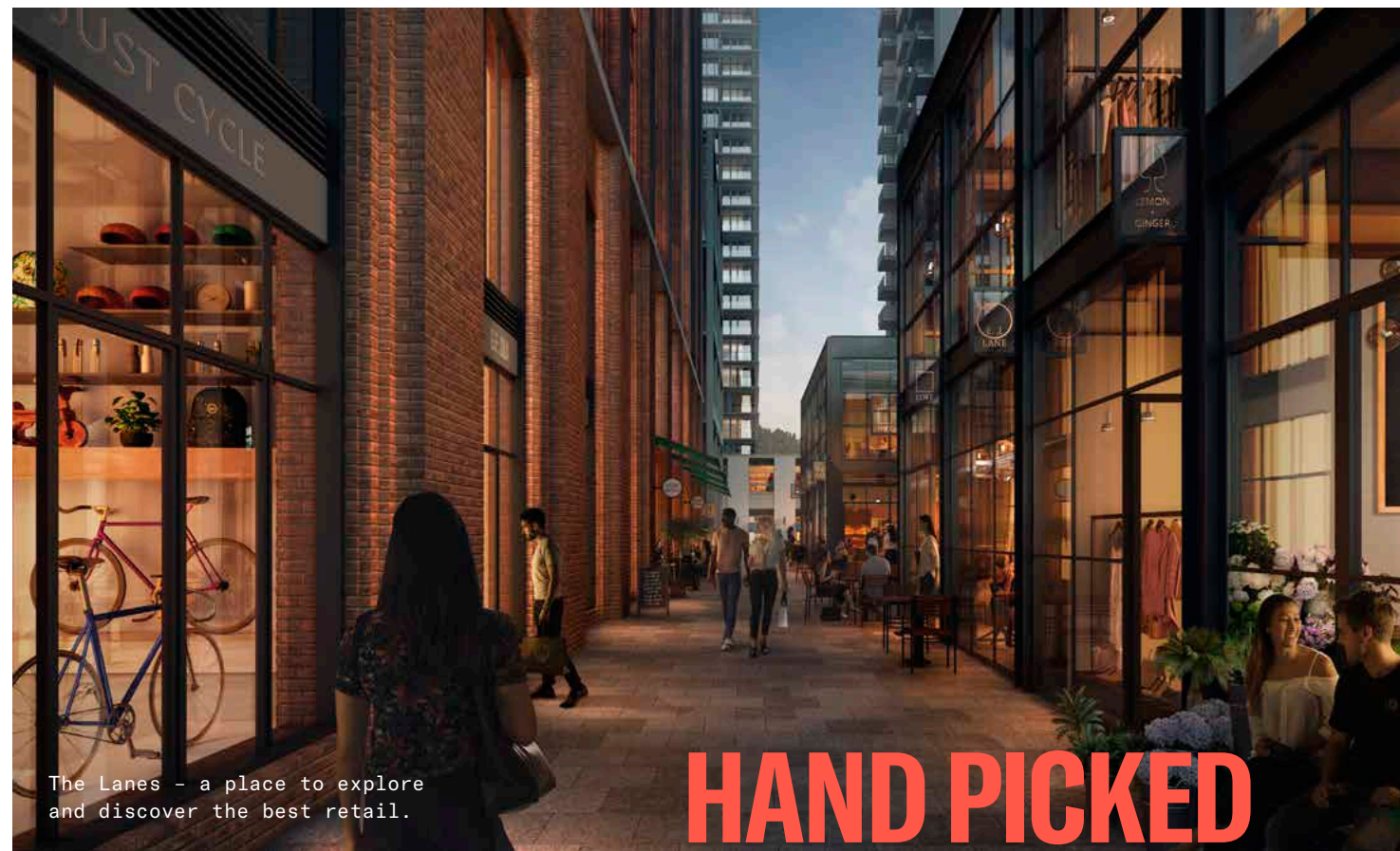
**BUSTLING  
DAYS**

10 George Street



**VIBRANT  
NIGHTS**

An exciting events programme spanning music, art, theatre and sporting events, bringing people together.



The Lanes - a place to explore and discover the best retail.

**HAND PICKED  
RETAIL AT THE LANES**

20 Water Street



HAWKSMOOR  
HAWKSMOOR

GOBOAT  
RENTAL

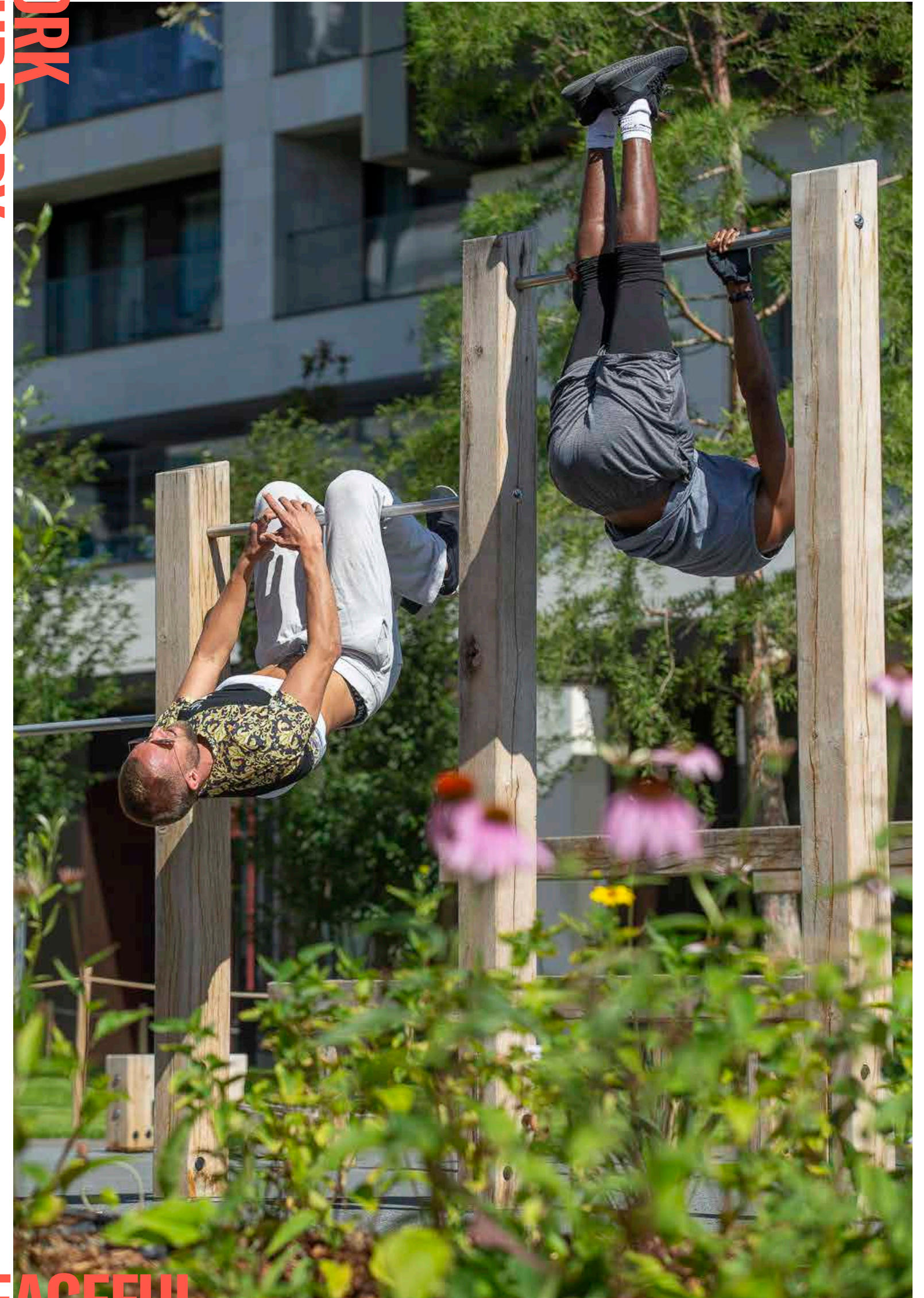




The terrace villages enable people to connect with the outdoors providing flexible space for fresh thinking.

## THE GREAT OUTDOORS

WORK  
YOUR BODY



PEACEFUL  
PUBLIC SPACES





# 20 WATER STREET OVER 170,000 SQ FT OF FUTURE-READY WORK SPACE

An agile work environment that combines rich social experiences with flexible work zones and outside spaces.

Hand-picked retailers, cafés, bars and leisure facilities on the doorstep encourage people to engage with the space and create a bustling environment.

amazonfresh

DISHOOM

HAWKSMOOR

*Fish & Gene*

the VOW



FEELS LIKE JUNE

THIRD SPACE

*Emilia's*  
CRAFTED PASTA

GOBOAT

THE LOWBACK

BROADWICKLIVE

TRIBE

UP ULTIMATE PERFORMANCE

THE BOATHOUSE

Patty&Sun









# 3 NEWEST LINES ON THE LONDON NETWORK

JUBILEE LINE 2 MINS WALK  
ELIZABETH LINE 5 MINS WALK  
DLR 6 MINS WALK

# 8 LONDON MAINLINE STATIONS ACCESSED WITHIN 10-30 MINS

# 3 INTERNATIONAL AIRPORTS ACCESSED WITHIN 10-40 MINS

HEATHROW, GATWICK & CITY AIRPORT

- 20 Water Street
- Commercial
- Residential (sales and rental)
- Residential (intermediate rent)
- Residential (affordable rent)
- Hotel/serviced apartments
- Community
- Retail
- Wood Wharf marketing suite







20 Water Street

“

Technological skills  
and creative design,  
engineering and even  
creative financial  
services are the new  
engines of London

”

—  
Jason Syrett  
Allies & Morrison

Architect Jason Syrett of Allies and Morrison, the same practice tasked with the Wood Wharf masterplan, took cues from the site's history as a thriving, working dock to inspire his vision for 20 Water Street. Syrett describes the building, along with neighbouring 15 Water Street, as gatehouses as they're amongst the first few buildings perceived when crossing the bridge from Canary Wharf. With that in mind, Allies and Morrison used materials to reflect the shift in character and feeling, while also connecting past with present.

“This was once a bustling dockside community with people loading and off-loading onto ships and railways. The modern working environment has moved away from that industrial scale to a new industry where technological skills and creative design, engineering and even creative financial services are the new engines of London.”

In order to achieve the transition, these new buildings employ masonry materials, and the warehouse-like spaces with an industrial feel are designed to attract a mixed community of businesses integrated with residential and retail space.

On a practical basis, that translates to smaller floor plates with a flexible open plan environment to accommodate scaling businesses that may take only one floor or part of one floor, rather than big open floors and multi-level offices.

“20 Water Street is designed for denser occupation than the traditional Canary Wharf office towers, with more ventilation, data, and power. It really represents the way people work nowadays.”

