## 20 WATER STREET





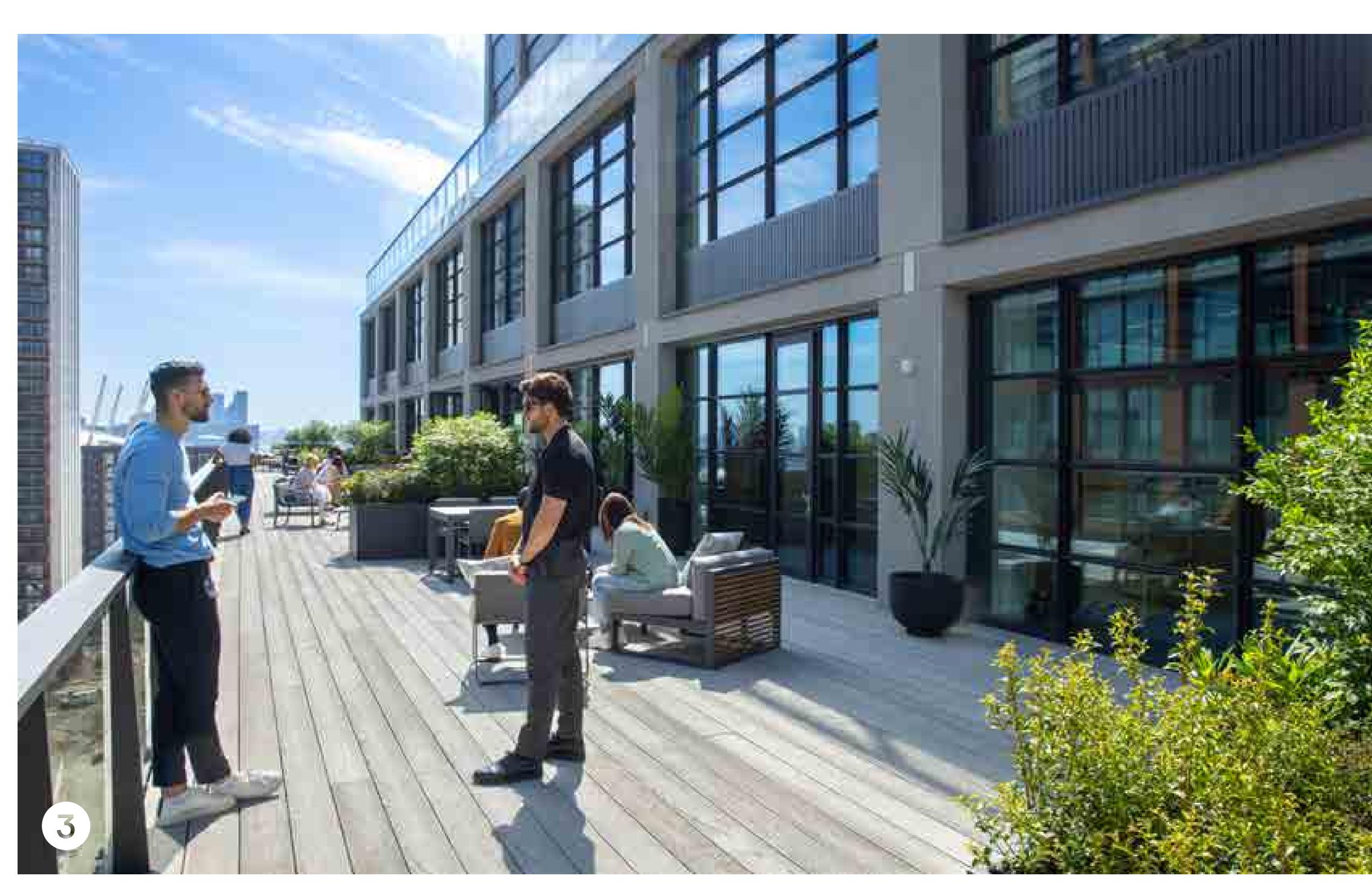
# WORKFLEXIBLY TERRACES LIFE SCIENCE BOARDWALK SUSTAINABILITY BALGONIES

### Belong to something extraordinary

20 Water Street is a place to belong, inspiring people to think differently.

Work flexibly – open floorplates, balconies and terraces to every level, this is a workspace that you can be proud of.









#### 1 The Boardwalk Take a break along the water

#### 2 20 Water Street A waterside location in the heart of a bustling community

#### 3 20 Water Street Terrace Levels 10 & 12 offers a private terrace for the fresh-thinkers



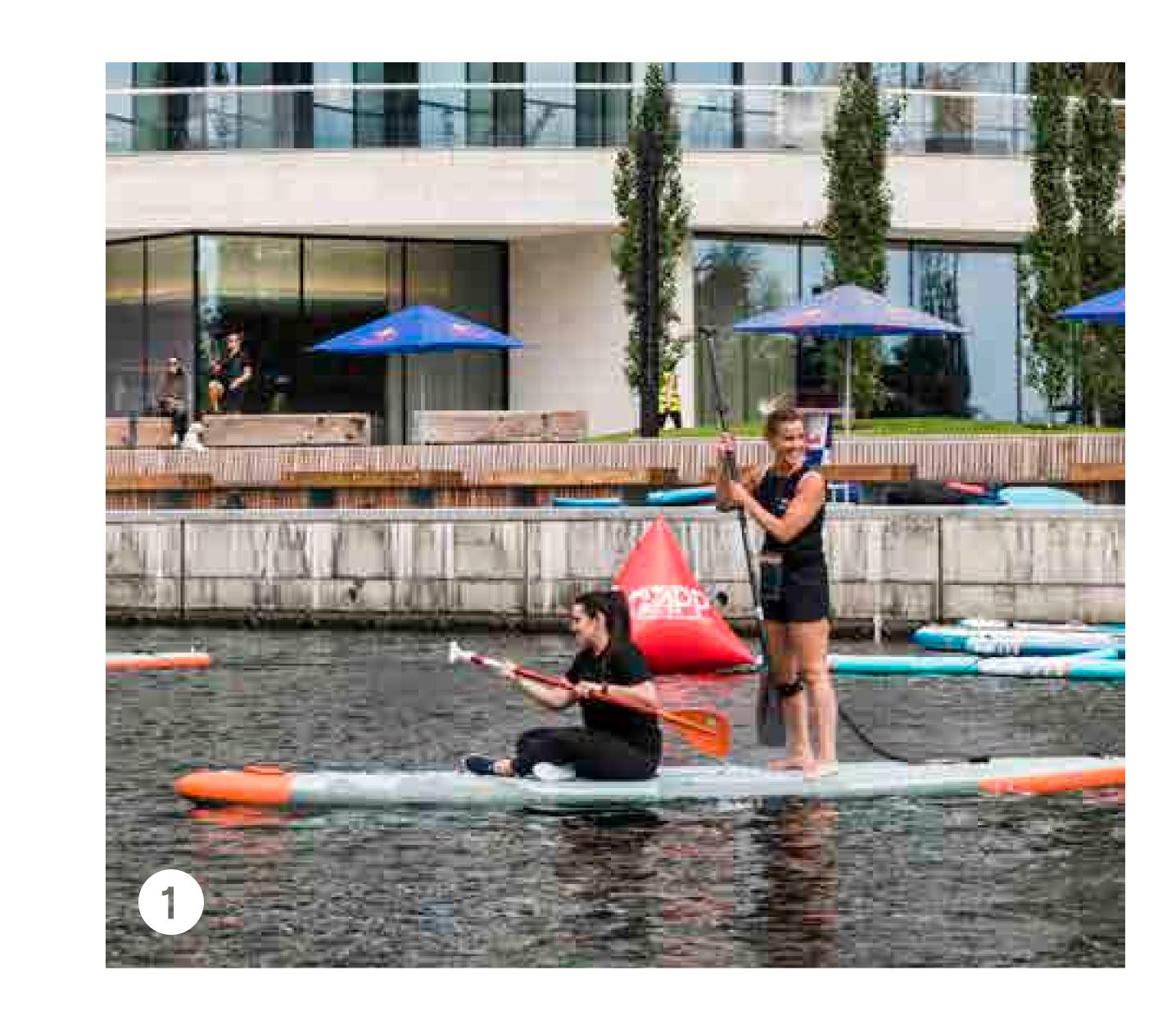
4 20 Water Street lobby
Flexible space to meet, greet & relax

#### 5 Waterside Fantastic water amenity on your doorstep

INTRODUCTION 20 WATER STREET

#### Your local environment

Discover Canary Wharf, a thriving hub of sustainability and community. Evolving daily, our environment is thoughtfully designed to encourage creativity and enrich daily life. With an abundance of lifestyle amenities including shops, restaurants, parks, waterside gardens, and boardwalks, everything you need is conveniently within reach.



# AIR QUALITY AT CANARY WHARF IS 9% BETTER THAN IN THE CITY OF LONDON AND 13% BETTER THAN IN THE CITY OF WESTMINSTER











### IT'S ALL HERE.

Just a small selection of our extensive retail offering.

