



BELONG TO SOMETHING



Experience working Wood What for yourse f...

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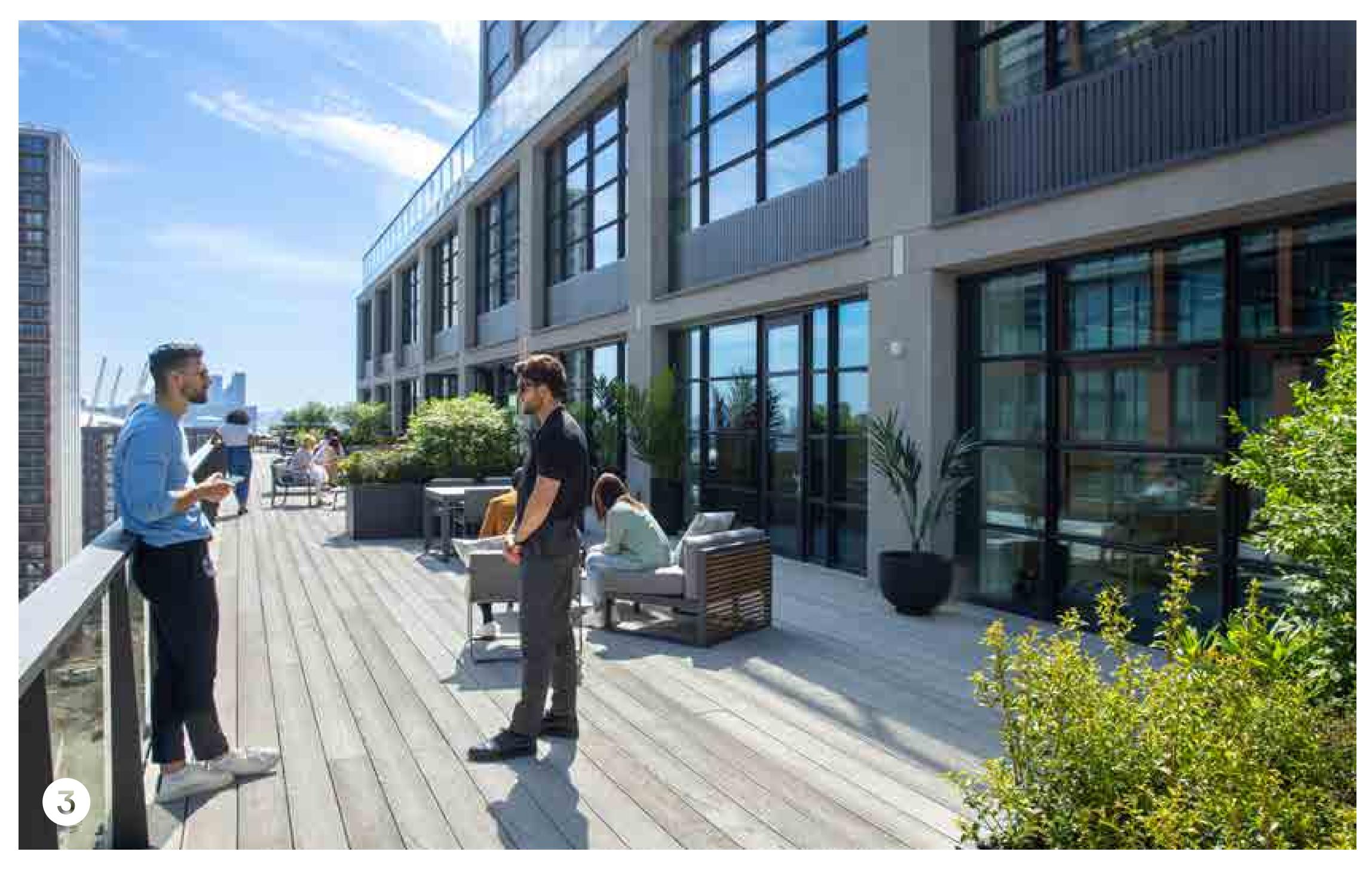
WORK FLEXIBLY TERRACES LIFE SCIENCE BOARDWALK SUSTAINABILITY BALGONIES TECHNOLOGY WATERSIDE