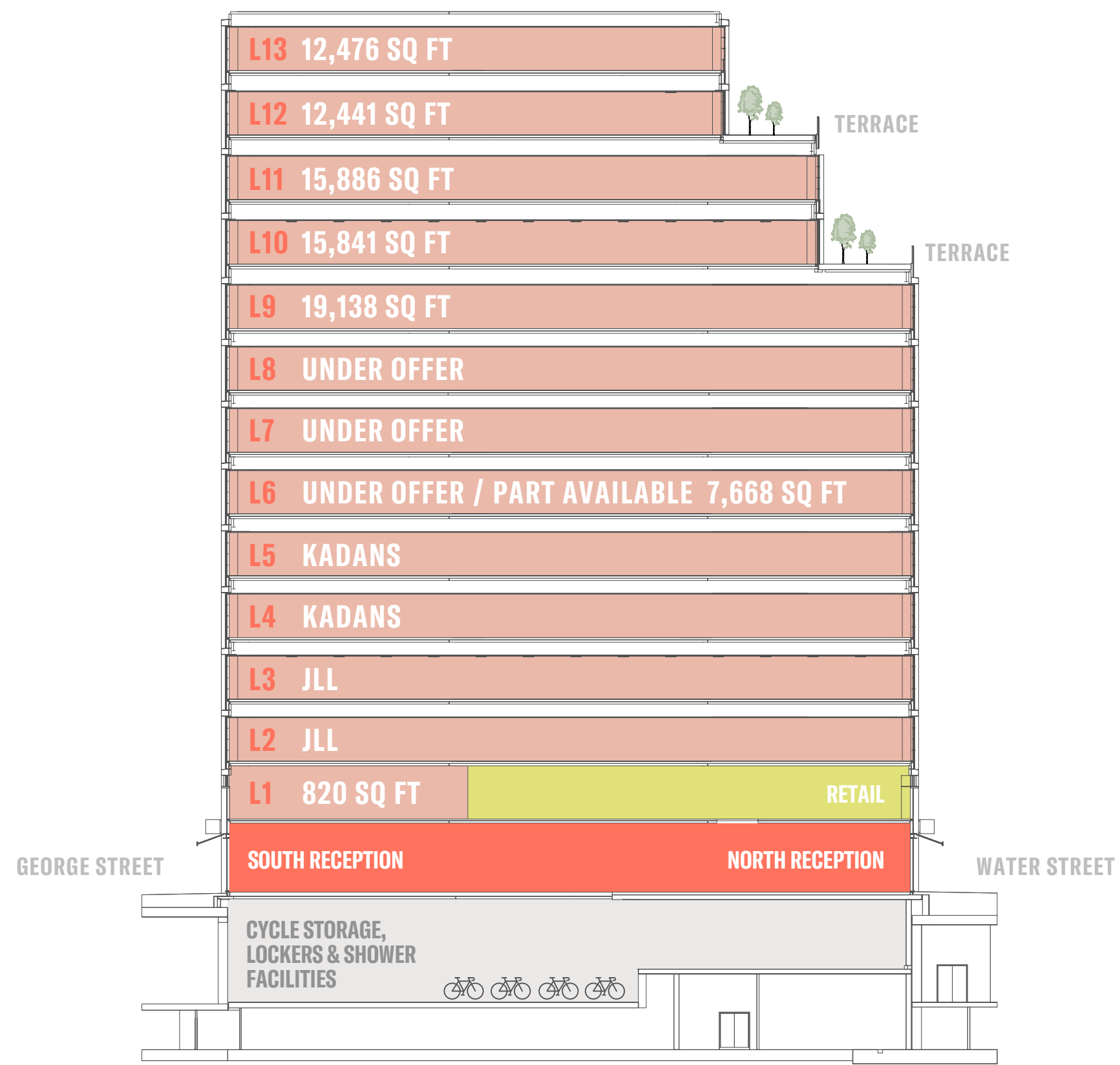
But that intensity demands balance, which is why the team at Allies and Morrison has used balconies and terraces on the building to provide break out spaces and connect the buildings at many levels to outside spaces. With retail at the ground floor, balconies and roof terraces, Allies and Morrison's goal was to unite the office space with the wider environment. The development's engagement with the waterscape keeps the surroundings and the history of Wood Wharf relevant.