Discover more

Waitrose

THRD SPACE WOOD WHARF

NHS

REISS

F馬SRG無器區

DISHOOM

Mallow

FIFTE

PADIUM

Patty&un<sup>®</sup>

**BROADWICK** 

EVERYMAN

HAWKSMOOR

SANDRO

Paddleboarding

Make the most of your lunchbreak

2 Alfresco dining

Meet friends and relax at lunchtime

3 The Boathouse A place to unwind 4 Mercato Metropolitano

Alfresco dining by the waters edge

5 **640** East

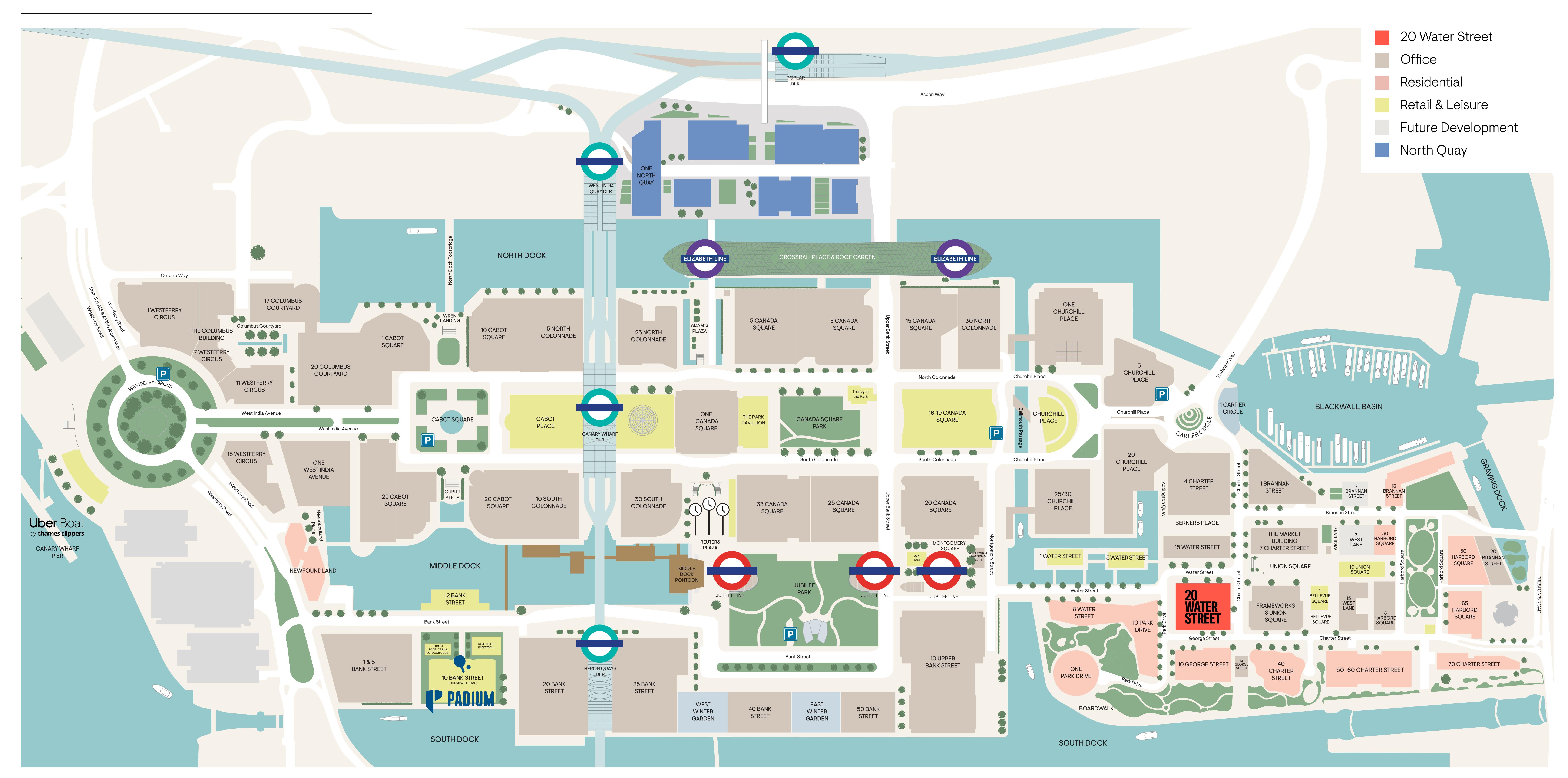
Outstanding coffee and cocktails on tap

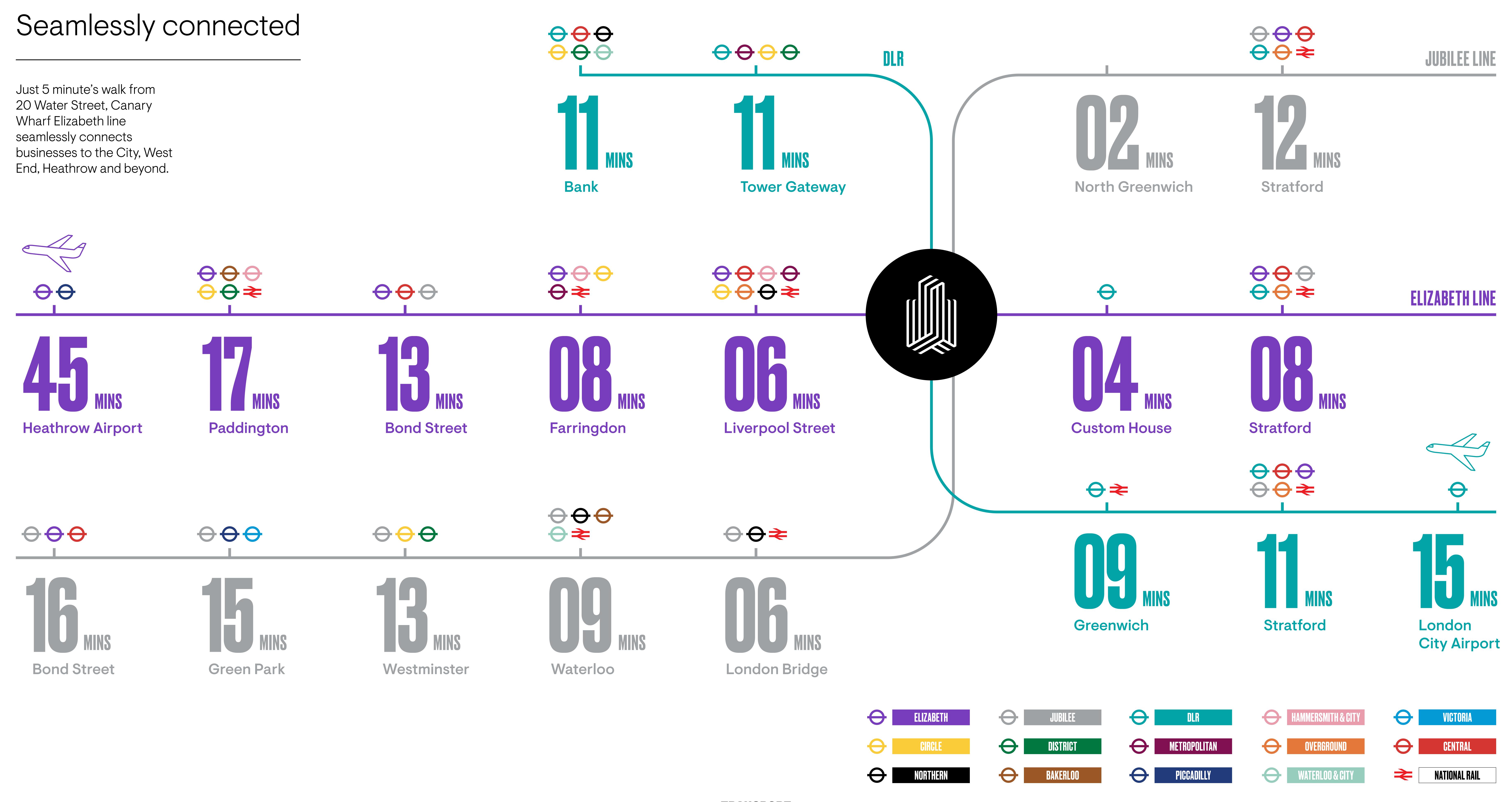
6 Feels Like June

A summer feel all year round

WELLBEING 20 WATER STREET

#### Welcome to Canary Wharf





# 121,766 SQ FT OF EXTRAORDINARY OFFICE SPACE AVAILABLE



#### Ground level retail

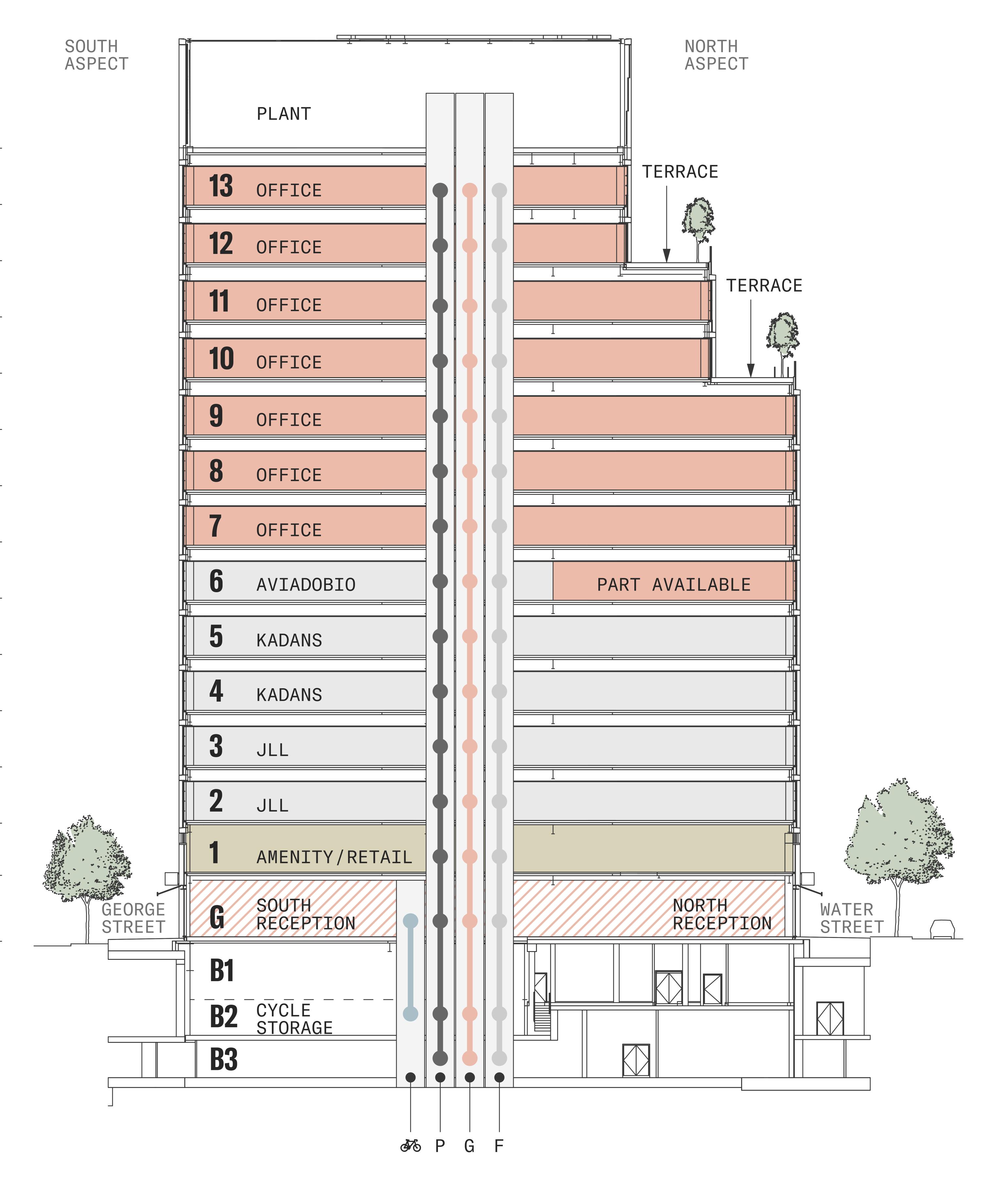
Hand-picked retailers, cafés, bars and leisure facilities on the doorstep encourage people to engage with the space and create a bustling environment.

		NIA	Floor Condition	Outdoor Space
Level 13	Available	12,476 sq ft	Shell & Core	Balconies
Level 12	Available	12,441 sq ft	Shell & Core	Terrace
Level 11	Available	15,886 sq ft	Shell & Core	Balconies
Level 10	Available	15,841 sq ft	Exposed CAT A	Terrace
Level 9	Available	19,138 sq ft	Shell & Core	Balconies
Level 8	Available	19,143 sq ft	Shell & Core	Balconies
Level 7	Available	19,173 sq ft	Shell & Core	Balconies
Level 6	Part Available	7,668 sq ft	Shell & Core	Balconies
Level 5		19,145 sq ft	_	Balconies
Level 4		19,165 sq ft		Balconies
Level 3		19,145 sq ft		Balconies
Level 2		19,414 sq ft		Balconies
North Red South Red Retail	ception	1,432 sq ft 1,544 sq ft 11,475 sq ft		

KF)

Available

Occupied / Under Offer

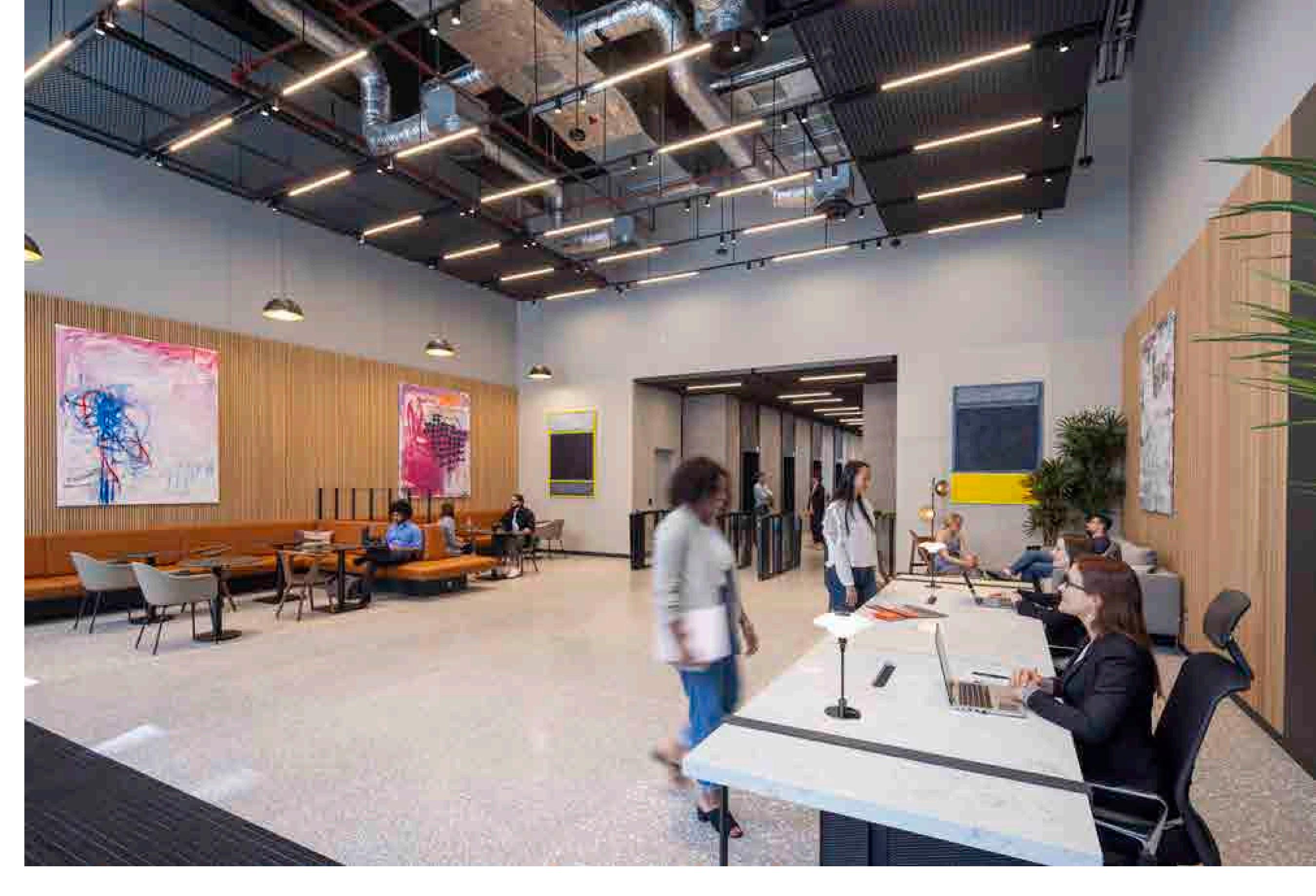


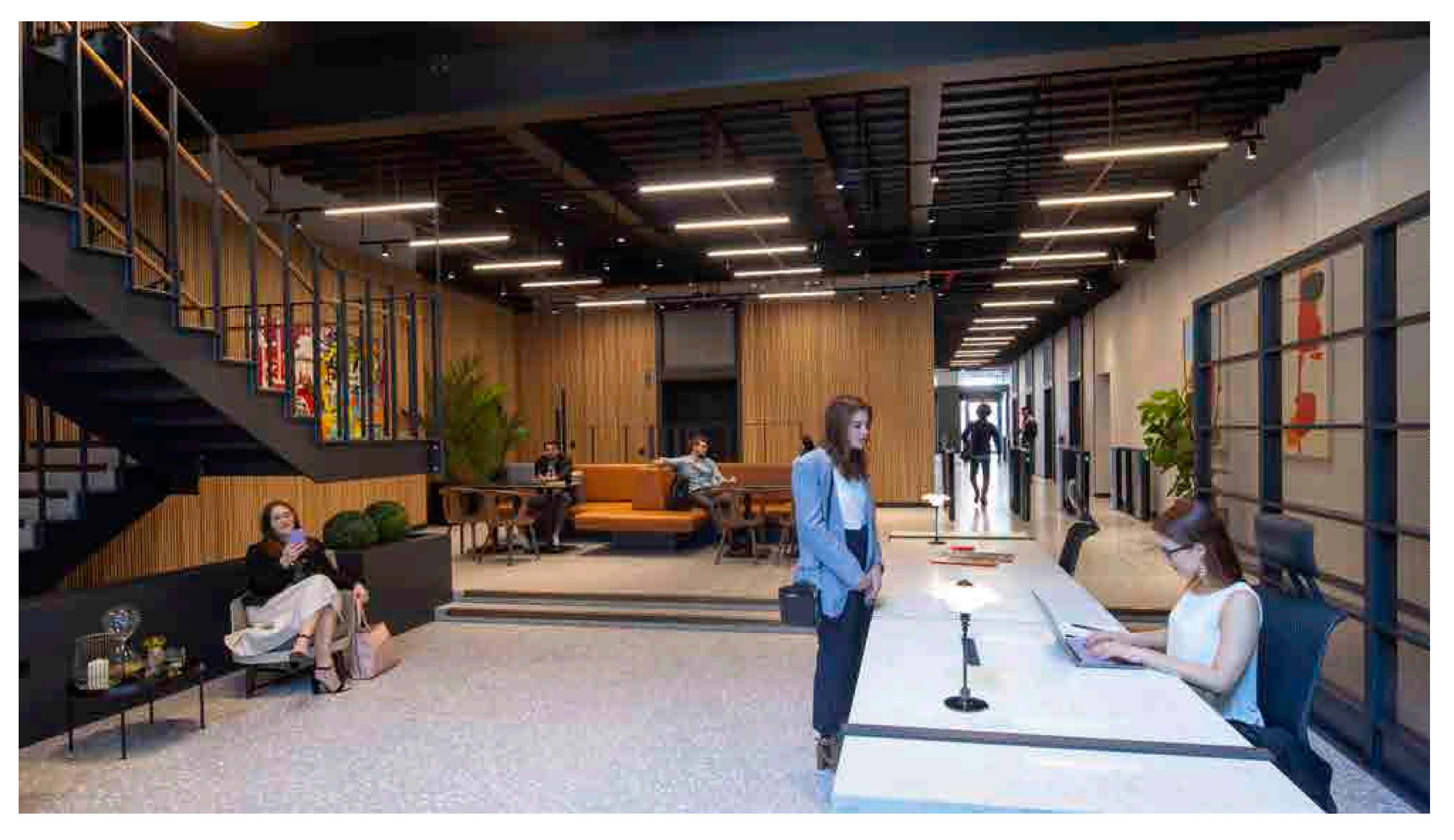
#### A warm welcome

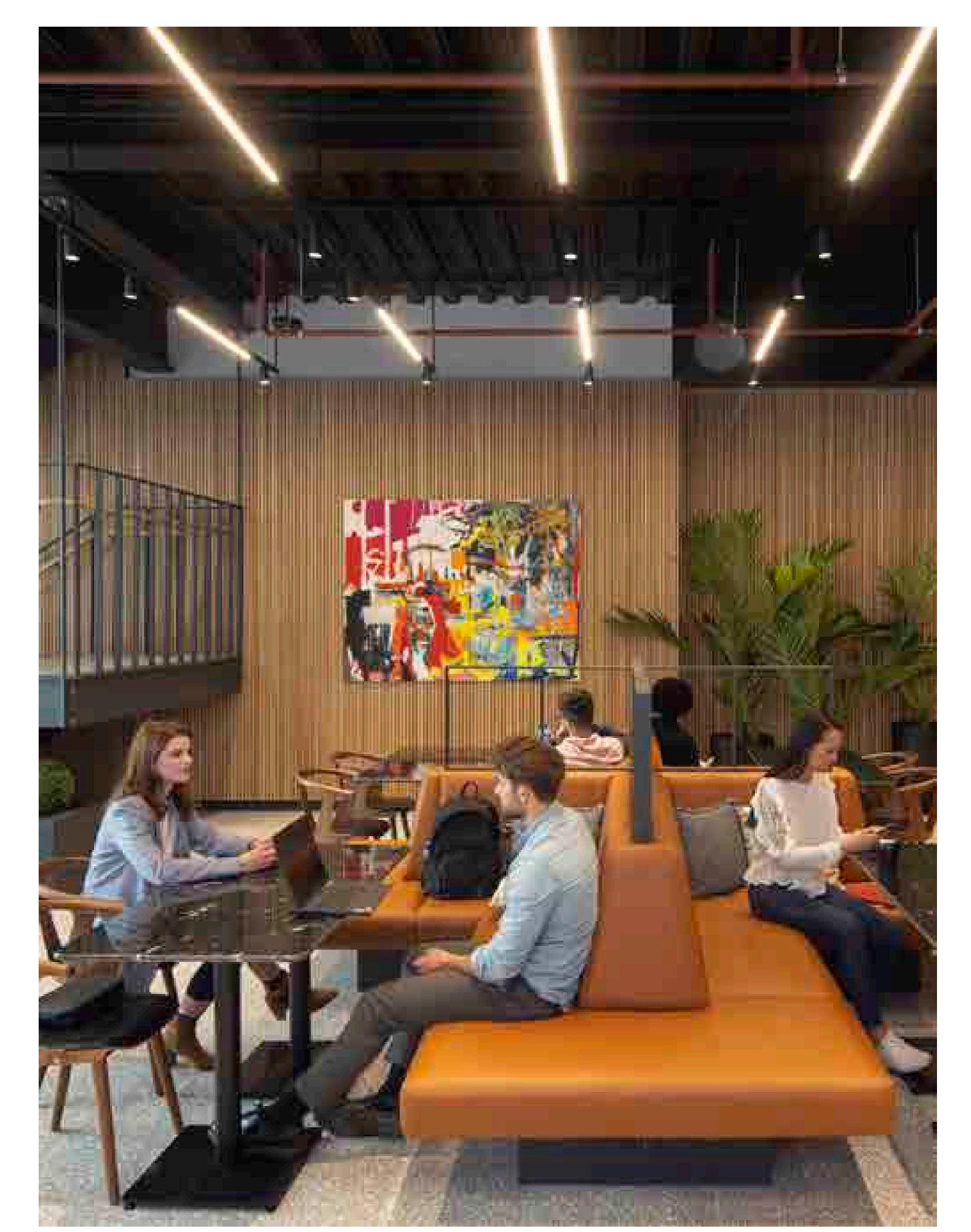
A warm welcome awaits you.
Whether you're having a
breakfast meeting, greeting a
client, or catching up on emails.