Belong to something extraordinary

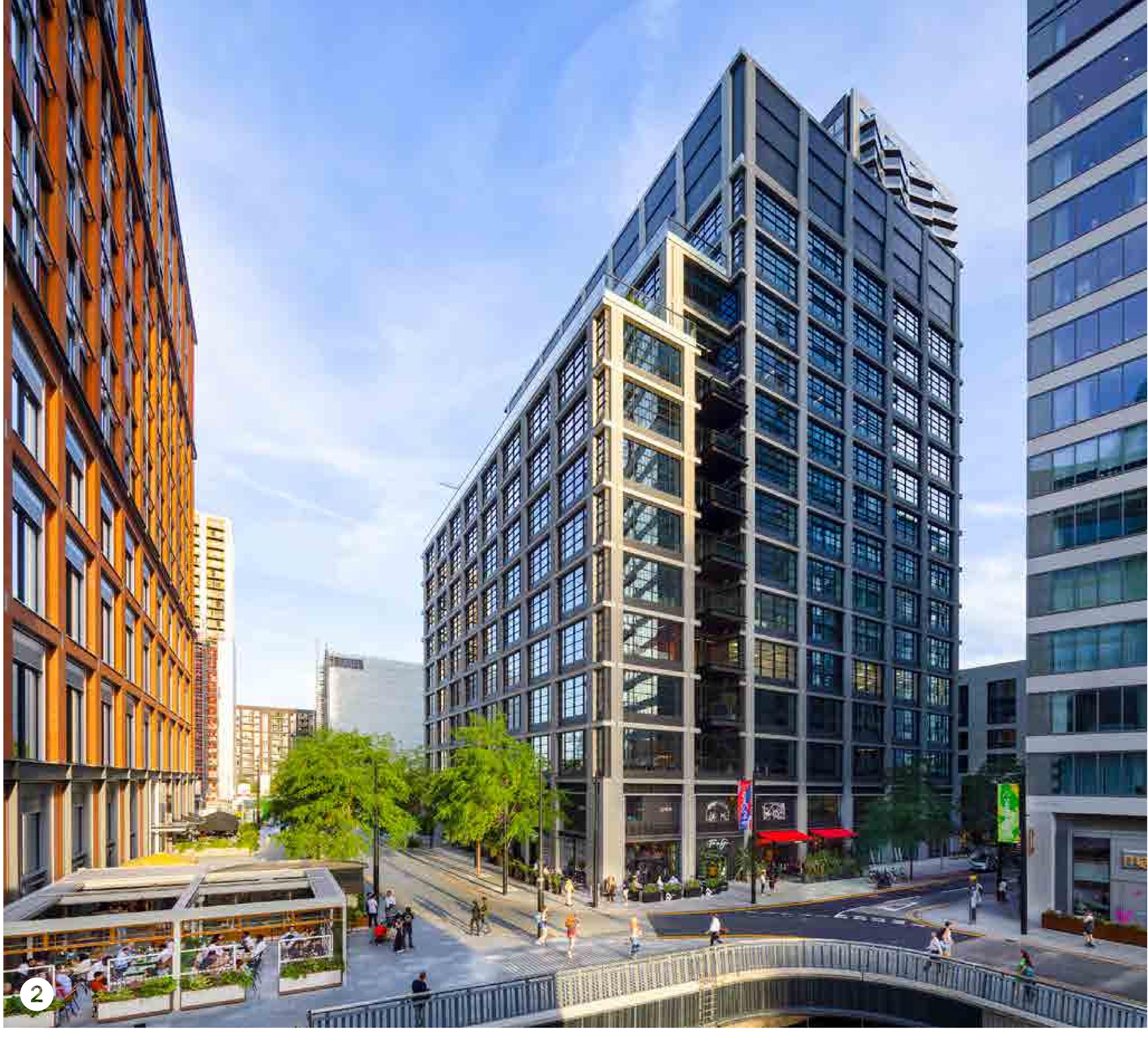
20 Water Street is a place to belong, inspiring people to think differently.