Interview by  
Amy Guttman

THE BUILDING



# 85,644 SQ FT OF FLEXIBLE WORKSPACE AVAILABLE



## ENHANCED BUILDING INFRASTRUCTURE

### DUAL POWER SUPPLIES

Served by independent  
substations



Generous ventilation

### STANDBY POWER

Space provision for tenant's  
standby generator

### EPC 'B' RATING

210 BIKE SPACES  
17 SHOWERS  
210 LOCKERS

### FOUR PIPE FAN COIL AIR CONDITIONING



### ENTRY SYSTEM

## DESIGN AND CONSTRUCTION

### 7,534 SQ FT OF ACCESSIBLE TERRACES & BALCONIES

1:8

occupational density  
throughout

### DUAL DOUBLE HEIGHT ENTRANCE LOBBIES



Wi-Fi throughout

### DIVERSE RISERS

for telecommunications  
and power

### TARGETING BREEAM OUTSTANDING



Ability for  
private entrance

3.7 M





clear floor to  
soffit height

# BUILDING SPECIFICATION

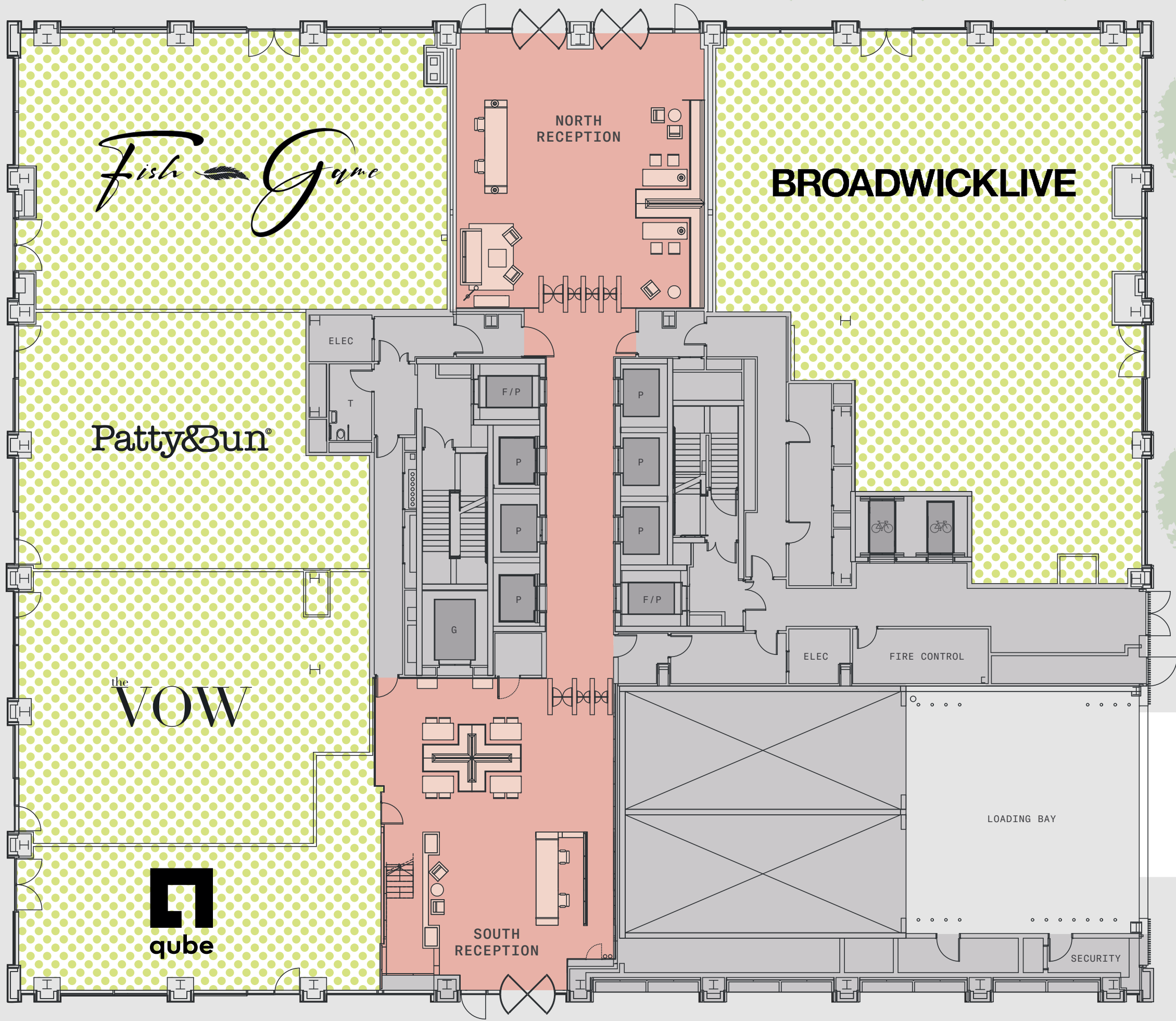


# GROUND FLOOR

NORTH RECEPTION 1,432 SQ FT  
SOUTH RECEPTION 1,544 SQ FT

-  Retail
-  Reception
-  Core
-  Lifts

Plans are not to scale  
For indicative purposes only



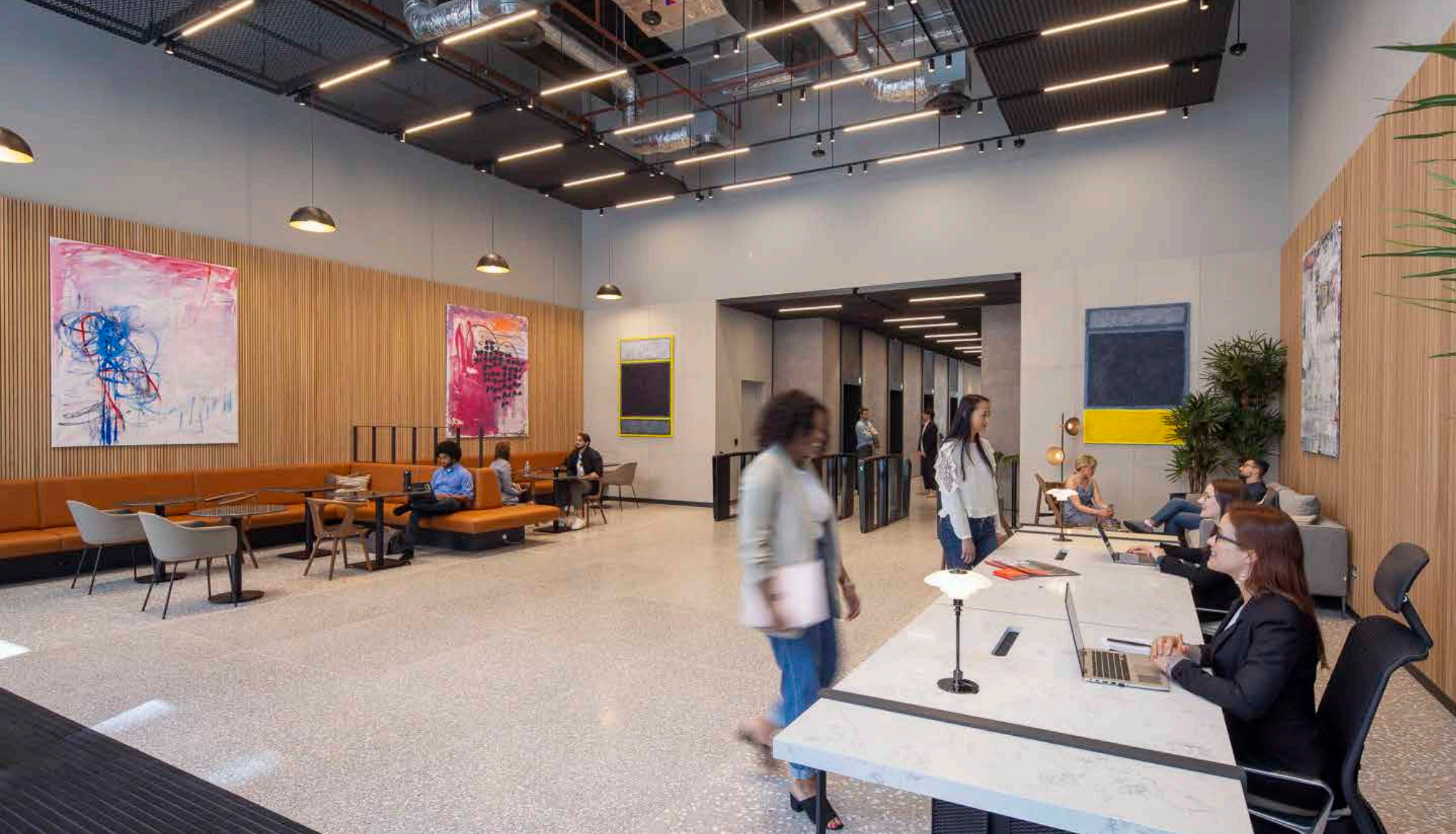
WATER STREET

PARK DRIVE

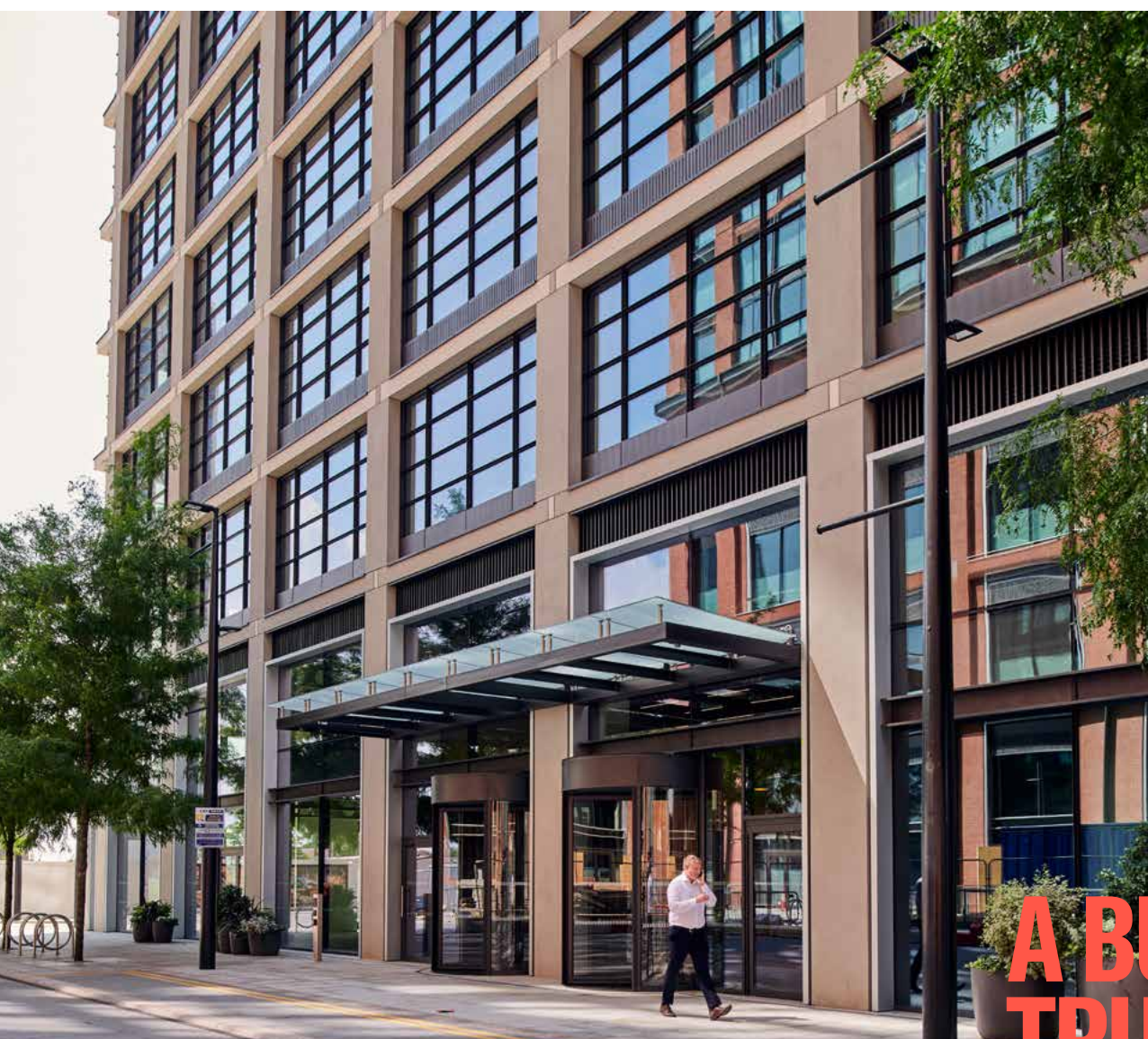
CHARTER STREET

GEORGE STREET



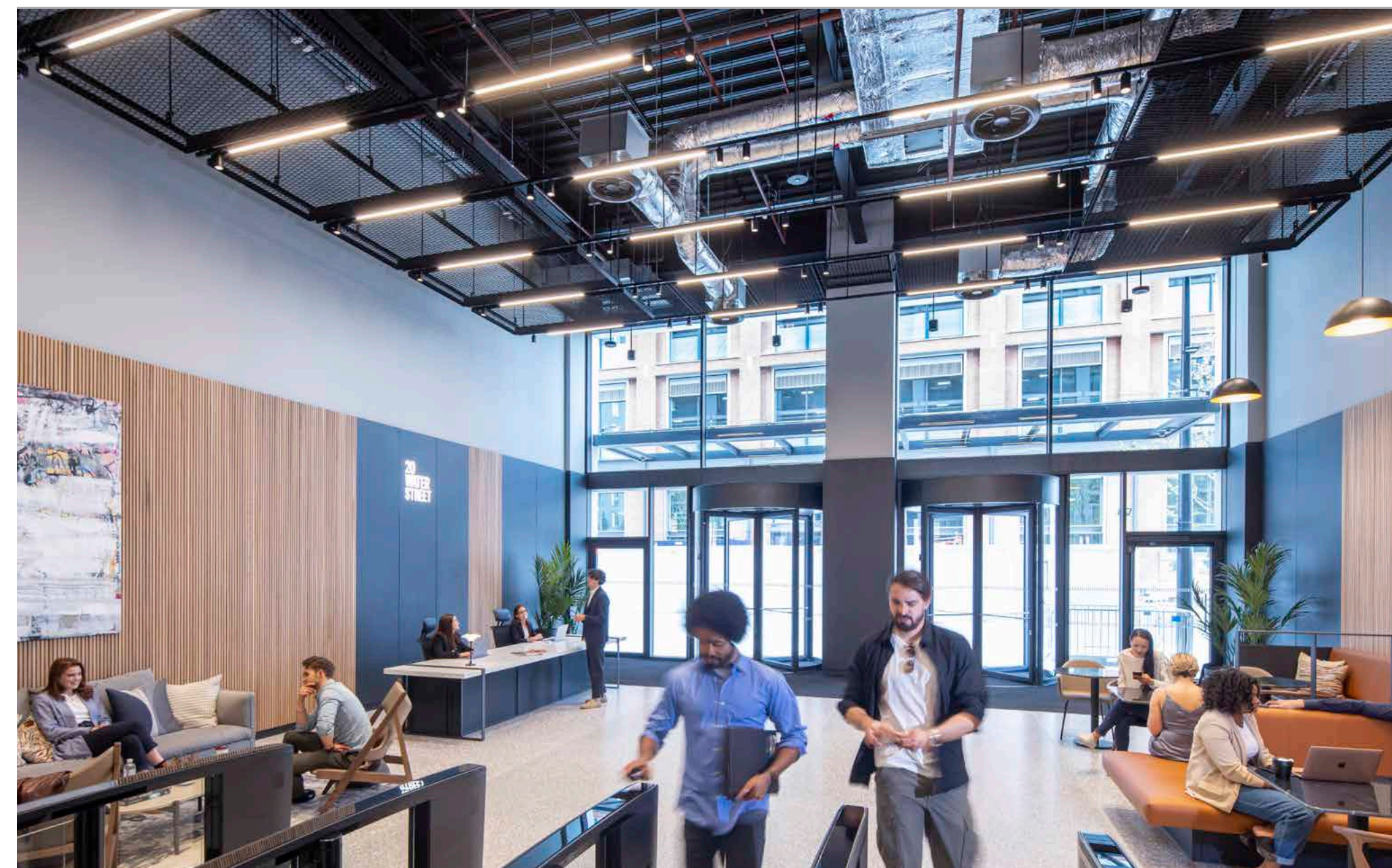


**THOUGHTFULLY  
DESIGNED DUAL  
ENTRANCE RECEPTION**



**A BUILDING THAT  
TRULY LIVES UP  
TO THE FUTURE OF  
WORK**

20 Water Street  
- North reception





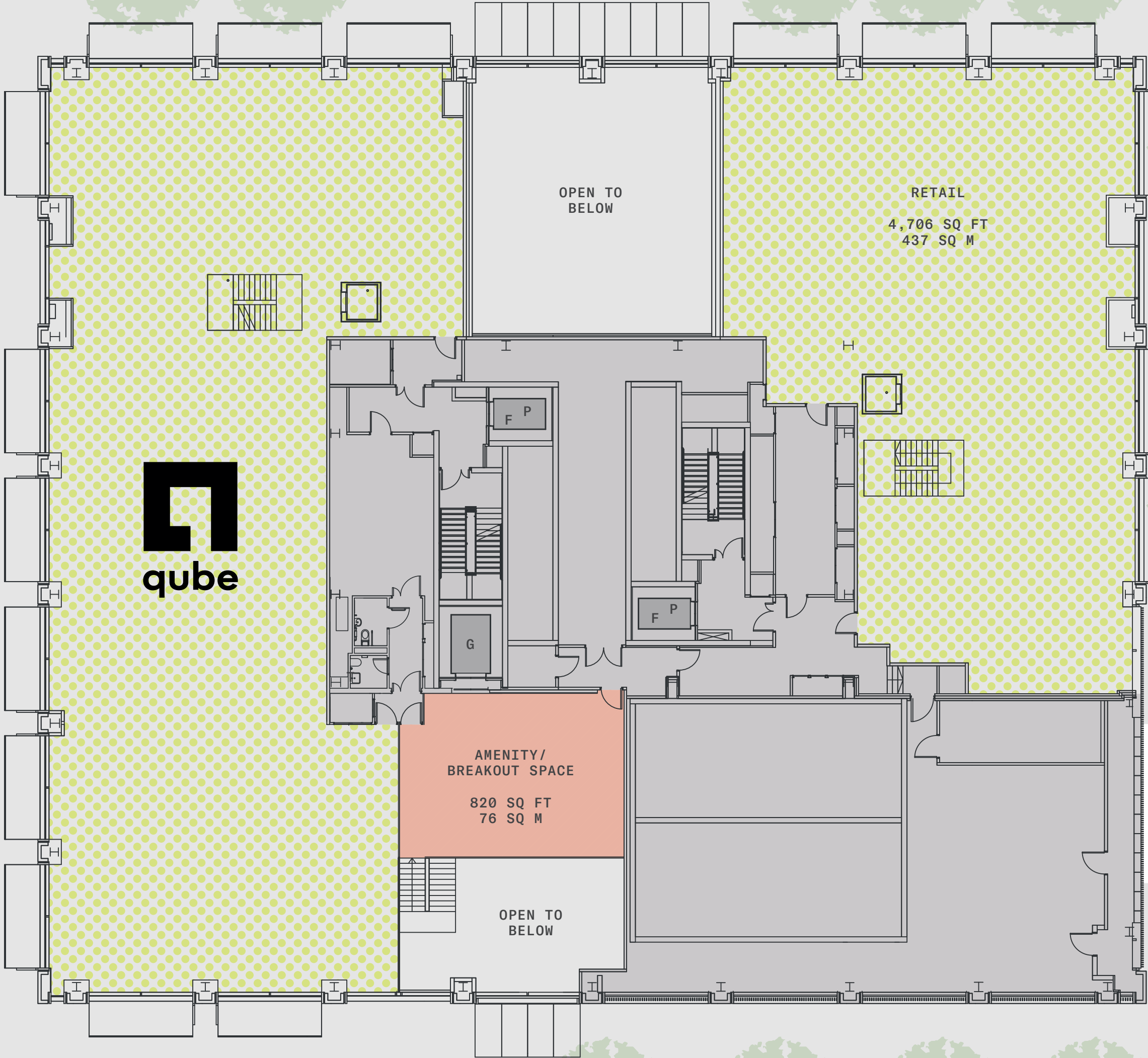
L1

RETAIL 4,706 SQ FT

AMENITY / BREAKOUT SPACE 820 SQ FT

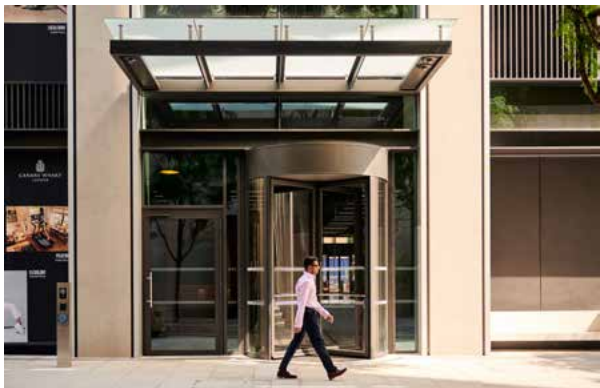
- N
- Retail
- Reception
- Core