# NORTHAND SOUTH ENTRANCES WITH WELCOMING RECEPTIONS.











An extraordinary welcome
Thoughtfully designed, double-height
receptions, perfect space to meet
and greet or just take a break.

RECEPTION LOBBY 20 WATER STREET

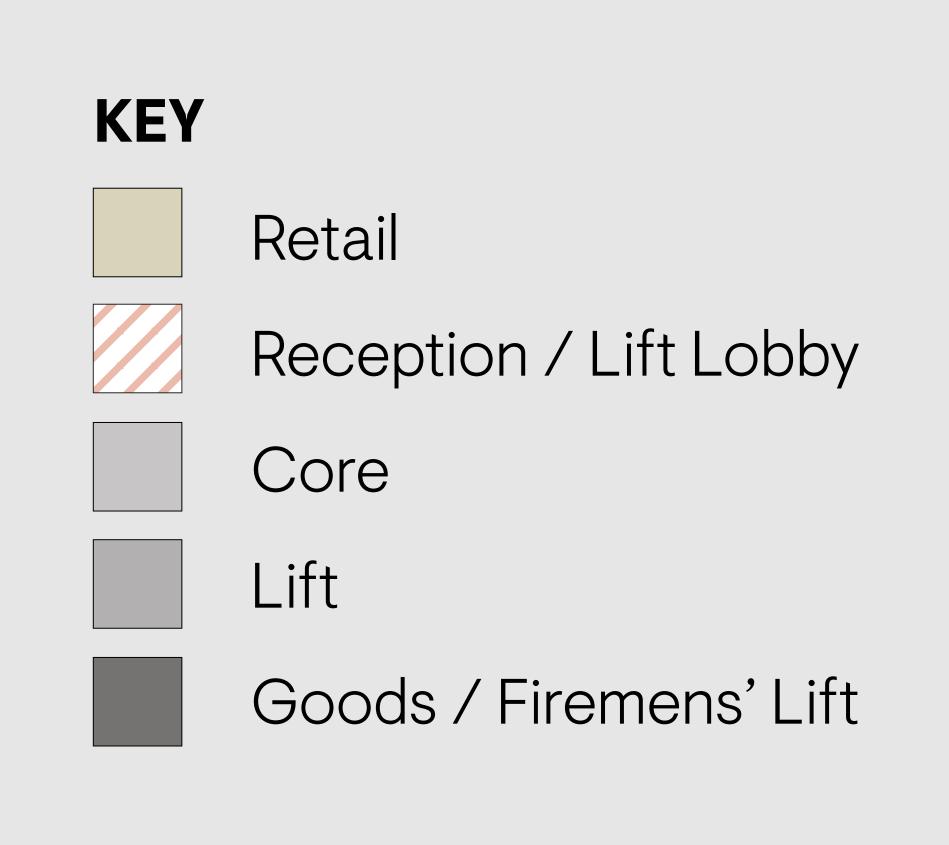
#### Ground Floor

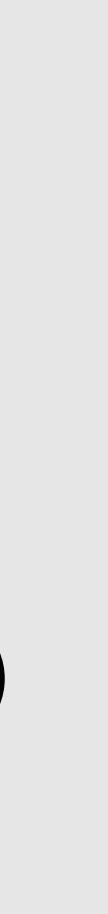
#### NORTH RECEPTION

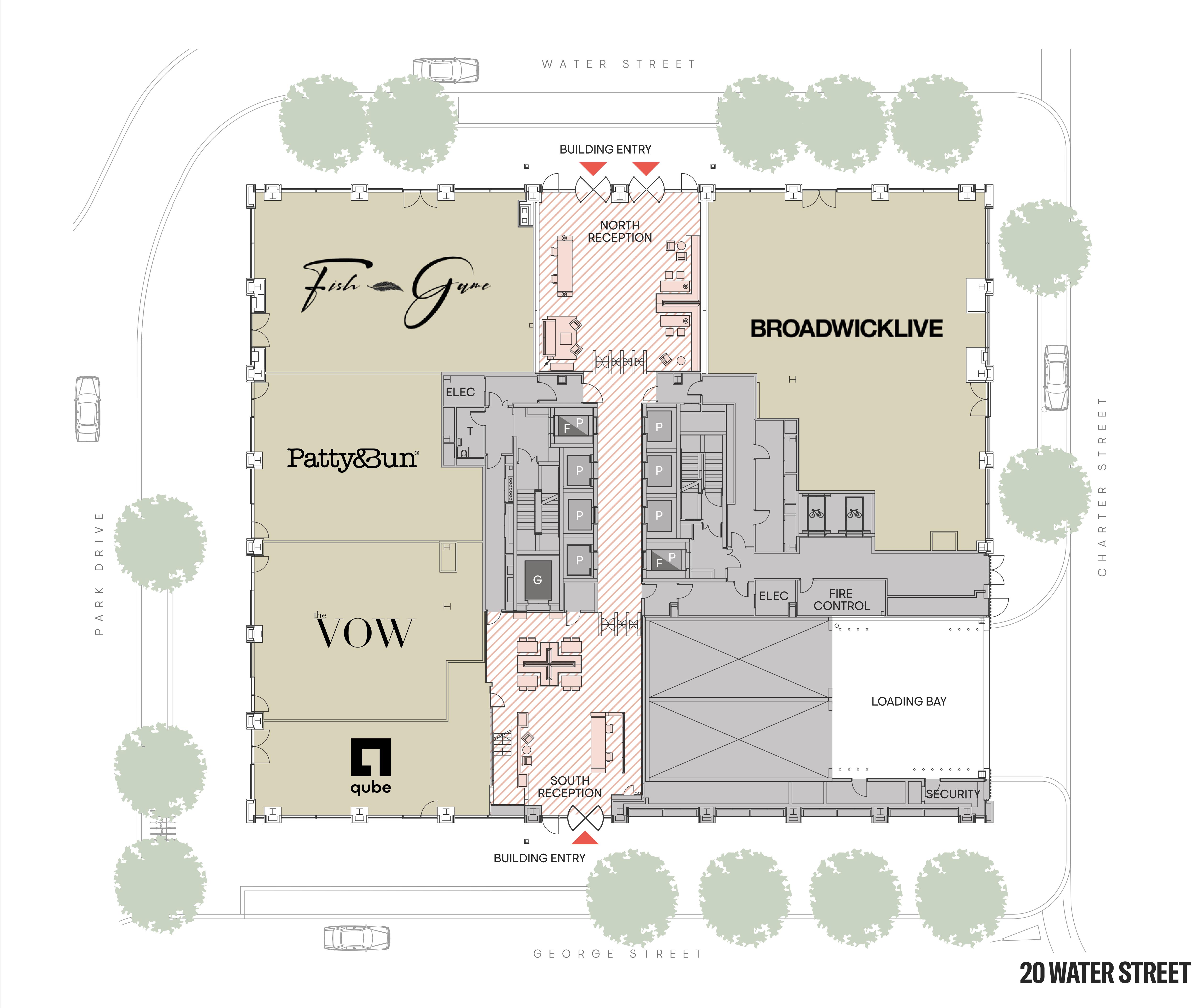
# 1,432 SQ FT 133 SQ M

#### SOUTH REEPTON

# 1,544 SQ FT 143 SQ M







#### 

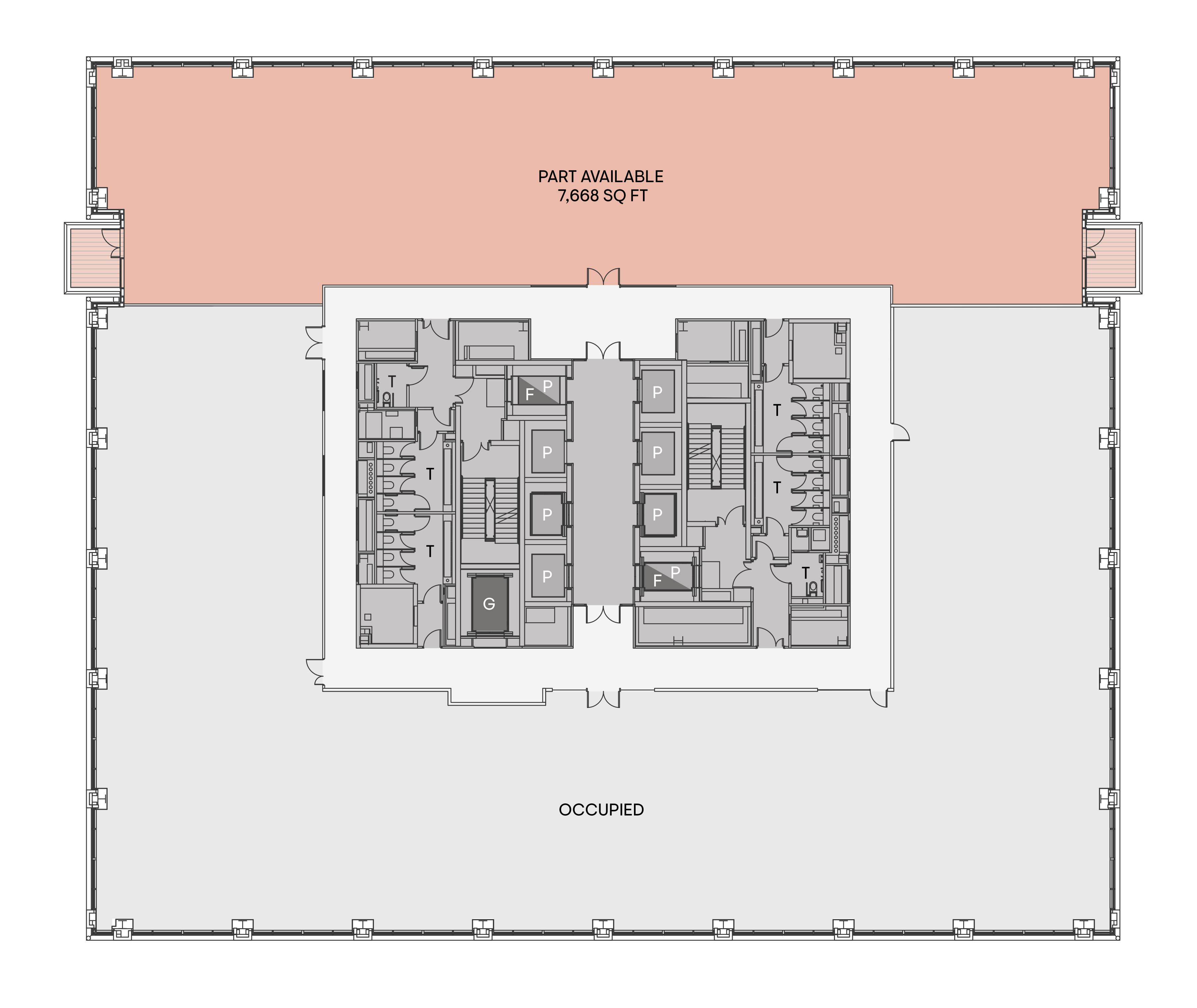
# 7,668 SQ FT 712 SQ M

#### FLOOR CONDITION

Available as Shell & Core.

KEY
Workplace Available
Occupied
Core
Lift
Goods / Firemens' Lift





### 

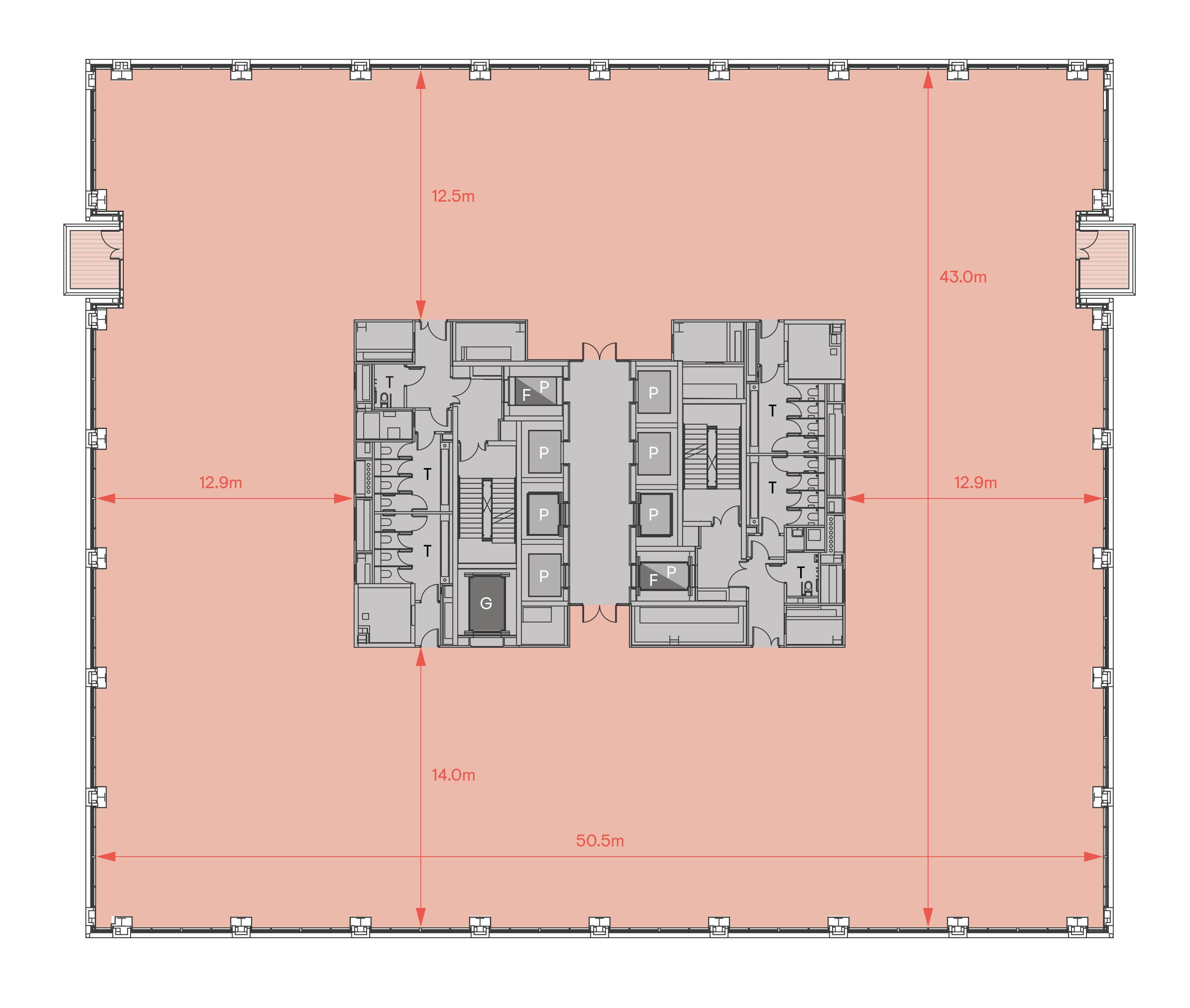
## 19,173 SQ FT 1,781 SQ M

#### FLOOR CONDITION

Available as Shell & Core.