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





INTRODUCTION





- 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



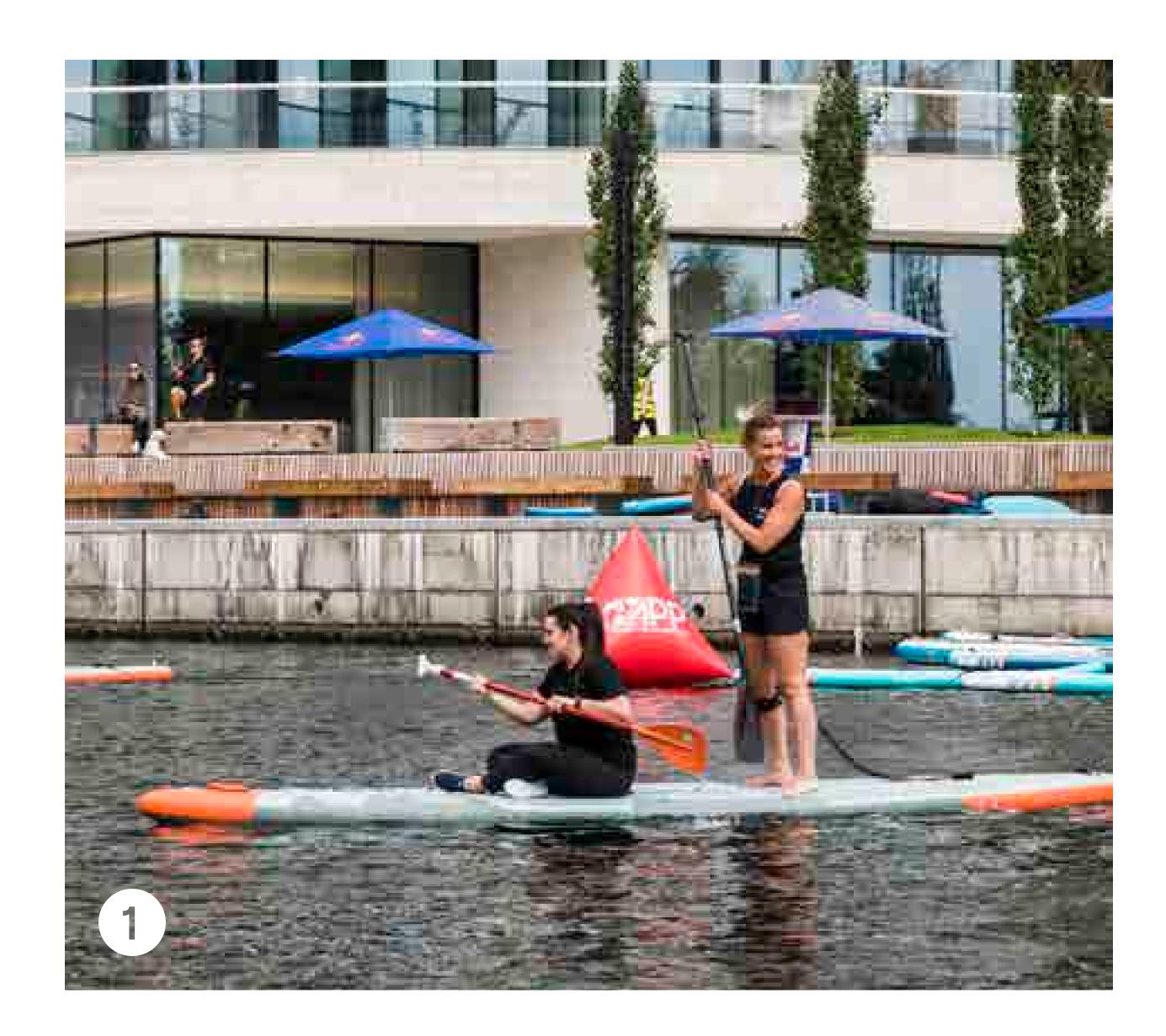
4 20 Water Street lobby Flexible space to meet, greet & relax

5 Waterside

Fantastic water amenity on your doorstep

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.



ARQUALITY AT GANARY WHARF IS 9% BETTER THAN IN THE CITY OF LONDON AND 13% TTER THAN IN THE **CITY OF WESTMINSTER**











IT'S ALL HERE.