- Lifts

Plans are not to scale  
For indicative purposes only

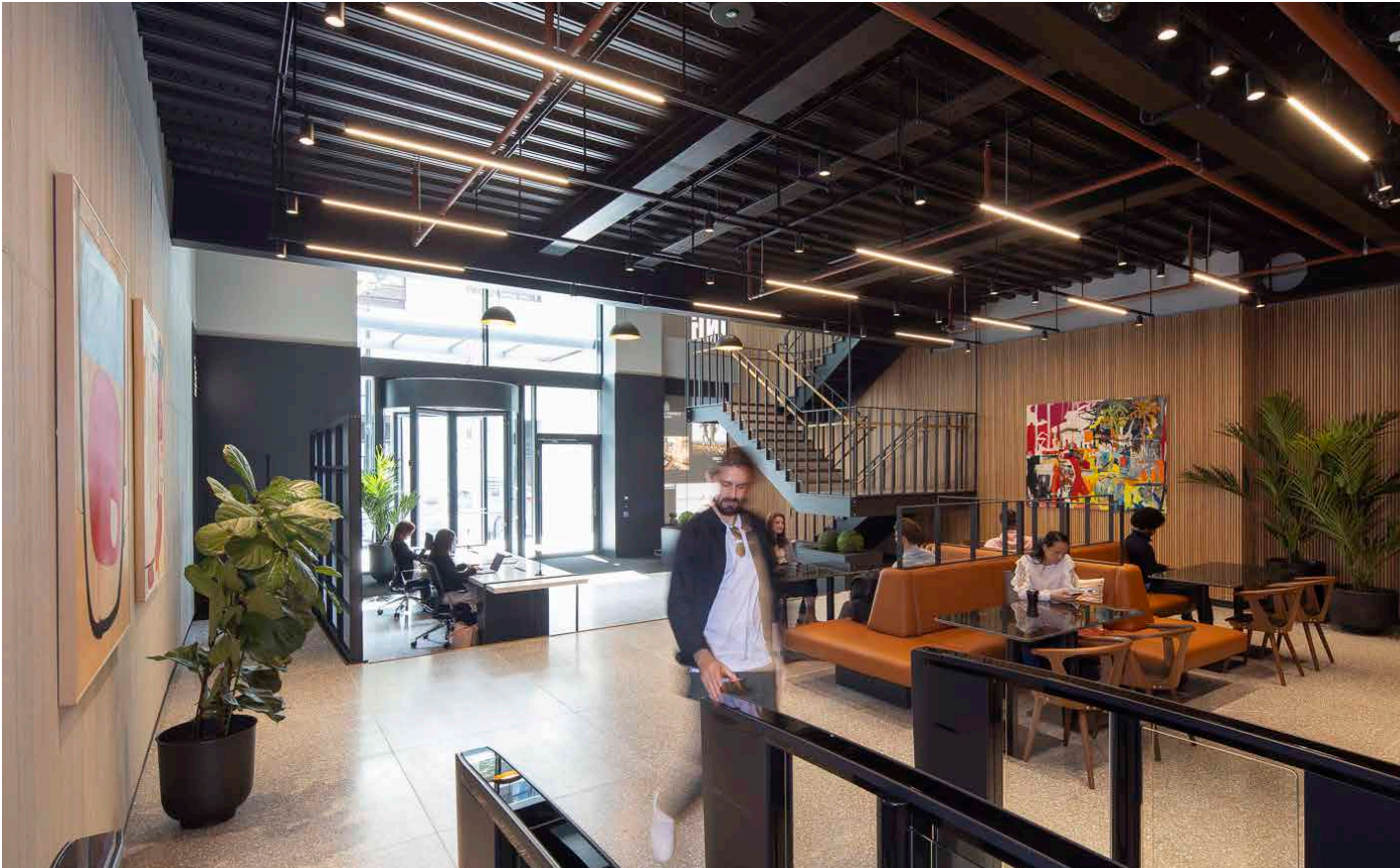




SPACE TO MEET  
AND GREET, OR  
JUST TAKE A BREAK



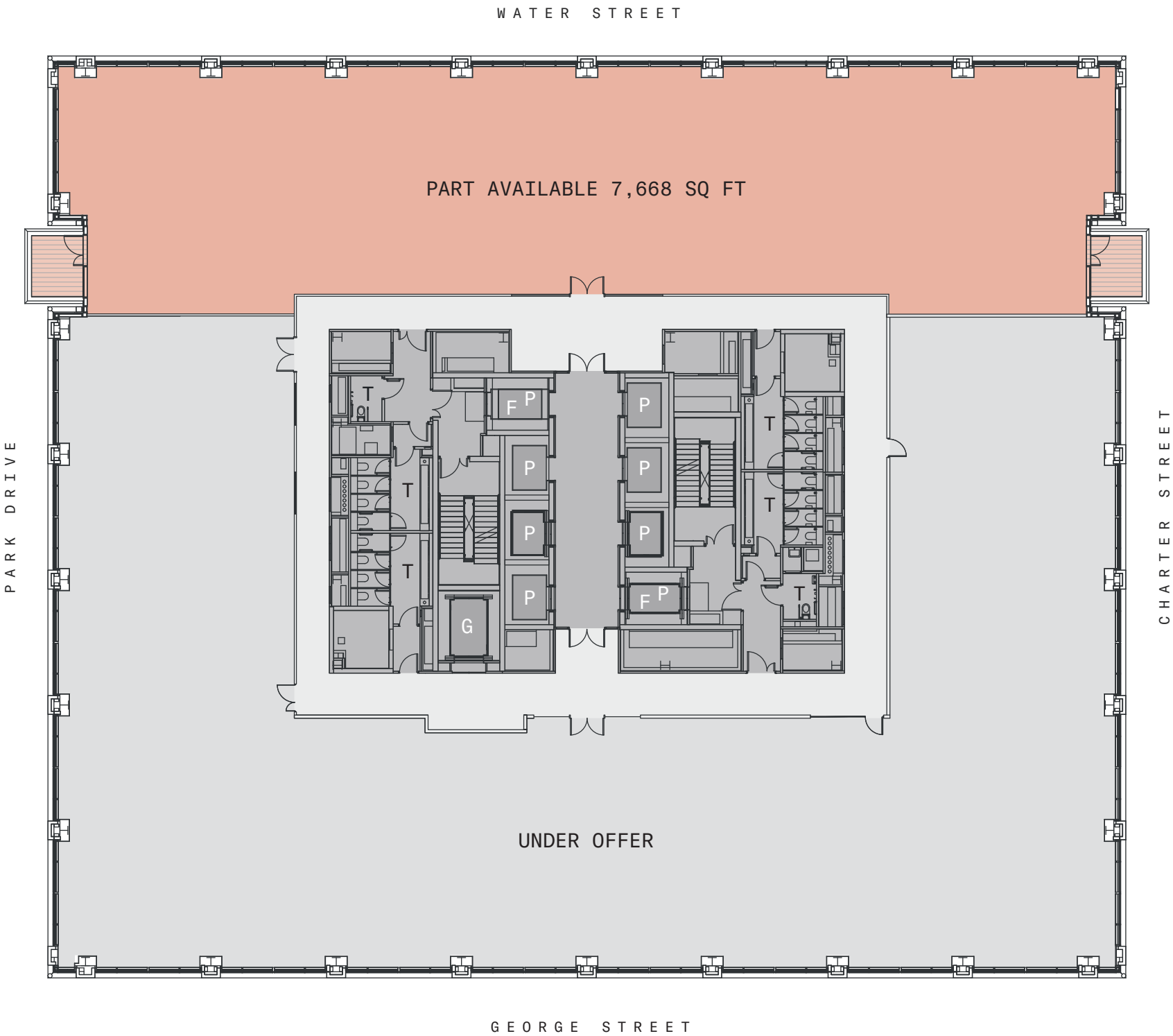
A WORKSPACE  
TO BE PROUD OF



20 Water Street  
- South reception

# L6

PART AVAILABLE 7,668 SQ FT



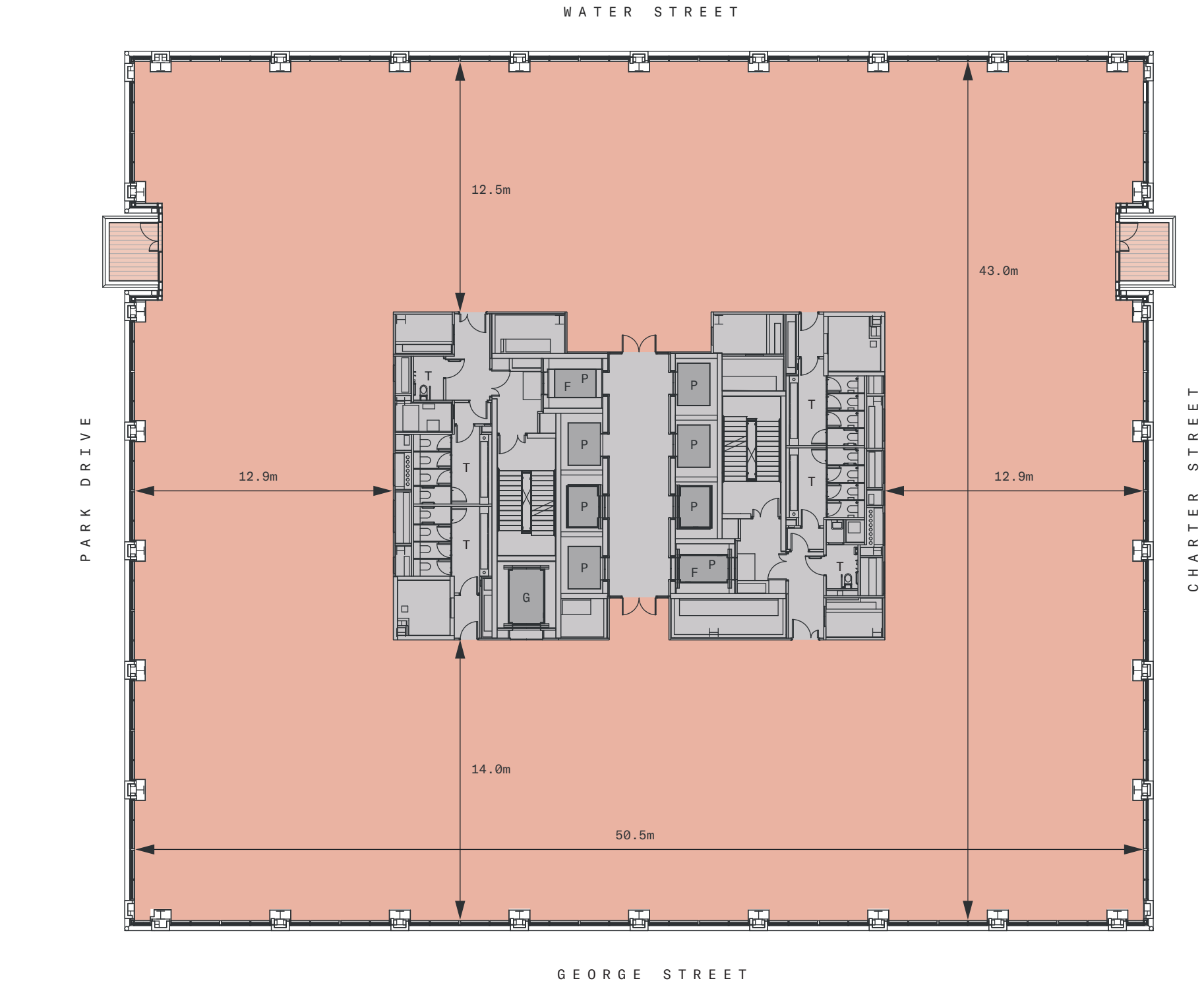
- Workspace
- Core
- Lifts

Plans are not to scale  
For indicative purposes only



# L9

19,138 SQ FT

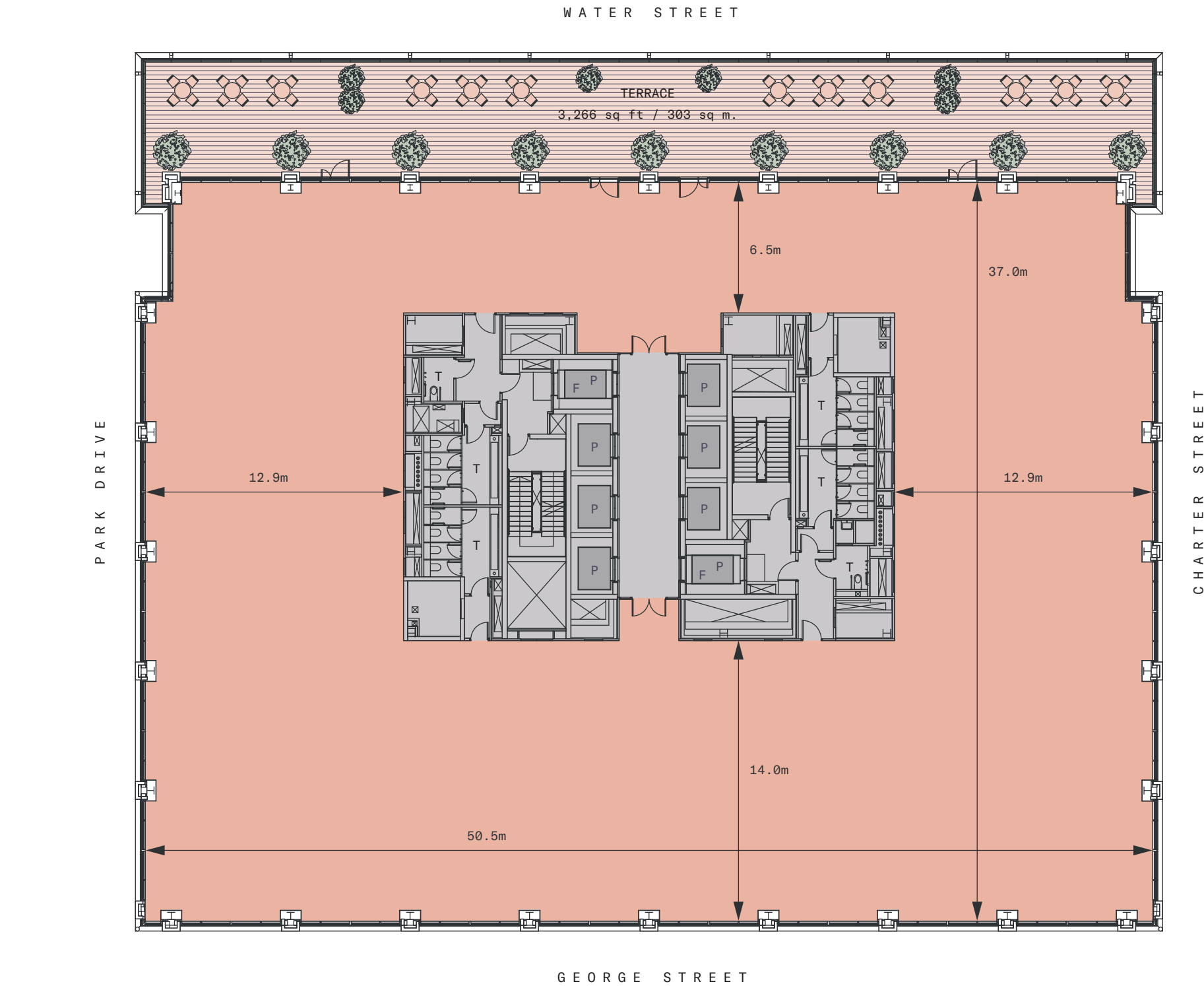


Plans are not to scale  
For indicative purposes only

# L10

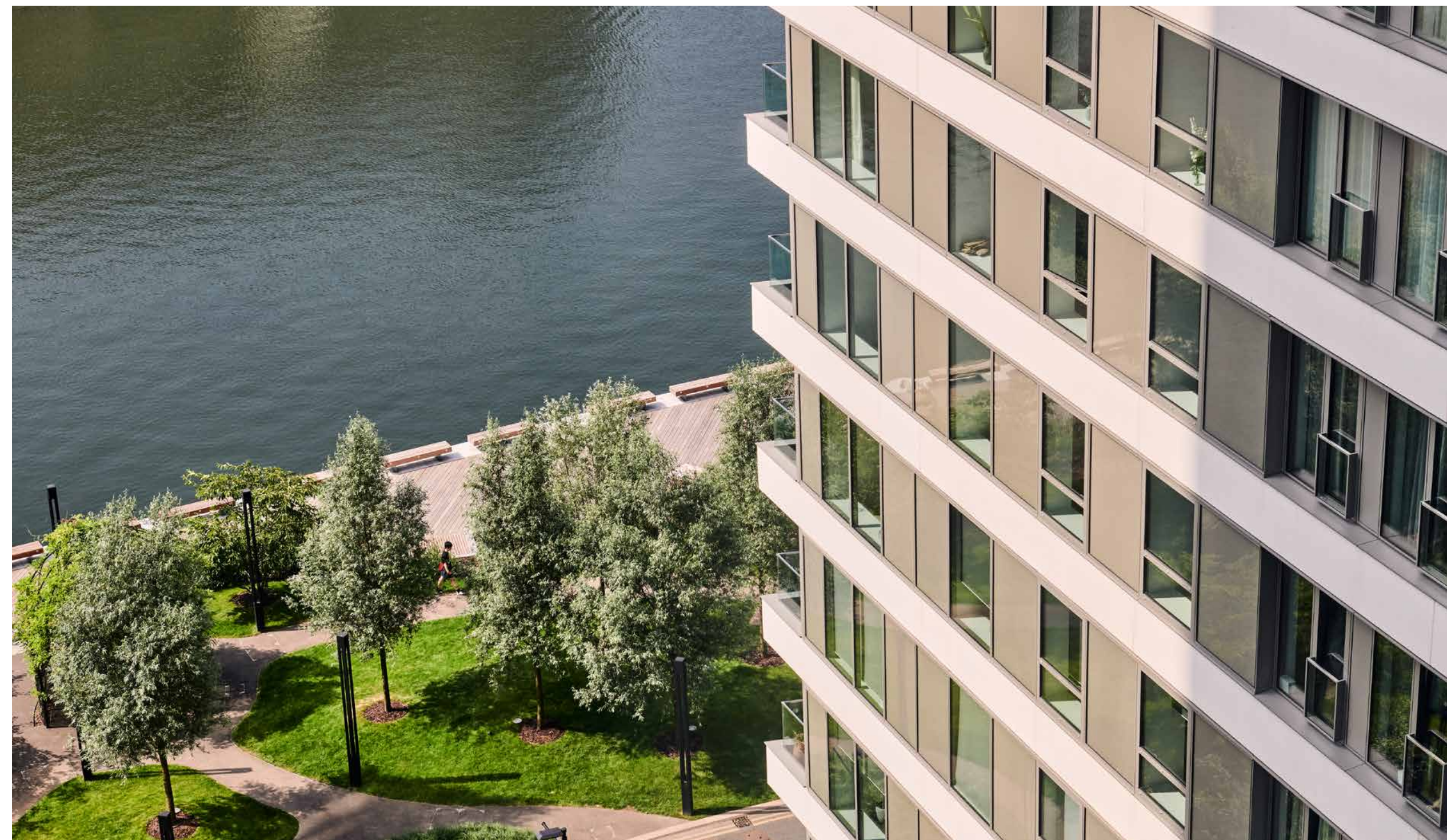
15,841 SQ FT

TERRACE:  
3,266 SQ FT



Plans are not to scale  
For indicative purposes only





20 Water Street  
Level 10





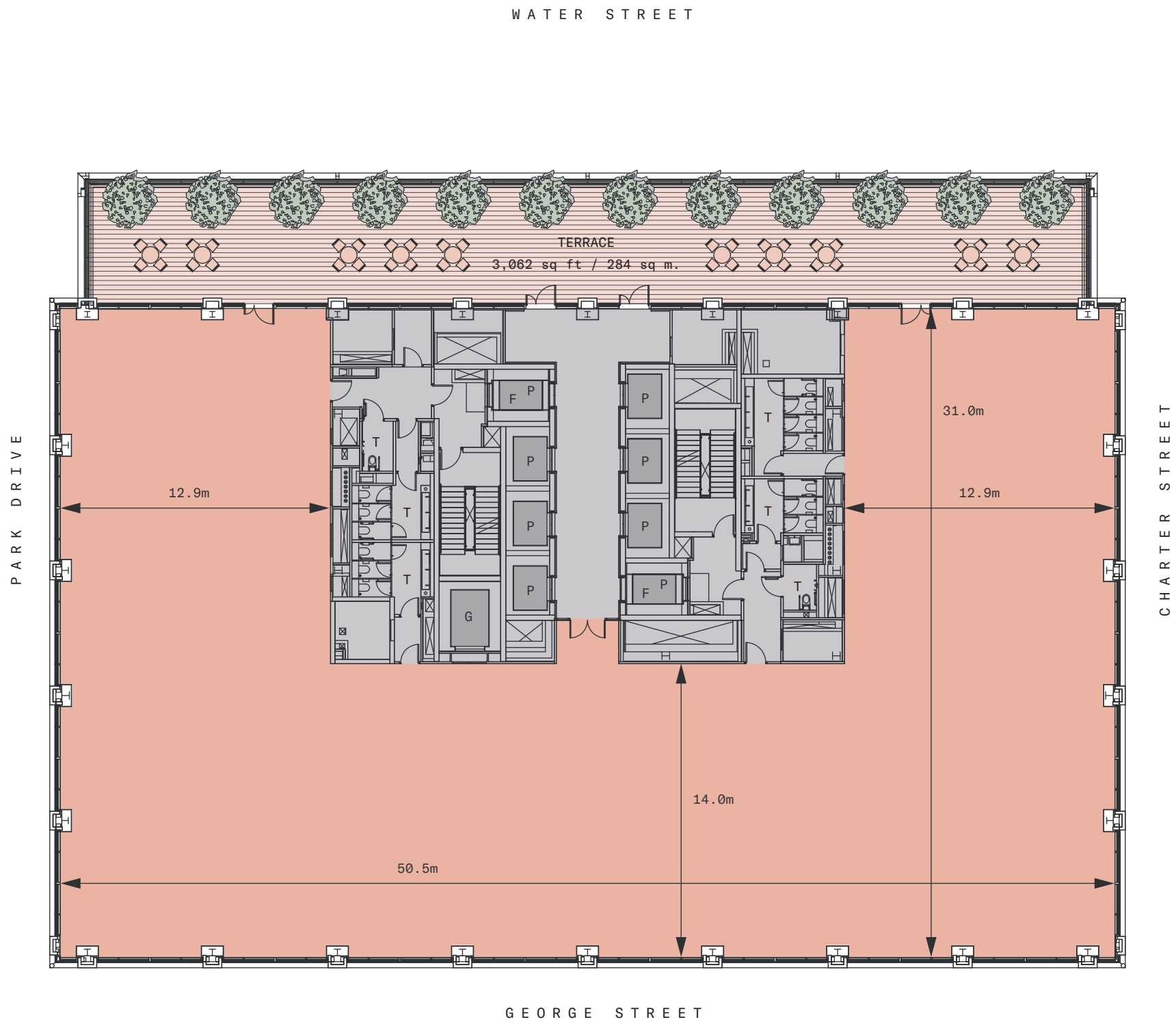