Workplace Available
Core
Lift
Goods / Firemens' Lift





#### Level 07-09

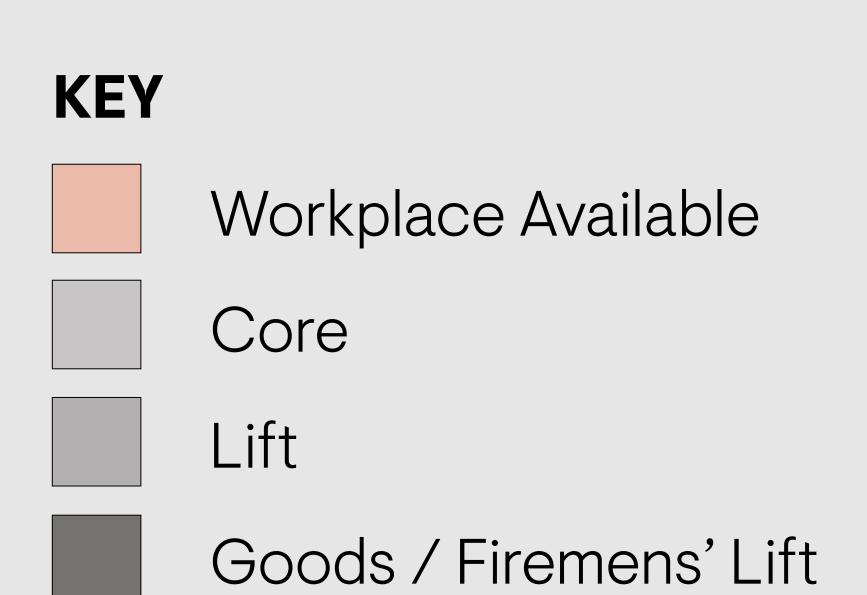
#### Open Plan Layout

#### INDICATIVE WORKSPACE ALLOCATION

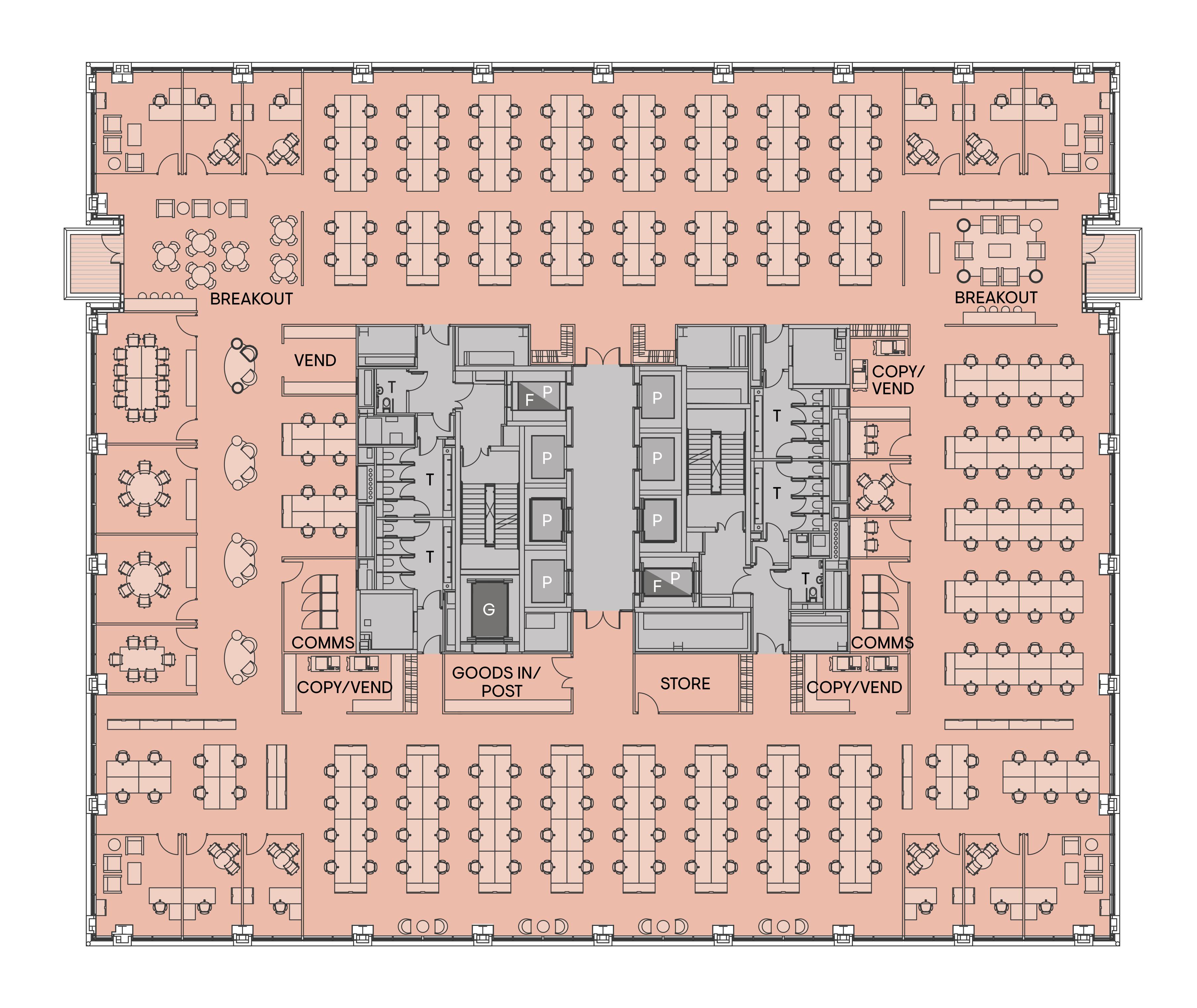
210 12 222 87 SQ FT
Open Plan 1 Person Total Indicative
Workstations Offices Population Planning Ratio

#### **ANCILLARY SPACES**

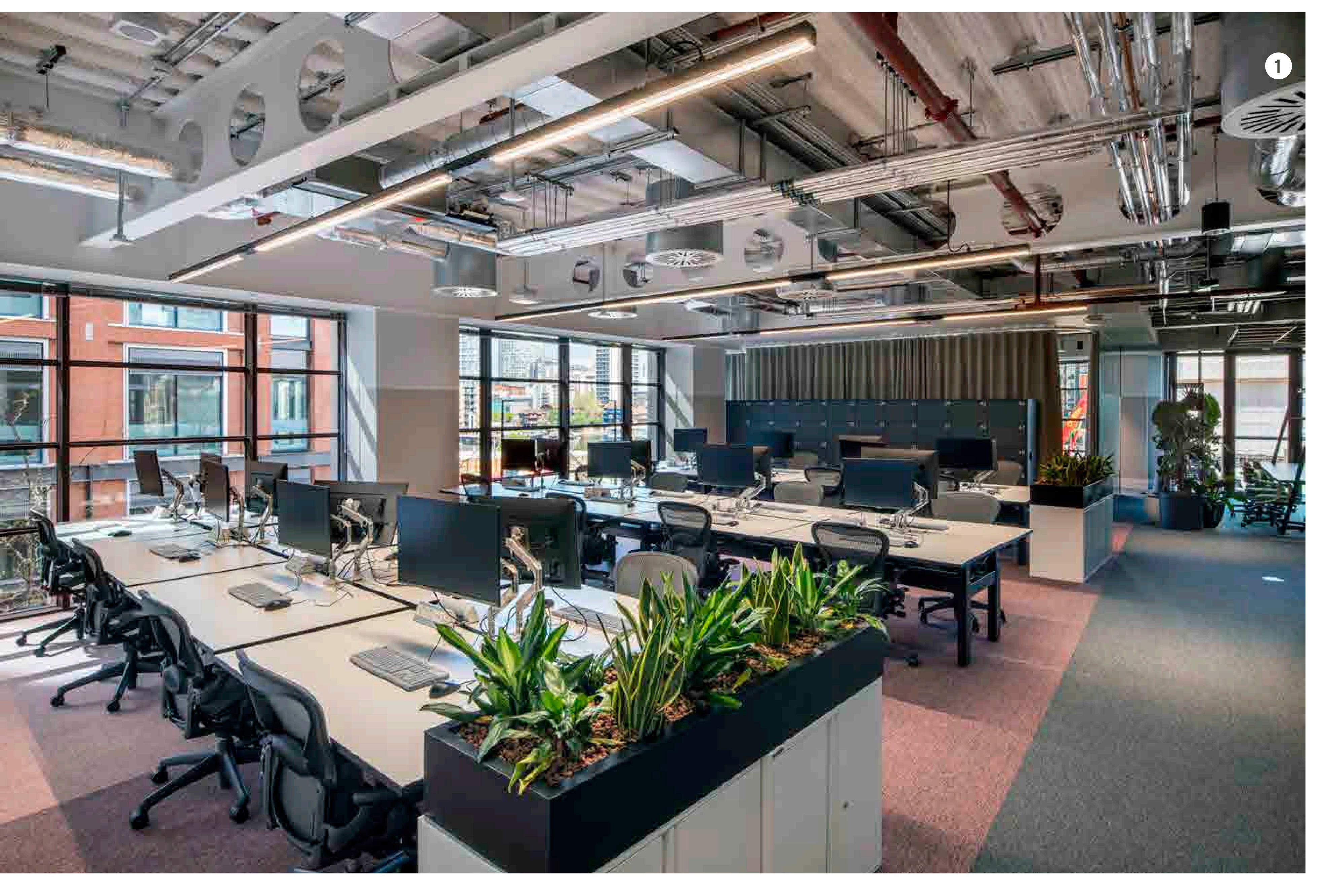
- 1 Twelve Person Meeting Room
- 3 Six Person Meeting Rooms
- 1 Four Person Meeting Room
- 2 Quiet Rooms
- 3 Copy and Vending Rooms
- 1 Vending Room
- 2 Communications Rooms
- 1 Goods In and Post Room
- 1 Store Room
- 2 Breakout Areas





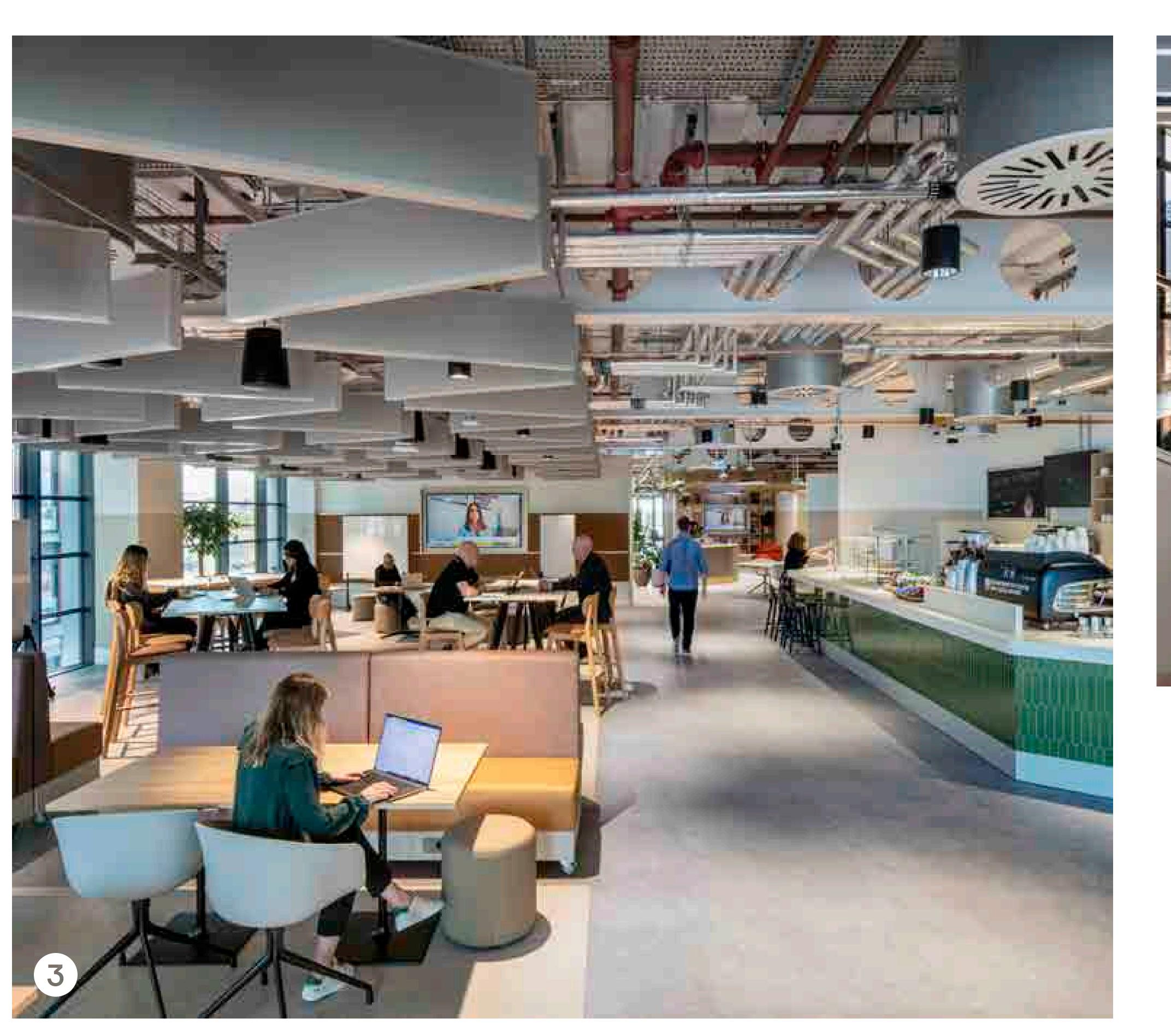


#### Indicative Fit out





- 1 Tenant fit-out
  Hot desking
- 2 **CGI**Indicative fit-out
- **3 Tenant fit-out** Café area
- 4 Tenant fit-out
  Break out / meeting spaces