20 Water Street  
- Terrace views



# L12

12,441 SQ FT

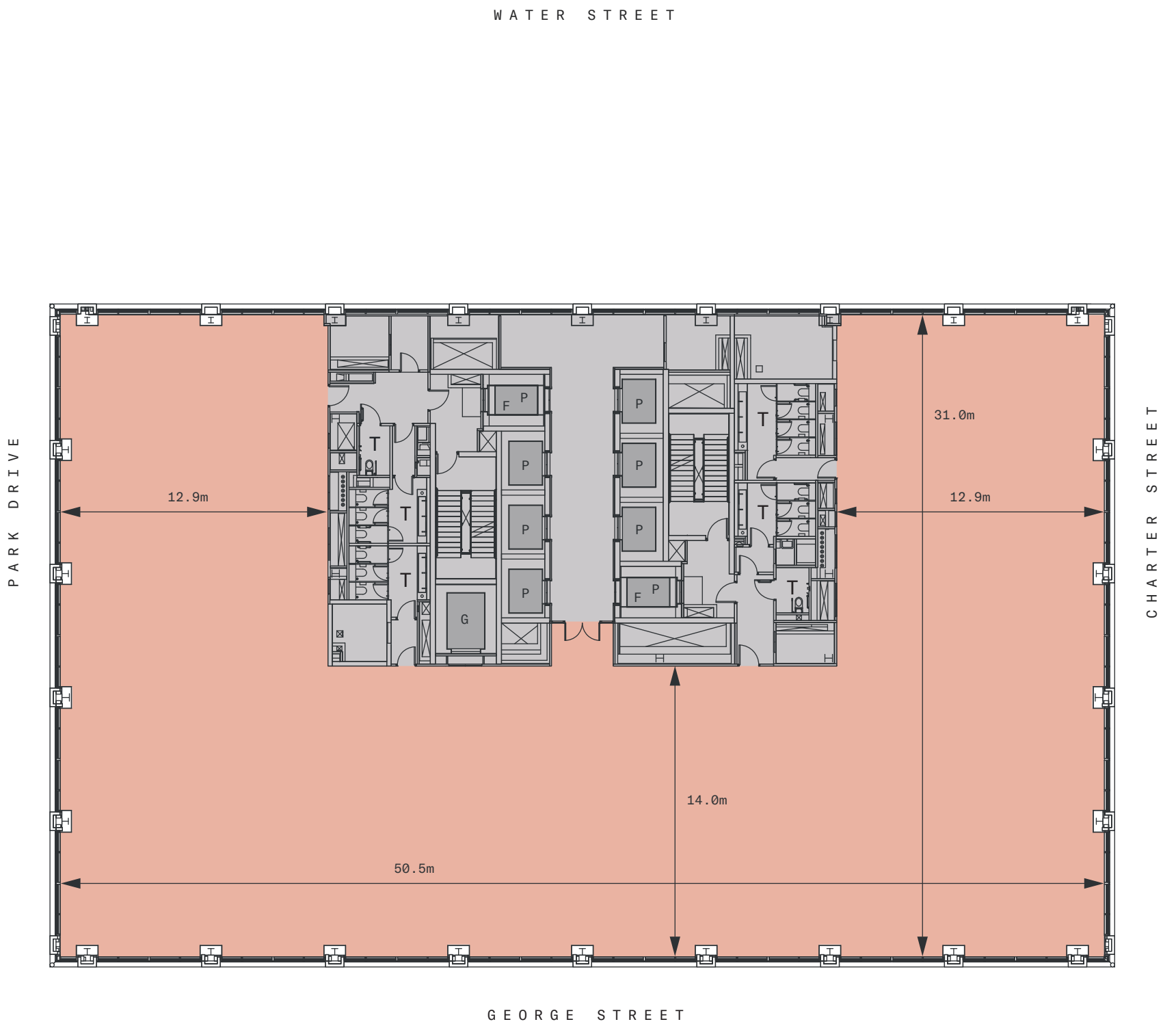
TERRACE:  
3,062 SQ FT



Plans are not to scale  
For indicative purposes only

# L13

12,476 SQ FT



Plans are not to scale  
For indicative purposes only







L9

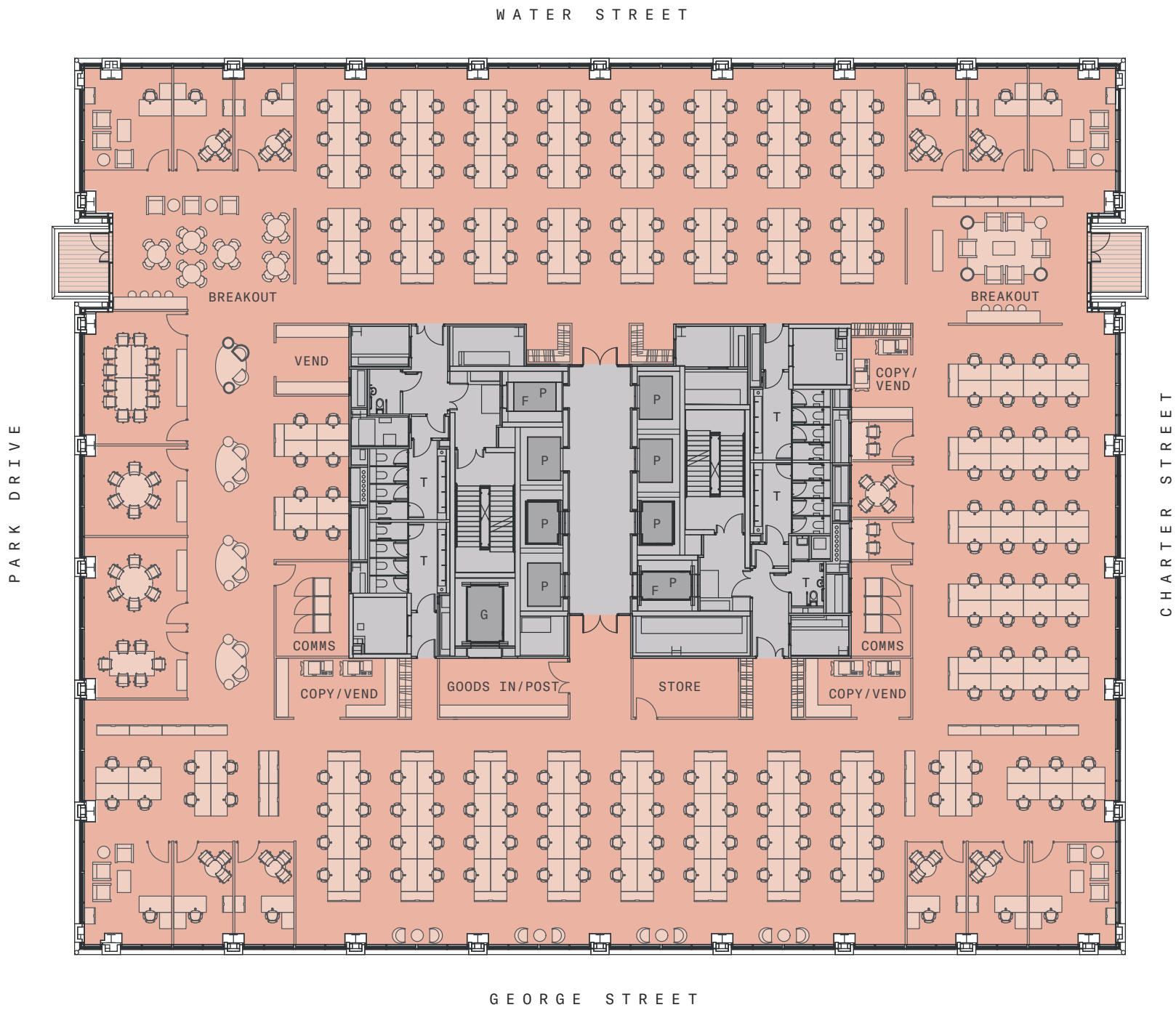
19,138 SQ FT

Open plan layout

Workspace allocation  
Open plan desks: 210  
Cellular offices: 12  
Total headcount: 222

Indicative planning ratio  
87 sq ft

- Ancillary spaces
- 1x Twelve Person Meeting Room
  - 3x Six Person Meeting Rooms
  - 1x Four Person Meeting Room
  - 2x Quiet Rooms
  - 3x Copy and Vending Rooms
  - 1x Vending Room
  - 2x Communications Rooms
  - 1x Goods In and Post Room
  - 1x Store Room
  - 2x Breakout Areas