FIT OUT 20 WATER STREET

#### Level 07-09

#### Creative Layout

#### INDICATIVE WORKSPACE ALLOCATION

22

Open Plan Total
Workstations Population

86 SQ FT

Indicative Planning Ratio

#### **ANCILLARY SPACES**

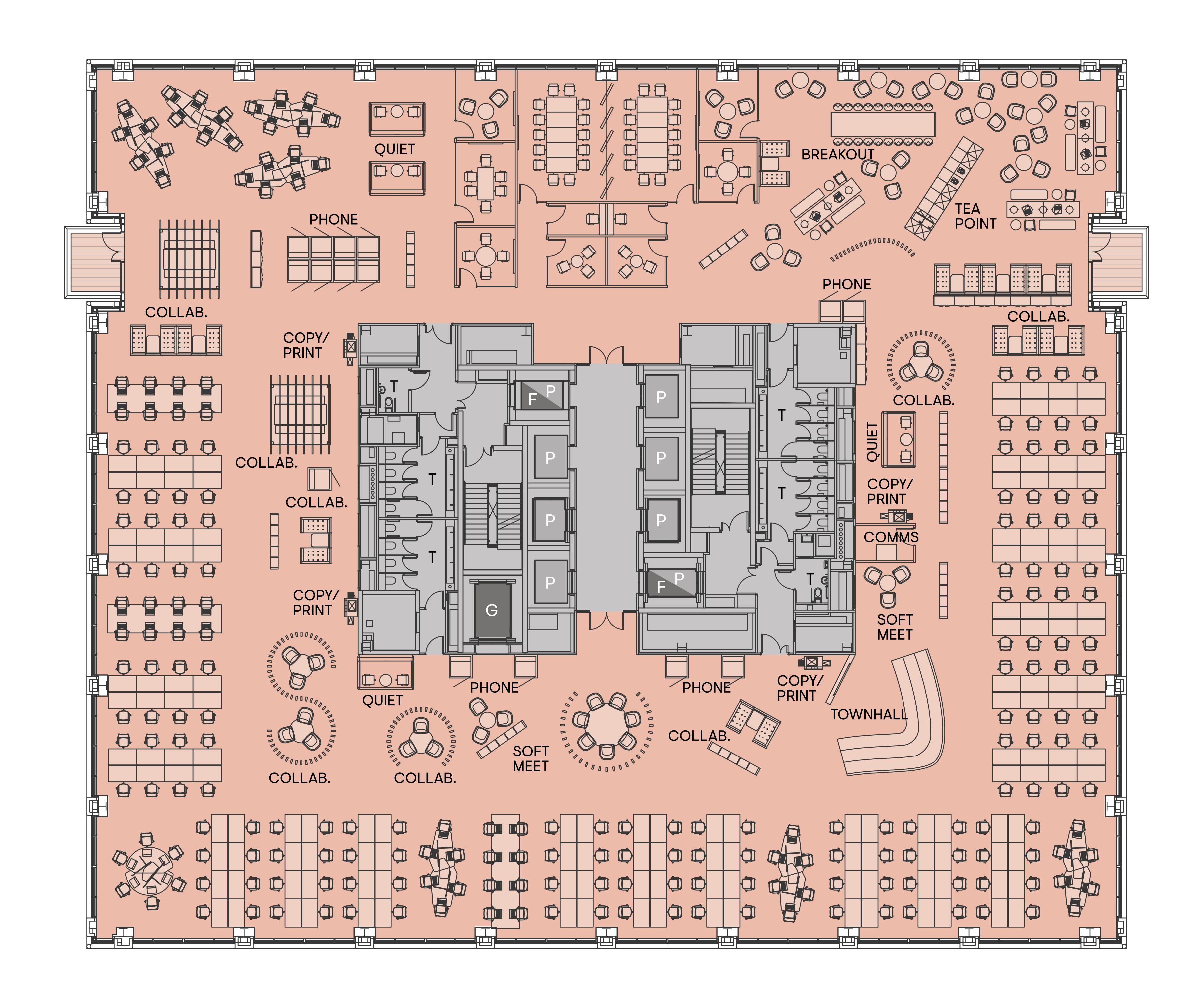
- 2 Fourteen Person Meeting Rooms
- 1 Six Person Meeting Room
- 2 Four Person Meeting Rooms
- Three Person Meeting Rooms
- 11 Soft Meeting and Collaboration Areas
- 6 Quiet Pods
- 4 Copy and Print Areas
- 1 Communications Room
- 1 Teapoint & Breakout Area
- 1 Townhall

### Workplace Available Core

Lif

Goods / Firemens' Lift





# 15,841 SQ FT 1,472 SQ M

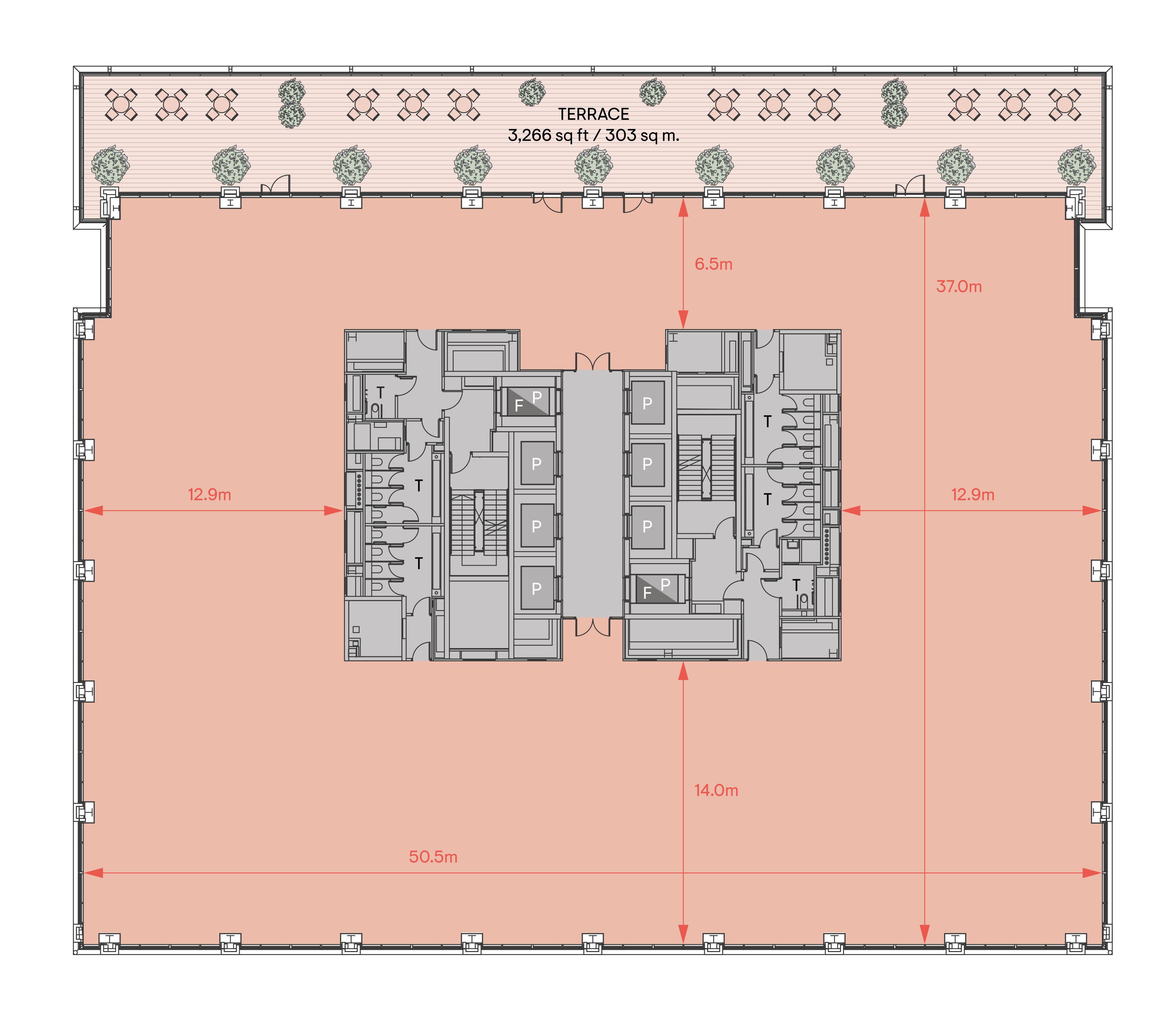
# 3,265 SQ FT 303 SQ M

#### FLOOR CONDITION

Exposed services Category A.

KEY
Workplace Available
Core
Lift
Goods / Firemens' Lift





#### Level 10

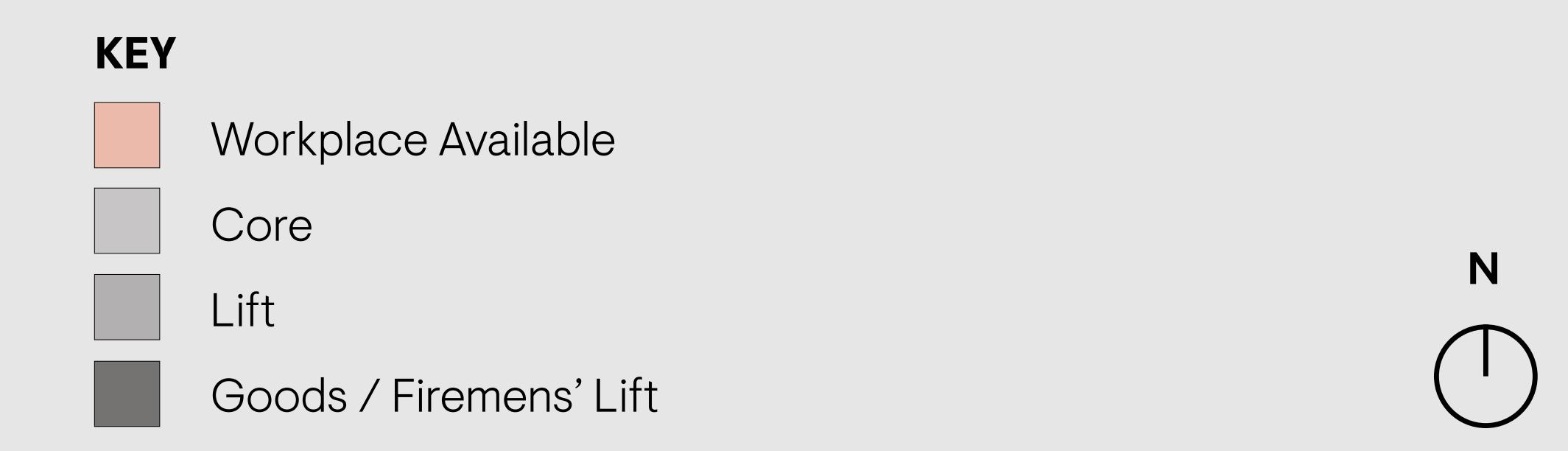
#### Open Plan Layout

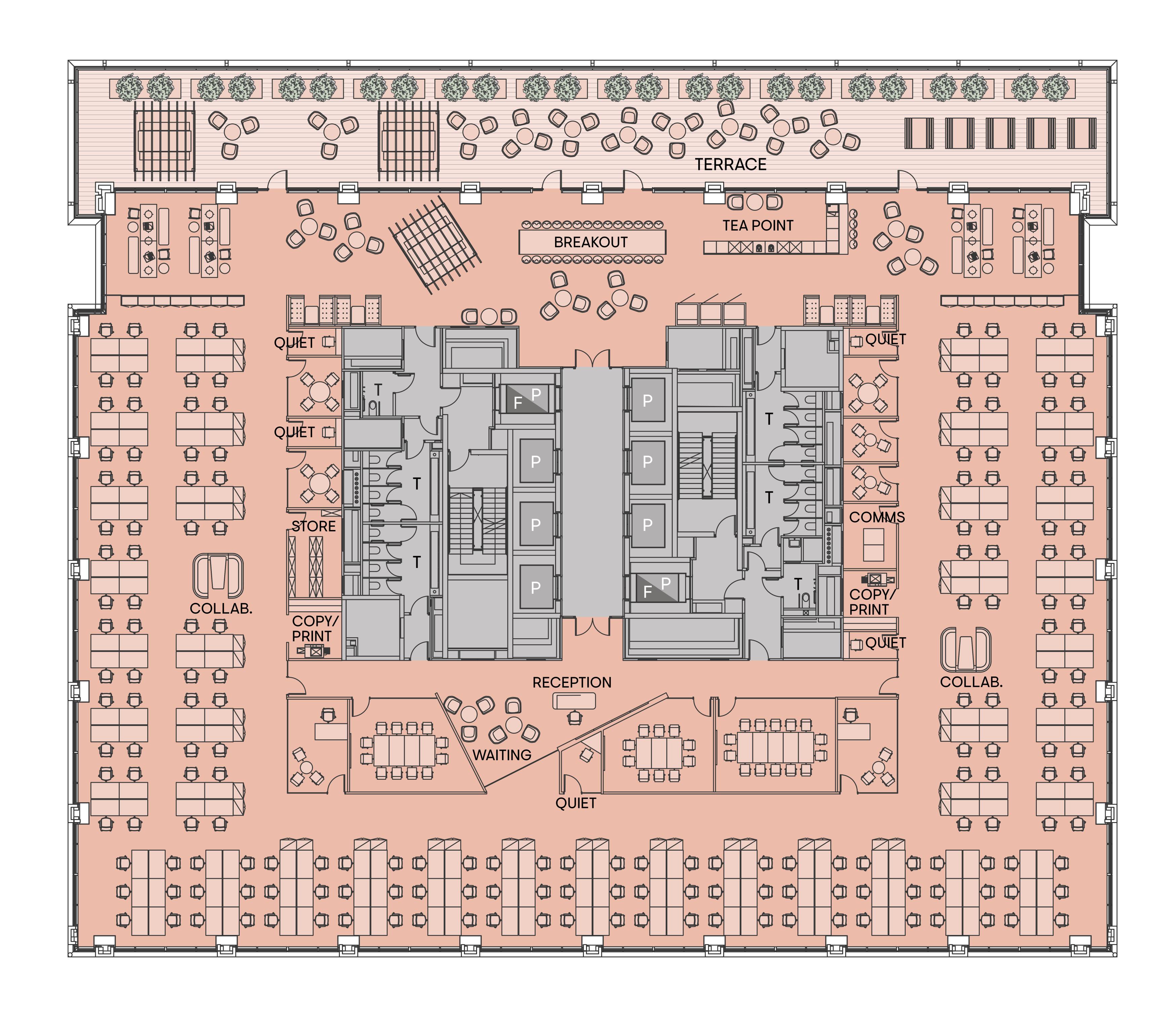
#### INDICATIVE WORKSPACE ALLOCATION

182218487 SQ FTOpen Plan1 PersonTotalIndicativeWorkstationsOfficesPopulationPlanning Ratio

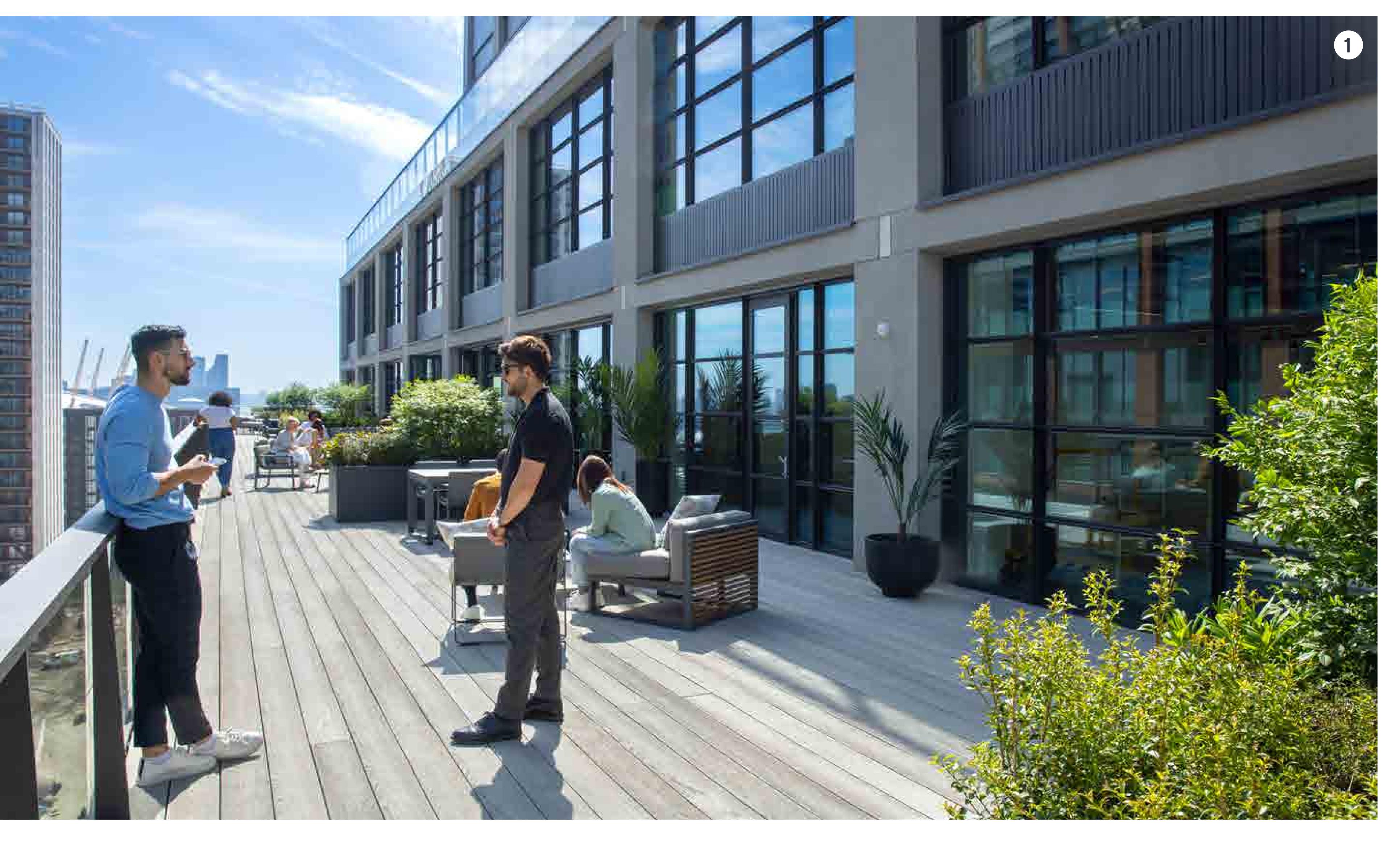
#### **ANCILLARY SPACES**

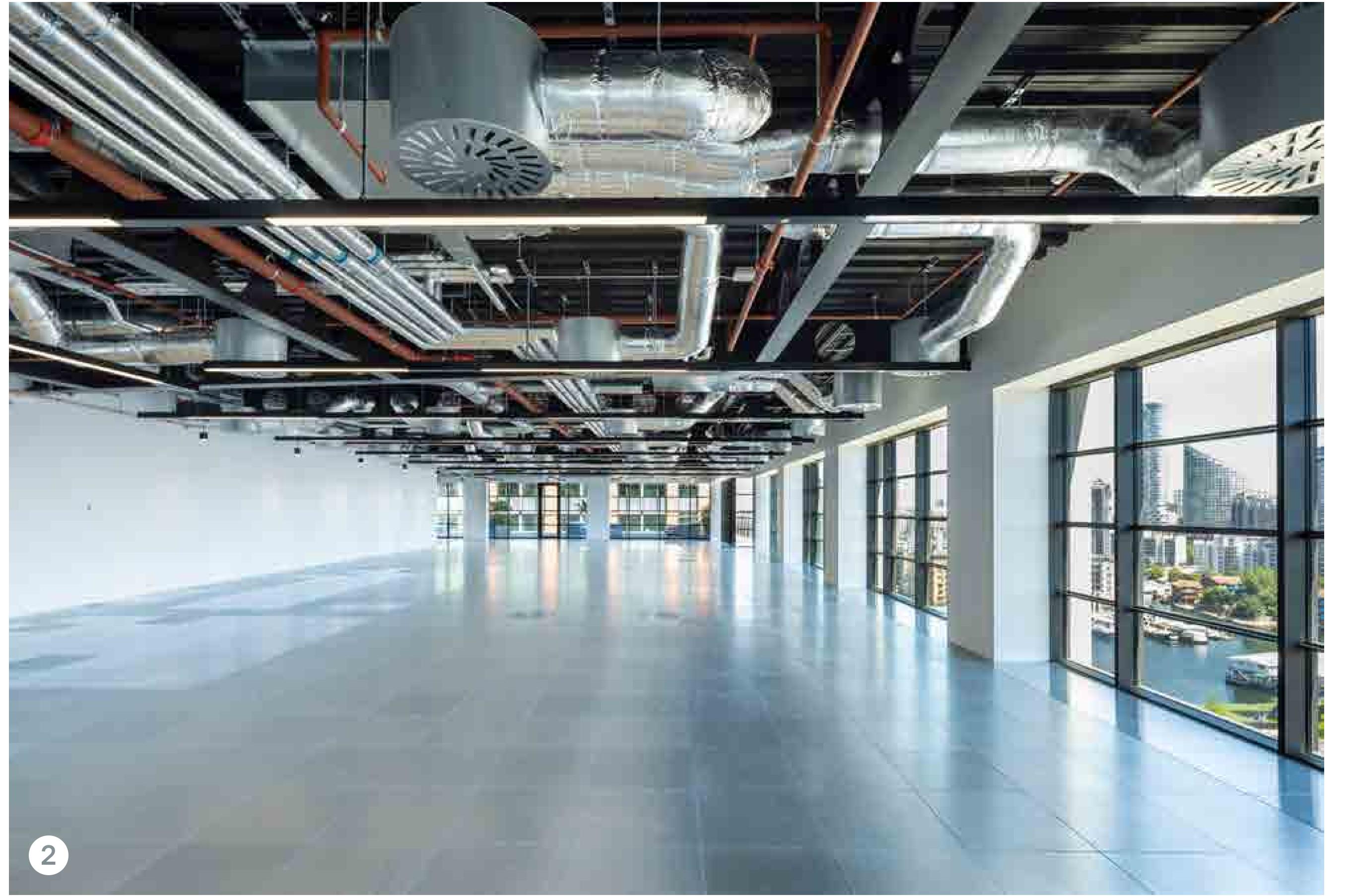
- 1 Fourteen Person Meeting Room
- 1 Twelve Person Meeting Room
- 1 Ten Person Meeting Room
- 3 Four Person Meeting Rooms
- 2 Three Person Meeting Rooms
- 2 Collaboration Areas
- 5 Quiet Rooms
- 2 Copy and Print Rooms
- 1 Teapoint and Breakout Area
- 1 Communications Room
- 1 Store Room
- 1 Reception



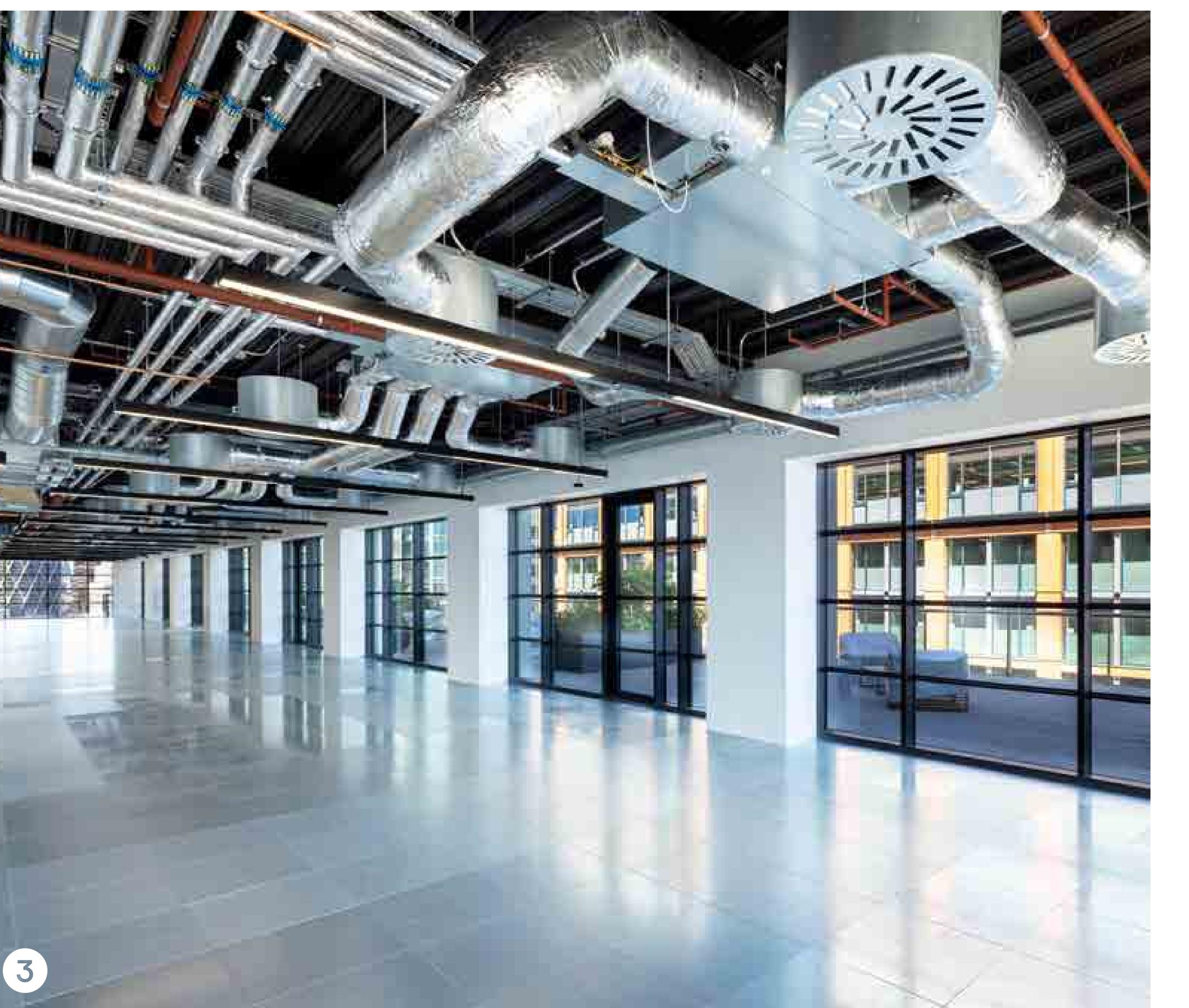


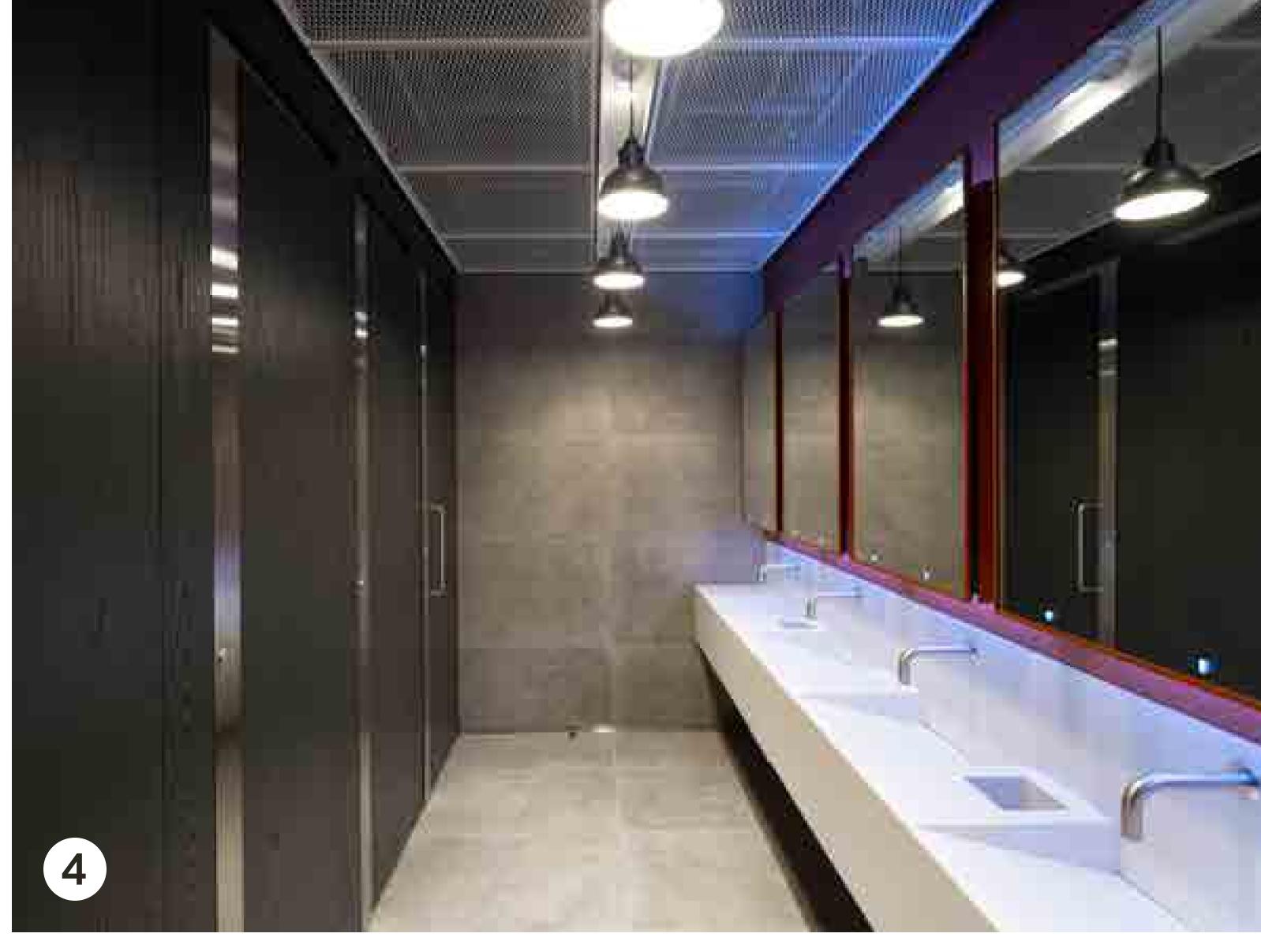
### EXCEPTIONAL WORKSPAGE





- 1 For the fresh-thinkers
- Levels 10 & 12 boasts a private terrace
- 2 Quality Workspace
  Cat A workspace overlooking the
- 3 Exposed services
  Offering contemporary, high
  quality workspace
- 4 Bathrooms





LEVEL 10 20 WATER STREET

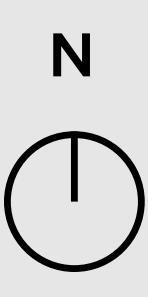
# 12,441 SQ FT 1,156 SQ M

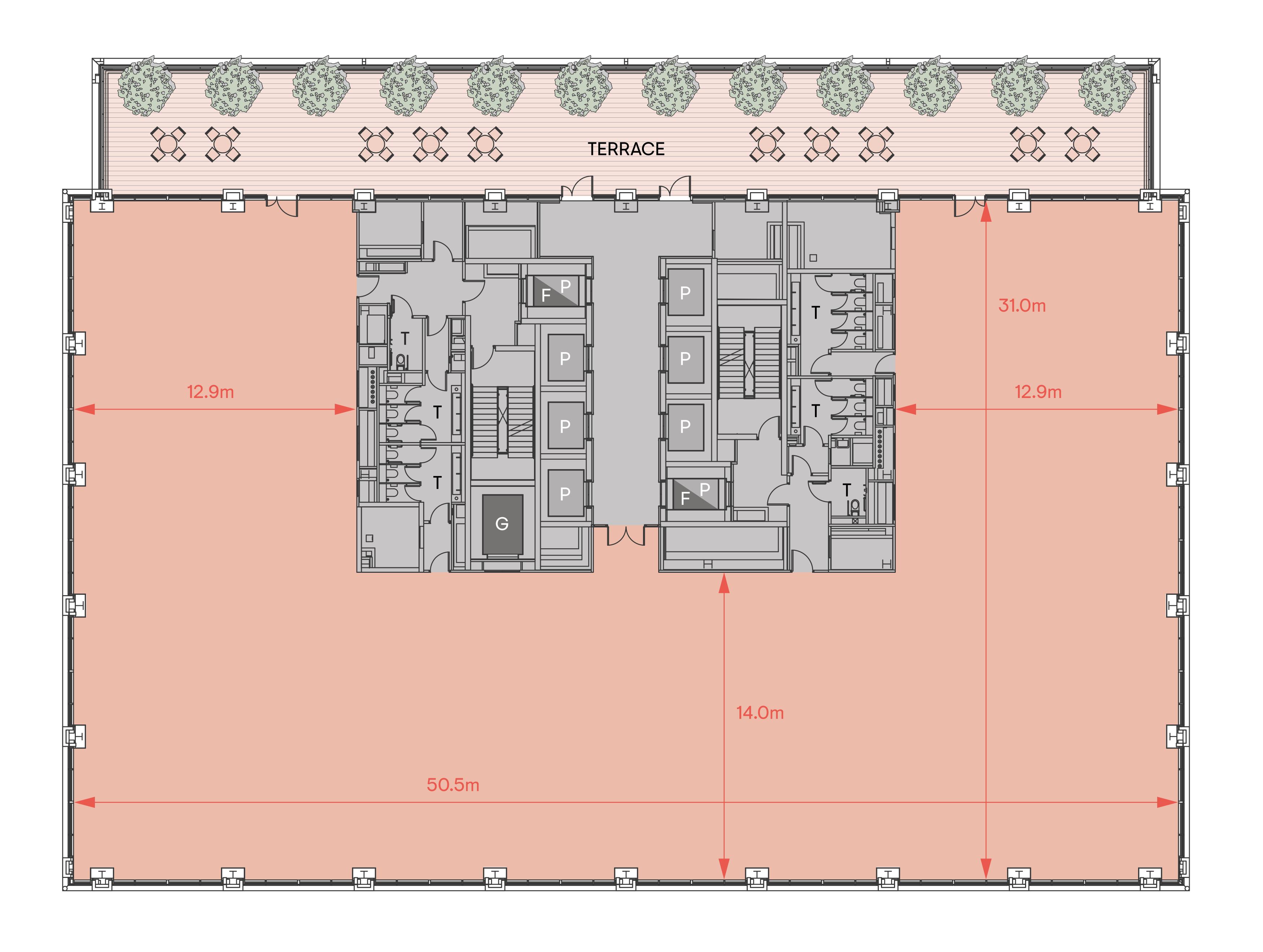
# 3,062 SQ FT 284 SQ M

#### FLOOR CONDITION

Available as Shell & Core.