- Workspace
- Core
- Lifts

Plans are not to scale  
For indicative purposes only

L9

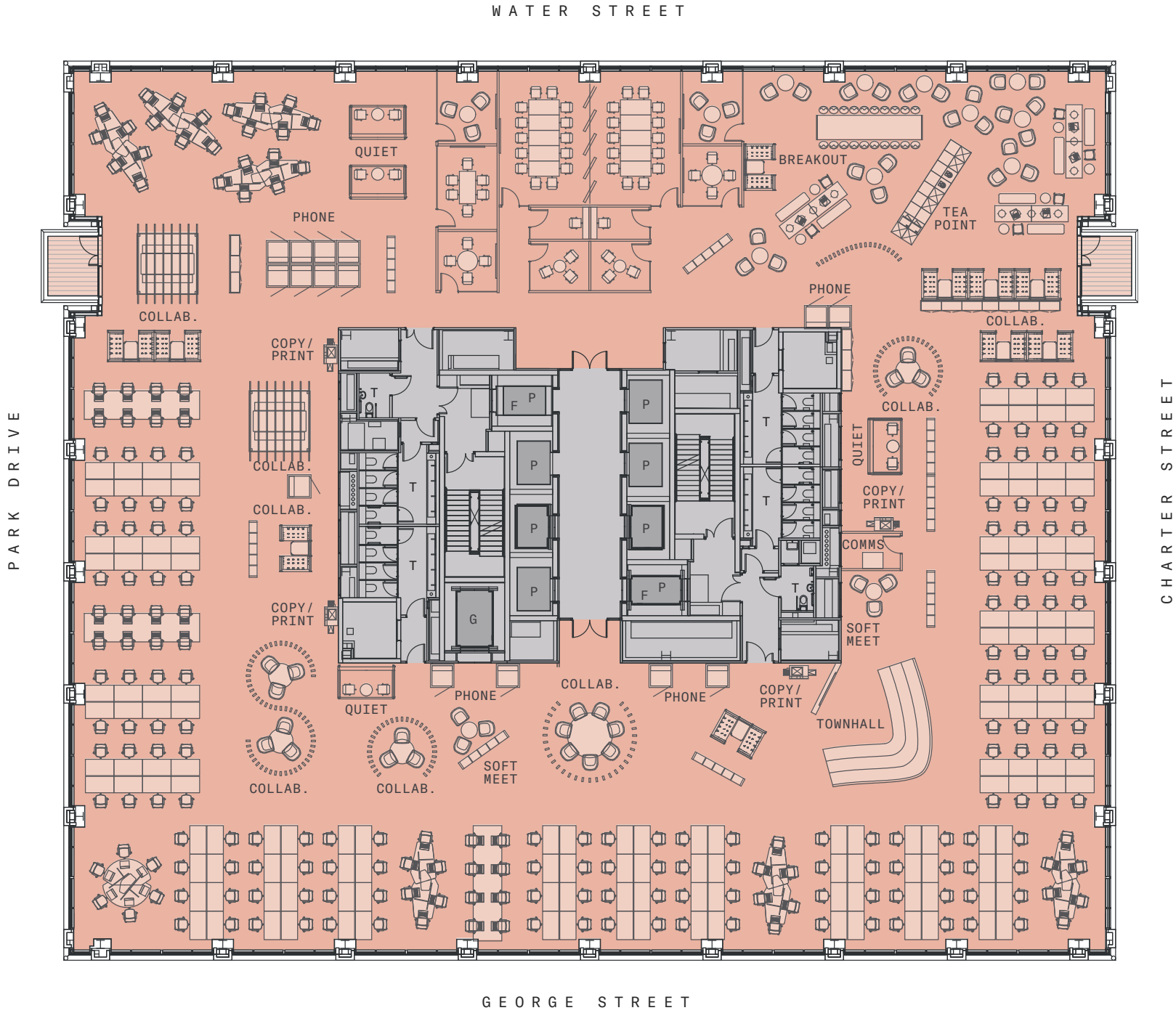
19,138 SQ FT

Creative layout

Workspace allocation  
Open plan desks: 224  
Total headcount: 224

Indicative planning ratio  
86 sq ft

- Ancillary spaces
- 2x Fourteen Person Meeting Rooms
  - 1x Six Person Meeting Room
  - 2x Four Person Meeting Room
  - 3x Three Person Meeting Rooms
  - 11x Soft Meeting and Collaboration Areas
  - 6x Quiet Pods
  - 4x Copy and Print Areas
  - 1x Communications Room
  - 1x Teapoint and Breakout Area
  - 1x Townhall



- Workspace
- Core
- Lifts

Plans are not to scale  
For indicative purposes only



# L10

15,841 SQ FT

TERRACE:  
3,266 SQ FT

## Open plan layout

### Workspace allocation

Open plan desks: 182  
Cellular offices: 2  
Total headcount: 184

### Indicative planning ratio

87 sq ft

### Ancillary spaces

- 1x Fourteen Person Meeting Room
- 1x Twelve Person Meeting Room
- 1x Ten Person Meeting Room
- 3x Four Person Meeting Rooms
- 2x Three Person Meeting Rooms
- 2x Collaboration Areas
- 5x Quiet Rooms
- 2x Copy and Print Rooms
- 1x Teapoint and Breakout Area
- 1x Communications Room
- 1x Store Room
- 1x Reception



# L12

12,441 SQ FT

TERRACE:  
3,062 SQ FT

## Open plan layout

### Workspace allocation

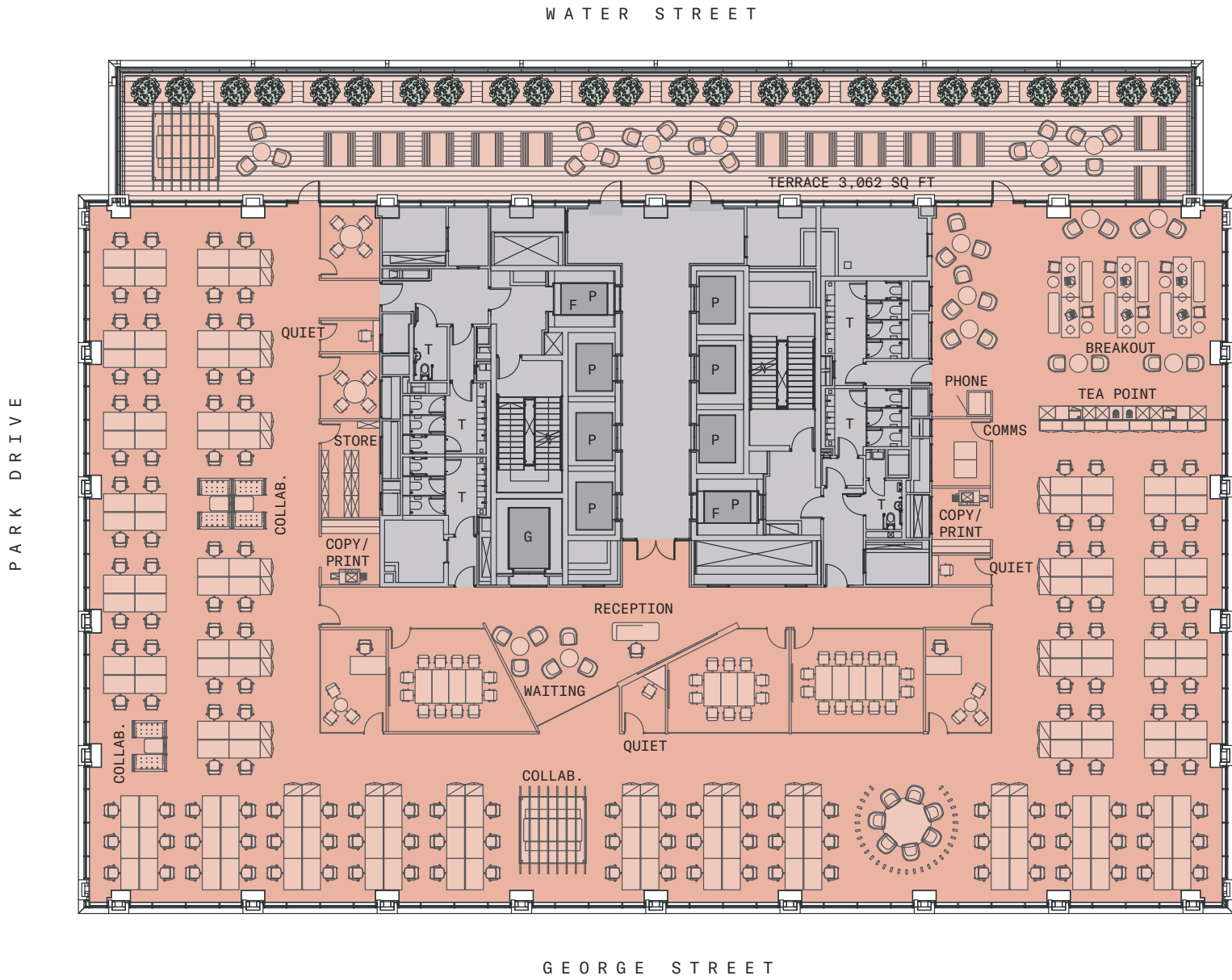
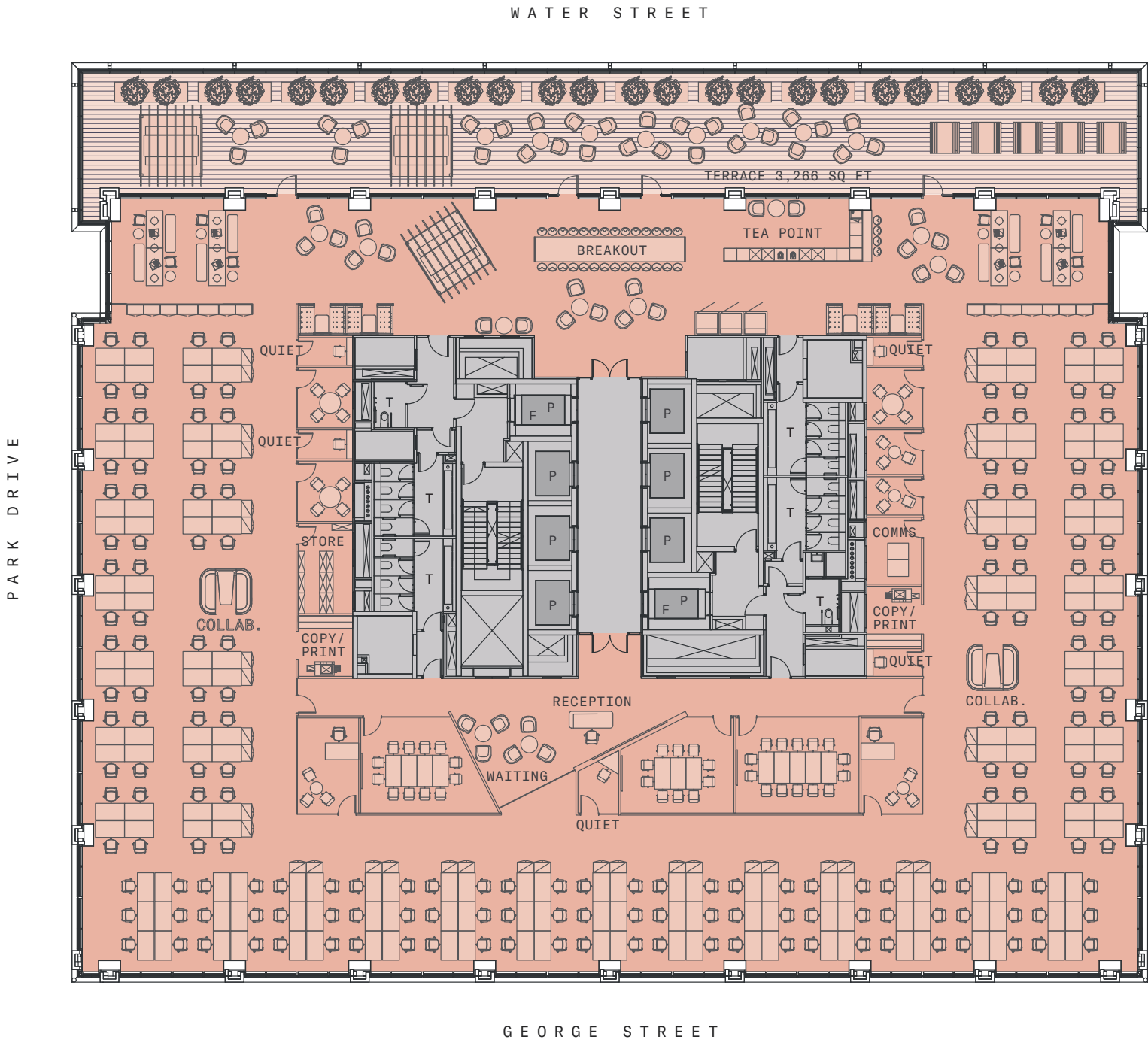
Open plan desks: 146  
Cellular offices: 2  
Total headcount: 148

### Indicative planning ratio

85 sq ft

### Ancillary spaces

- 1x Fourteen Person Meeting Room
- 1x Twelve Person Meeting Room
- 1x Ten Person Meeting Room
- 1x Seven Person Meeting Room
- 2x Four Person Meeting Rooms
- 3x Collaboration Areas
- 3x Quiet Rooms
- 2x Copy and Print Rooms
- 1x Teapoint and Breakout Area
- 1x Communications Room
- 1x Store Room
- 1x Reception



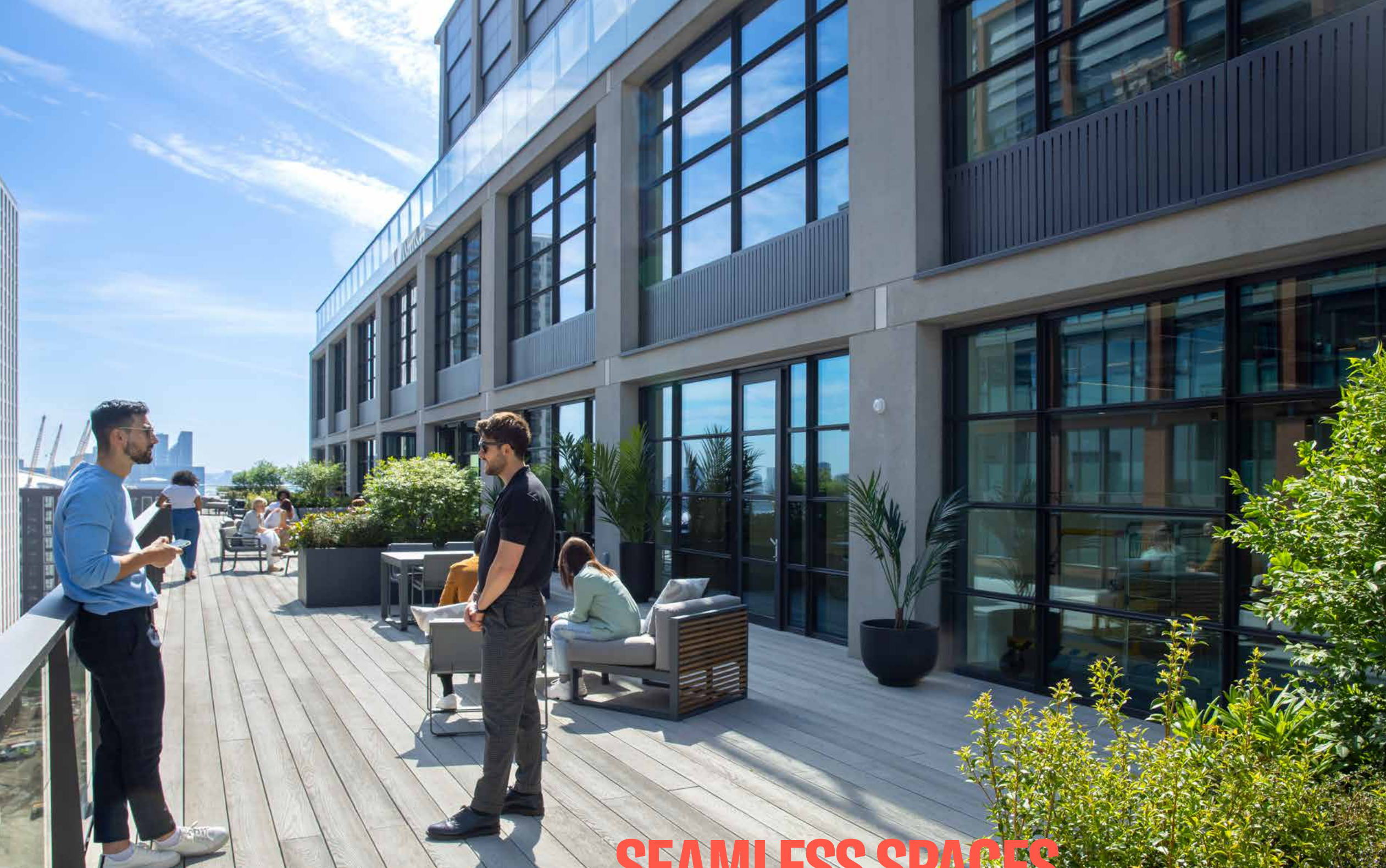
- Workspace
- Core
- Lifts

Plans are not to scale  
For indicative purposes only

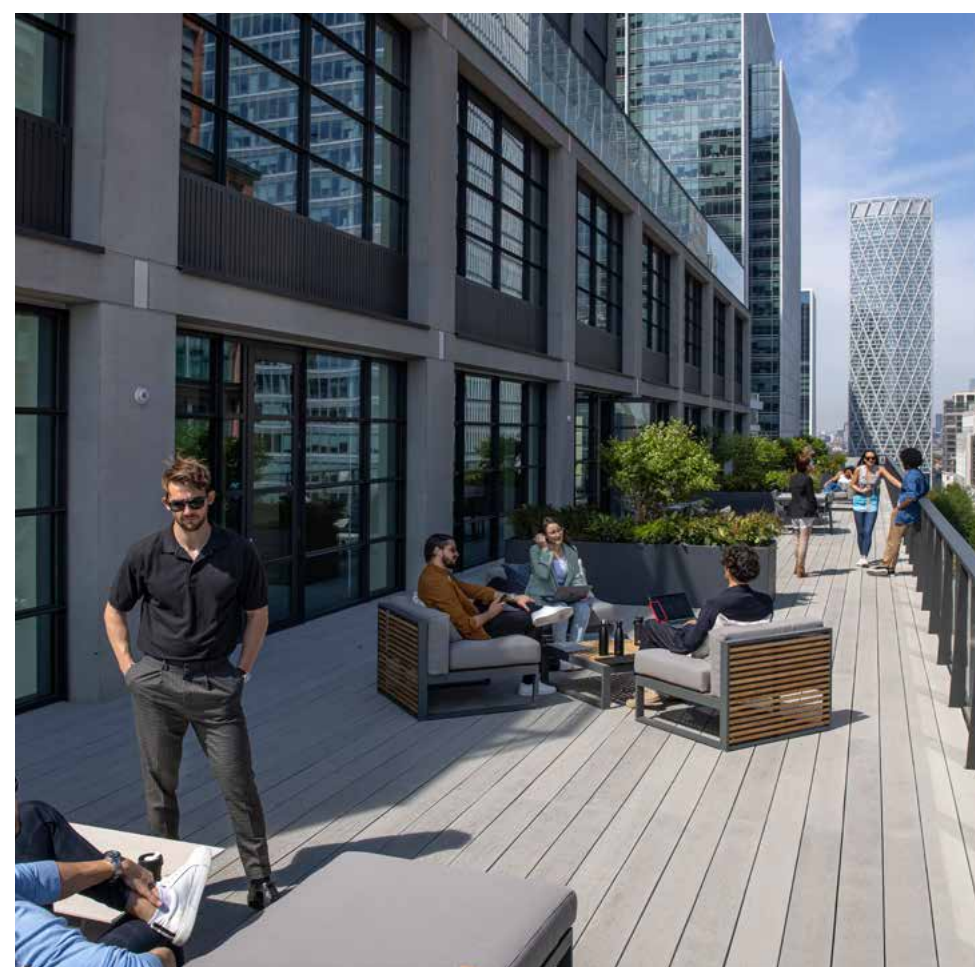
- Workspace
- Core
- Lifts

Plans are not to scale  
For indicative purposes only





**SEAMLESS SPACES  
WHERE BUSINESS AND  
WELLBEING COMBINE**



20 Water Street  
- Level 10



# 20 WATER STREET SUSTAINABILITY

CANARY WHARF GROUP IS COMMITTED TO CREATING EXTRAORDINARY ENVIRONMENTS THAT MEET THE NEEDS OF TODAY WHILE PREPARING FOR THE CHALLENGES OF TOMORROW.

A fully integrated development, construction, and management company, we take direct ownership of our projects which presents a unique opportunity for us to deliver high quality developments with sustainability embedded throughout.

Our sustainability vision for the future is to be a place for people and nature and as part of this we are committed to being:



**BREEAM  
OUTSTANDING /  
EPC B RATING**

**THE LARGEST  
SUSTAINABLE  
DEVELOPER  
IN THE UK**

**NET  
ZERO  
CARBON  
BY 2030**

**100%  
RENEWABLE  
ELECTRICITY  
SINCE 2012**

**CLEANER AIR –  
25% LOWER  
NOX THAN  
THE WEST END**



As part of our commitment to Net Zero by 2030, we are integrating sustainable design to improve the operational efficiency of our new developments. 20 Water Street sets a precedent for sustainable construction. Part of the Wood Wharf development, it targets BREEAM Outstanding through sustainable design and construction choices that will improve the building’s operational efficiency for years to come.

Without compromising on quality, space, or access to amenities, this space is able to deliver a sustainable environment that helps to meet Canary Wharf’s ambitions.

## MINIMUM ENERGY EFFICIENCY STANDARDS AND NET ZERO PATHWAY

The Building has an **EPC Rating of Band B**, which meets Canary Wharf minimum energy standards and contributes to achieving CWG’s sustainability goals, in particular our Net Zero Pathway. The building has the **potential for an EPC Rating of A** with further energy efficiency measures within the tenant’s fit-out.

A more efficient design has been achieved through:

- LED lighting throughout
- Lighting additions, including automatic dimmers to reduce use with inactivity and natural sunlight
- Connection to the low-carbon district-wide heating and cooling system
- Efficient four pipe fan coil air conditioning



## HEALTH AND WELLBEING

20 Water Street also prioritises the health and wellbeing of its users, as it has the following features:

- 7,500 sq ft of accessible terraces and balconies bring the outside-in
- Brand new cycle store and shower & changing facilities:
  - 210 Bike racks
  - 210 Lockers
  - 17 Showers
  - plus over 1,100 free bicycle spaces across the Estate
- A 5-minute walking distance from three Underground lines and other local transport
- Generous ventilation to improve air quality throughout
- Close proximity to retail, local services and amenity space



## CLIMATE ACTION & ENERGY EFFICIENCY

- **100% renewable electricity since 2012**
- Heat recovery system, boiler efficiency at 80% with operating temperatures
- All wood used in construction comes from FSC certified forests – for every tree used, at least one new one grows
- Improved lighting efficiency which has subsequently reduced internal heat gains and reduced cooling energy demands
- In order to secure future supply we are in discussion with operators and investors to use our buying power to fund an onshore wind farm in Scotland. This will provide dedicated capacity that provides the electricity we need, and will allow for more power in the future



## BEYOND ZERO WASTE

- Contributes to overall Estate achievement of zero waste to landfill since 2009
- Operational waste strategy offers recycling facilities to tenants
- Removal of single use plastic from retail operators across the Estate
- 5.9 million coffee cups recycled since 2017 from the Estate
- 600 tonnes of coffee grounds turned into biofuel from the Estate



**MAKING  
SUSTAINABILITY  
REAL**

For more information on our Sustainability Strategy and ambitions including our Net Zero Carbon Pathway please visit:  
<https://sustainability.canarywharf.com/>

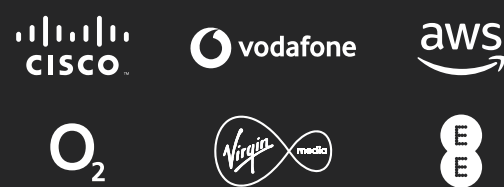




# A PLATFORM TO TRANSFORM YOUR BUSINESS

## 5G & WIFI

Future proofed,  
superfast connectivity



ALL WOOD FROM  
FSC CERTIFIED  
SUSTAINABLE  
FORESTS

LARGEST  
SUSTAINABLE  
DEVELOPER  
IN THE UK



ZERO WASTE  
TO LANDFILL FROM  
MANAGED AREAS  
SINCE 2009

AMAZON  
CLIMATE  
PLEDGE

The first in our  
sector to join

25% LOWER NOX  
EMISSIONS THAN  
THE REST OF  
CENTRAL LONDON\*

100% ELECTRICITY  
PURCHASED FROM  
RENEWABLE SOURCES

since 2012

NET ZERO  
CARBON  
BY 2030

1<sup>st</sup> commercial centre  
to be awarded

PLASTIC FREE

communities status from  
environmental charity Surfers  
Against Sewage

BREEAM®

Targeting Outstanding

9 MILLION

single use plastic (SUP)  
items eliminated and recycled

EPC 'B'  
RATING





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 @canarywharfworks  
 Canary Wharf Group

**woodwharf.com**

Watch the 20 Water Street film here:  
[vimeo.com/748033894](https://vimeo.com/748033894)  
[canarywharf.com/its-all-here/](http://canarywharf.com/its-all-here/)