KEY
Workplace Available
Core
Lift
Goods / Firemens' Lift



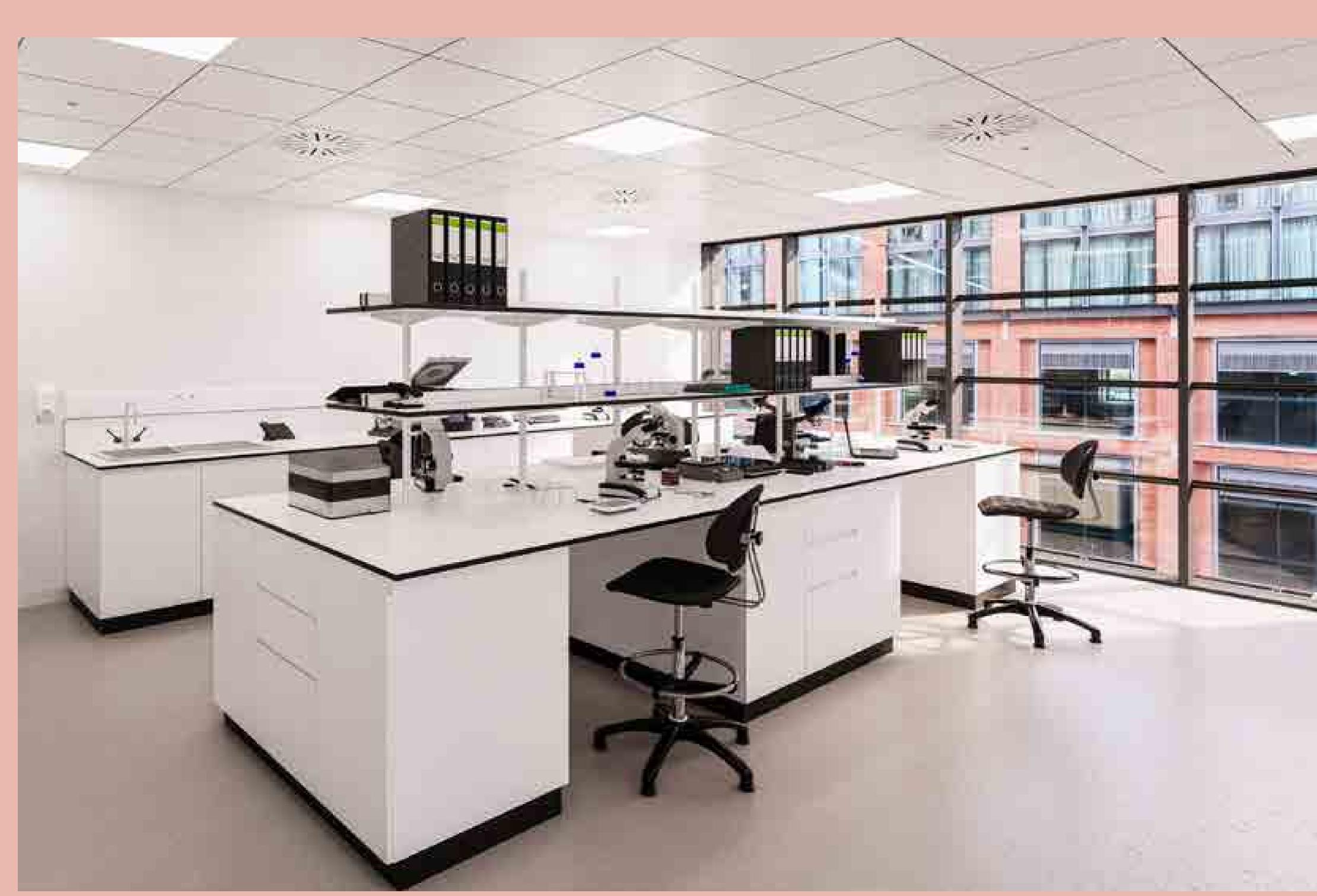


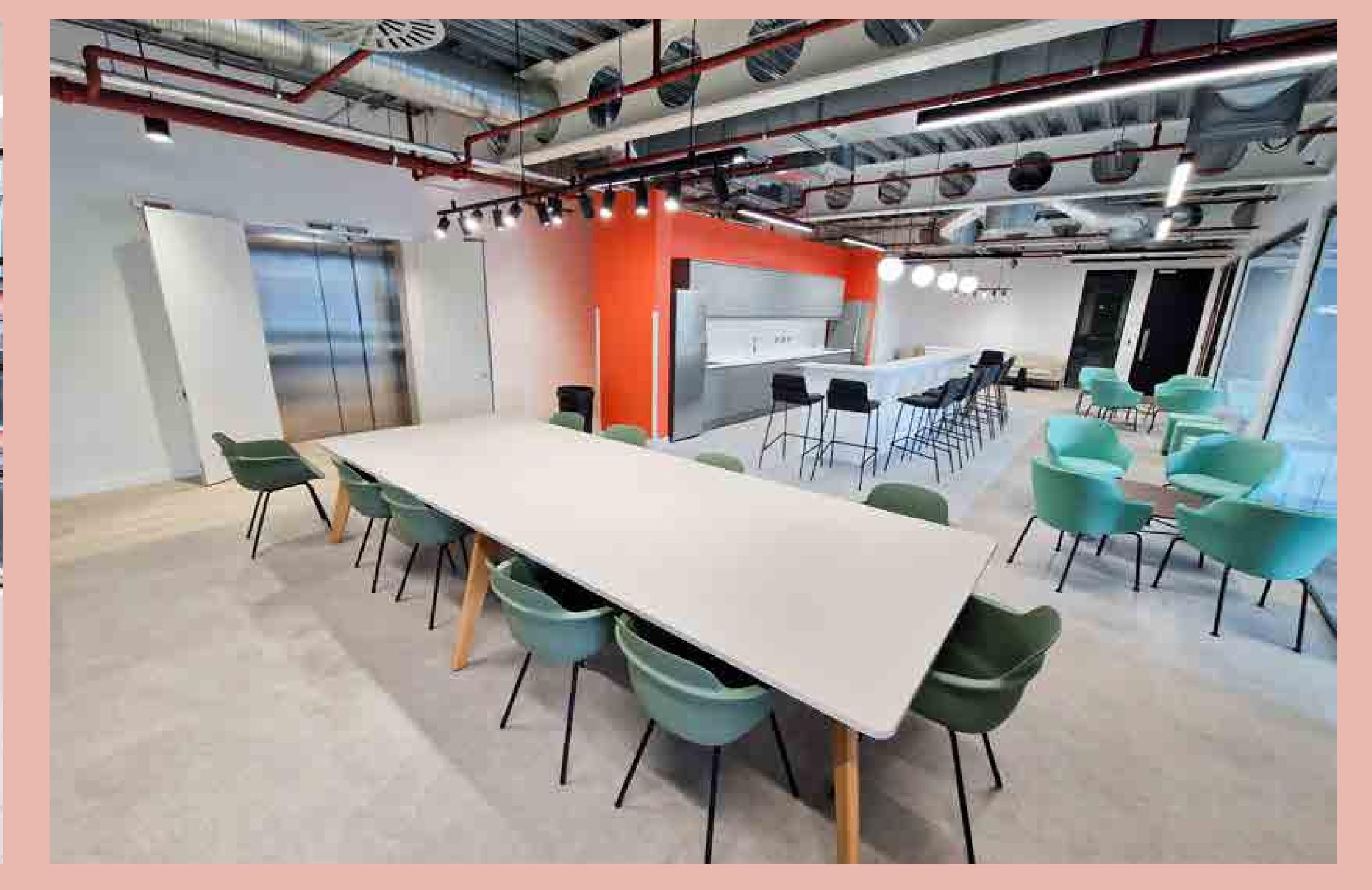
# EXTRAORDINARY SPACE FOR EXCEPTIONAL WORK



- 40,000 SQ FT FULLY FITTED, CL2 WET LABS AND OFFICE ACCOMMODATION.
- TAKE AN INDIVIDUAL LAB BENCH WITHIN OUR CO-WORKING SPACE OR YOUR OWN PRIVATE LAB.
- BENEFIT FROM BOOKABLE MEETING ROOMS, COLLABORATION AREAS AND BREAK-OUT FACILITIES.
- ACCESS TO SHARED EQUIPMENT FACILITIES INCLUDING AUTOCLAVE, GLASS WASH, -80 FREEZER, ICE FLAKER, LN2.
- DEDICATED IN-HOUSE LAB TECHNICIAN, COMMUNITY MANAGER AND RECEPTIONIST.
- IOT READY, FULLY DIGITIZED LABS WITH LAB MANAGEMENT SYSTEM.
- AVAILABLE NOW.







INNOVATION CENTRE 20 WATER STREET

### Made For:

Fully fitted, furnished and managed workspaces

After 30 years of helping companies like yours find their perfect home, we've created MadeFor: Out with complicated contracts. In with transparent and flexible leases.

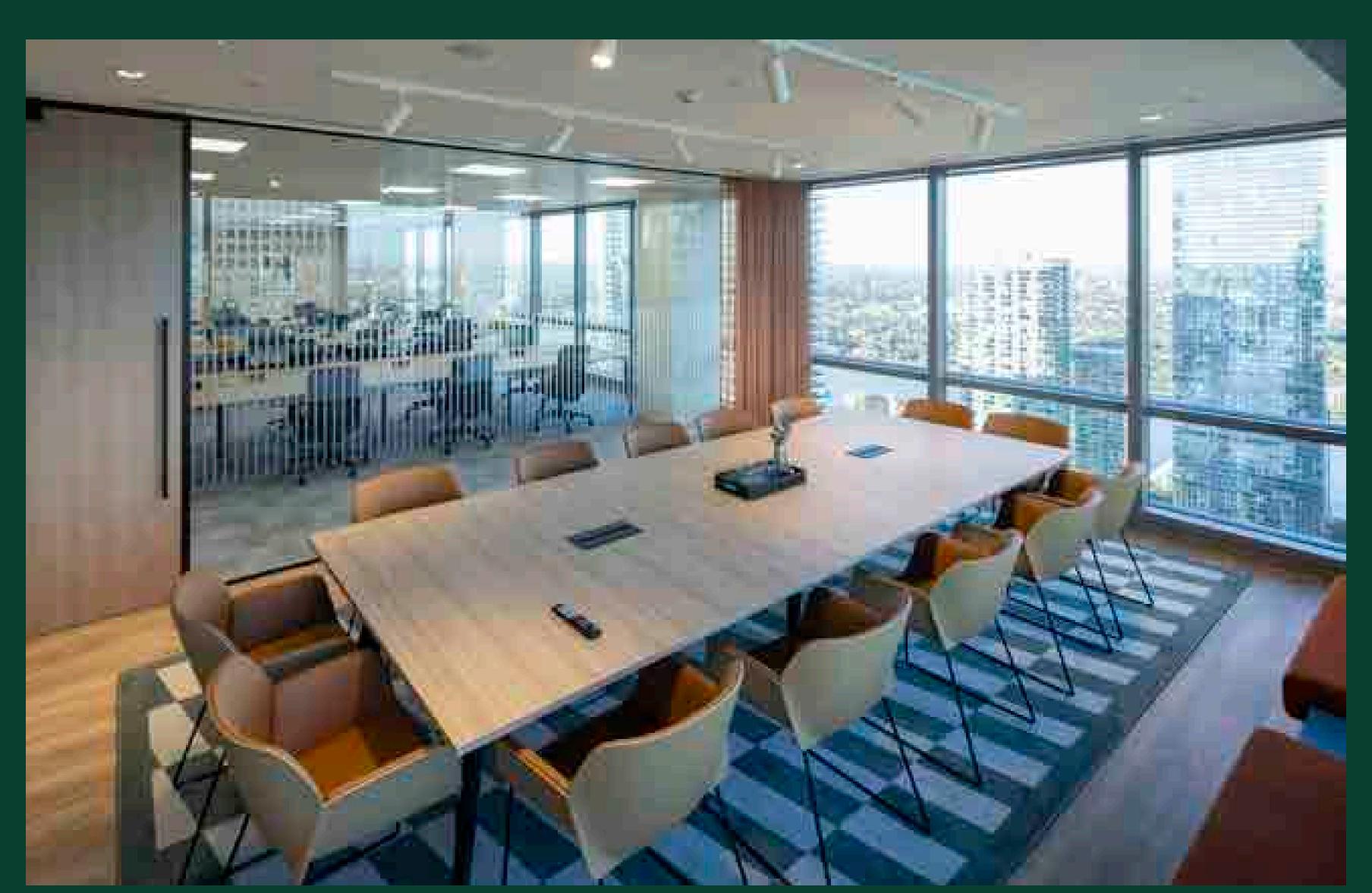
Move into a fully fitted and managed workspace on terms that suit your business, even as your needs change.

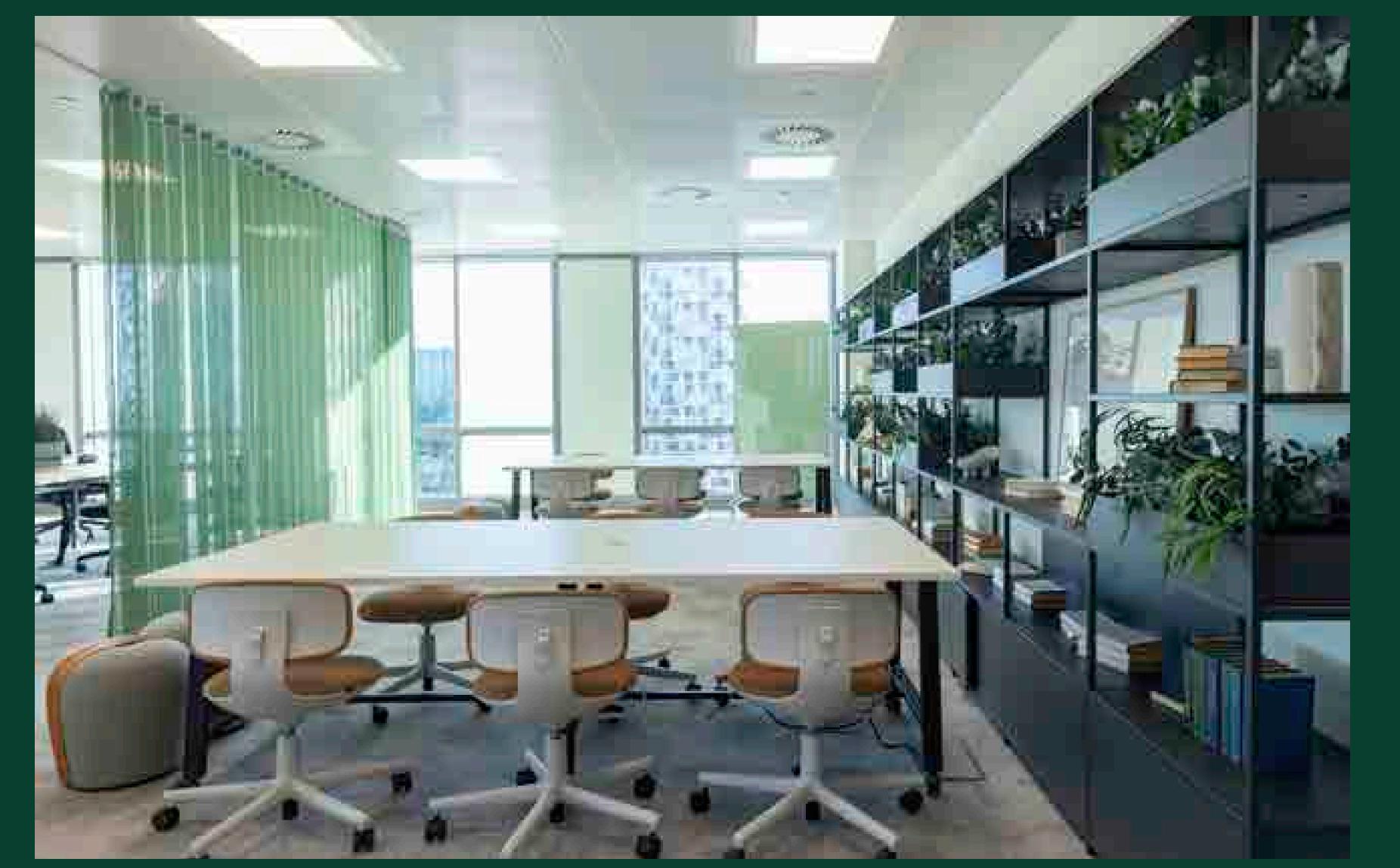
Innovative, sustainable, and always forward thinking.

offices.canarywharf.com/ madefor









Style Simplicity Flexibility Bespoke flooring Organic materials Bararea Scalable Sustainable Future-proofed Company branding Finishing touches Built-in storage Breakout spaces Tech-led Soft furnishings Iconic architecture 5G&WiFi6 Foliage Meeting rooms Flexible spaces Architectural lighting One-off antiques Games area Modular Ready & waiting Connected Supported

MADEFOR:

#### Middle Dock transformed

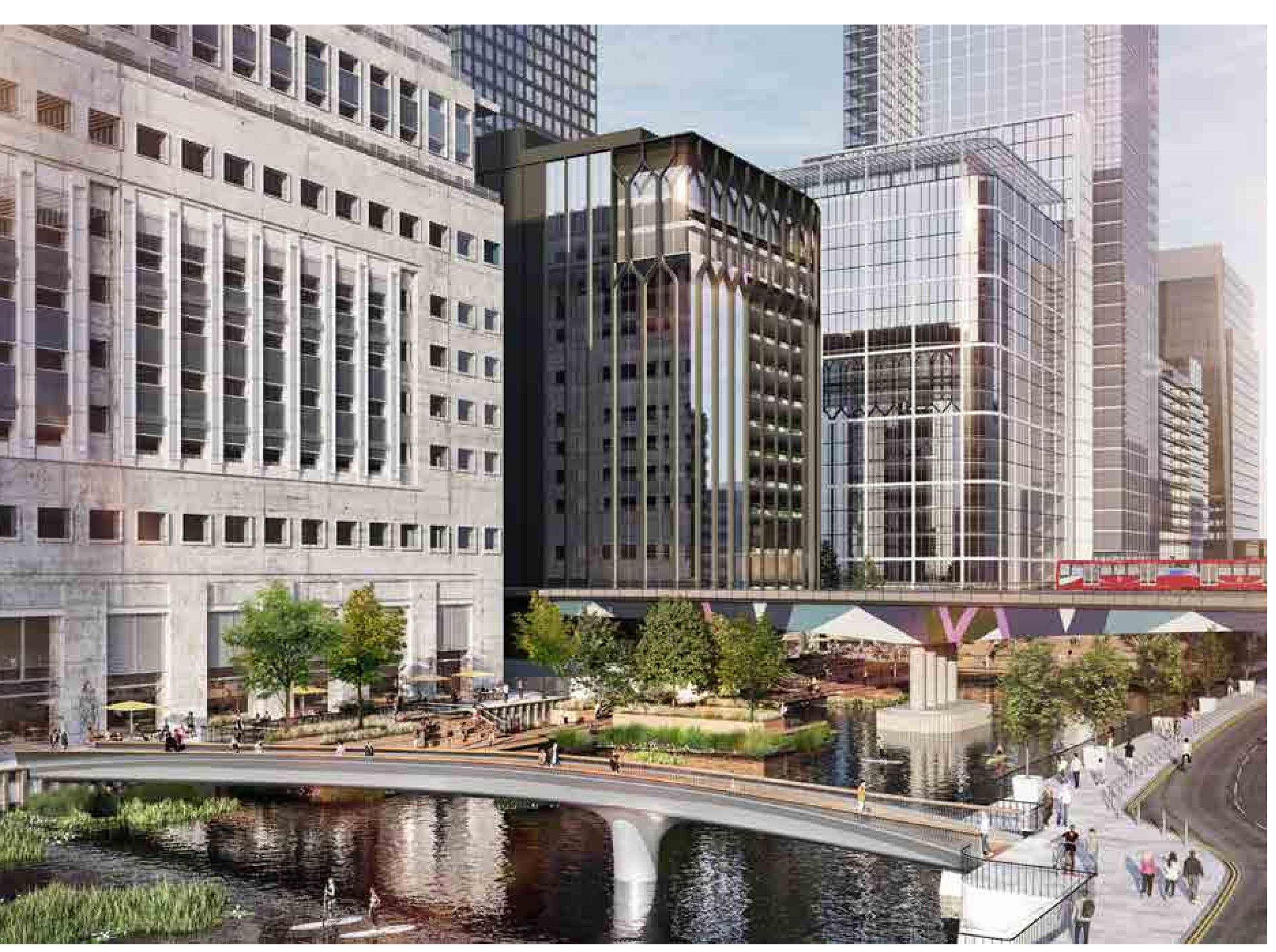
The project, which is already underway, will introduce new public spaces, extensive planting, biodiversity initiatives and water activation to enhance the way people experience the Estate.

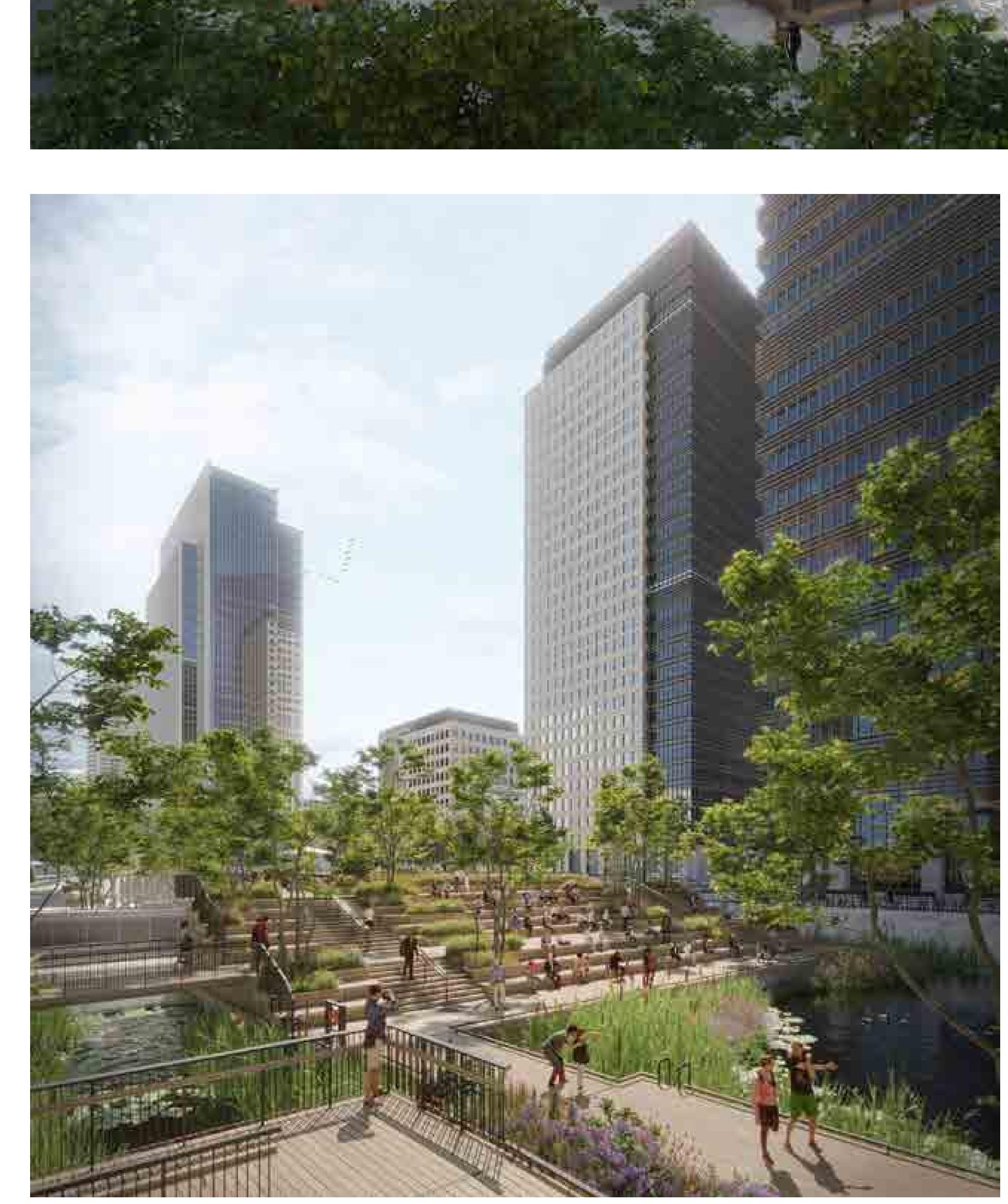
# ENGAGEMENT WITH GREEN SPACE AND BLUE SPACE IS HUGE IN TERMS OF PEOPLE'S HEALTH AND WELLBEING.

Dan James

Development Director The Eden Project





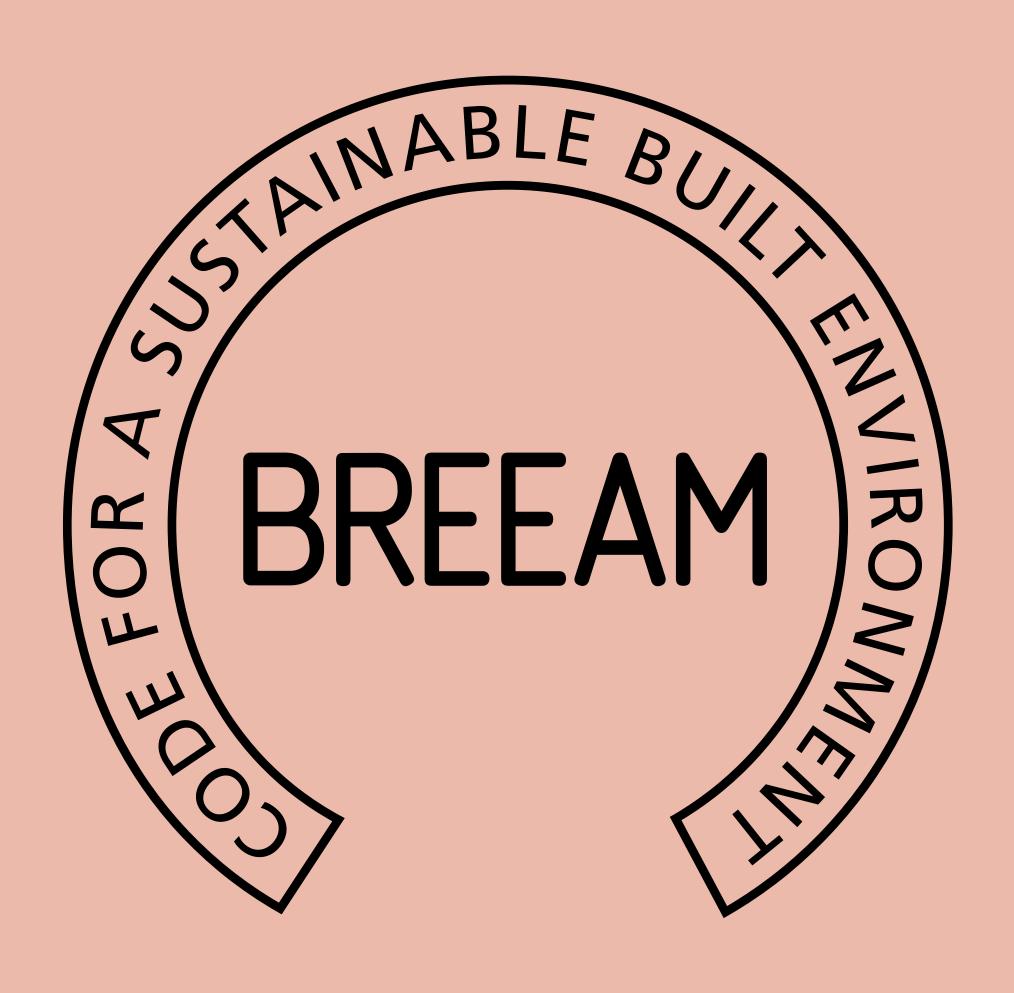


Middle Dock A waterside oasis coming Q4 2024



#### Specification summary

Energy efficient building design and operation



# DOESAM DING



on Levels 10 and 12. Balconies on Levels 3-9

## DUAL POWER

supply from 2 independent substations. a second duplicate primary electrical supply from a different EDF primary 132 kv substation

## DIVERSE RESILENT

fibre communications with Wi-Fi 6 and 5G provision



2 x dual purpose, 1 x goods lift, 2 x cycle lifts

with the potential of an A rating

#### FULLY ACCESSIBLE

150mm raised floor depth

SPECIFICATION

### DESIGN LOADING

Office: 3.4 kn / sq m (70.99 lbs / sq ft)
Partitions: 1.0 kn / sq m (20.88 lbs / sq ft)

#### POWER LOAD NENSITES

OFFICE AREAS

Lighting: 12.19 w / sq m (1.2 w / sq ft)
Small power: 32.28 w / sq m (3 w / sq ft)



Typical floor to ceiling height of 2.75 m (9 ft)

# SHOWERS CHANGING FACILITIES

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.



#### HIGH EFFICIENCY

fan coil air conditioning

#### 5.9 MILLION

coffee cups recycled

electricity sourced renewably since 2012



to landfill since 2009

#### Transitioning to



achieved on new Category A floors

single-use plastic items eliminated or recycled



tackling food insecurity by distributing surplus food to the community

#### Luke Thurlow

luke.thurlow@canarywharf.com

- +44 (0)20 7418 2598
- +44(0)7890995139

#### Ben Stanley

ben.stanley@canarywharf.com

- +44(0)20 7418 2789
- +44(0)7816640916

#### Tarun Mathur

tarun.mathur@canarywharf.com

- +44(0)20 7418 2358
- +44(0)7779888149

#### Find out more on the 20 Water Street website

#### Download the Canary Wharf app