DISHOOM

PADIUM

EVERYMAN

- Paddleboarding Make the most of your lunchbreak
- 2 Alfresco dining Meet friends and relax at lunchtime
- **3 The Boathouse** A place to unwind





Just a small selection of our extensive retail offering. Discover more

THRD SPACE







Patty&un®

HAWKSMOOR

- 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

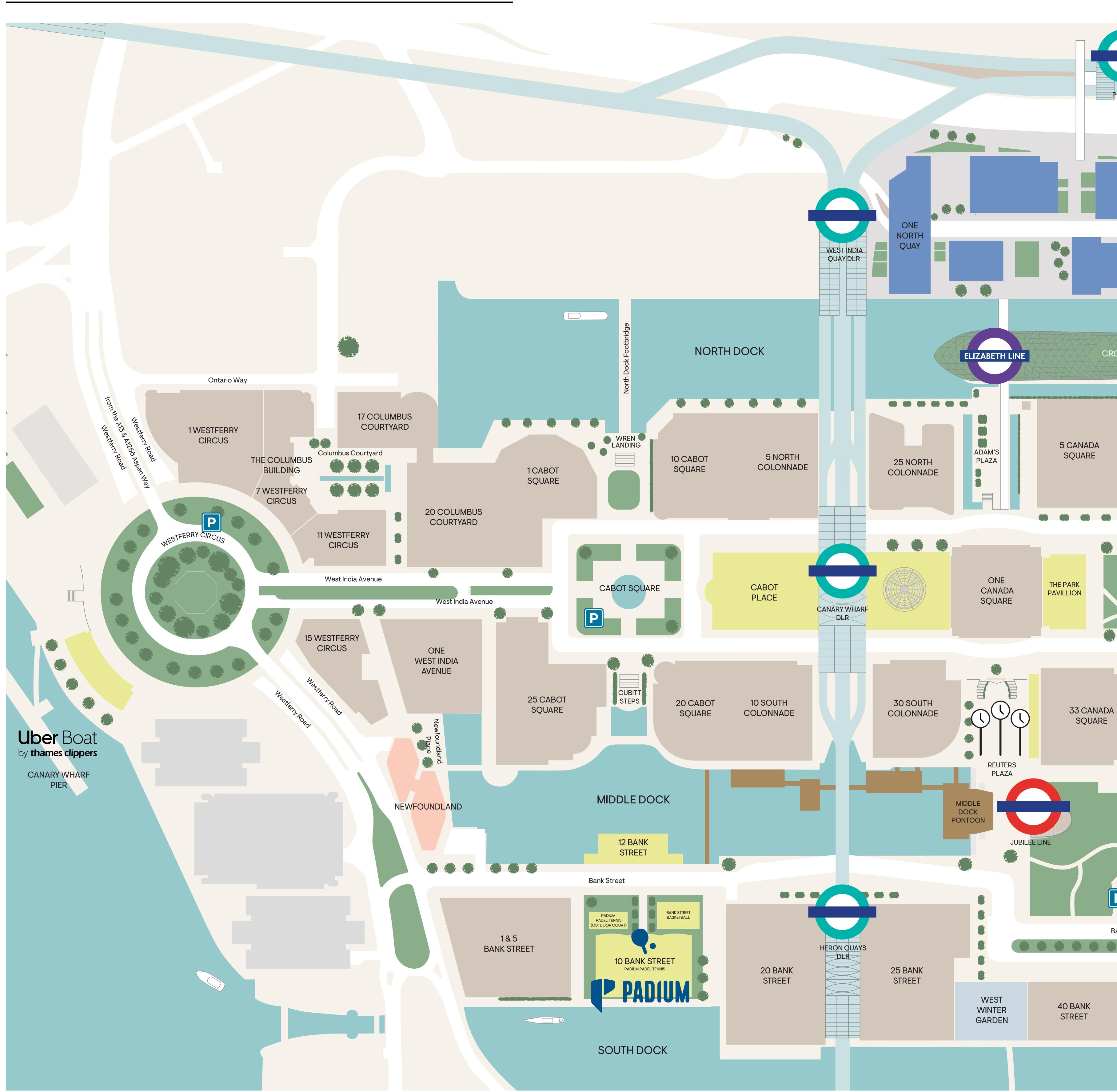
FASRCASE





SANDRO

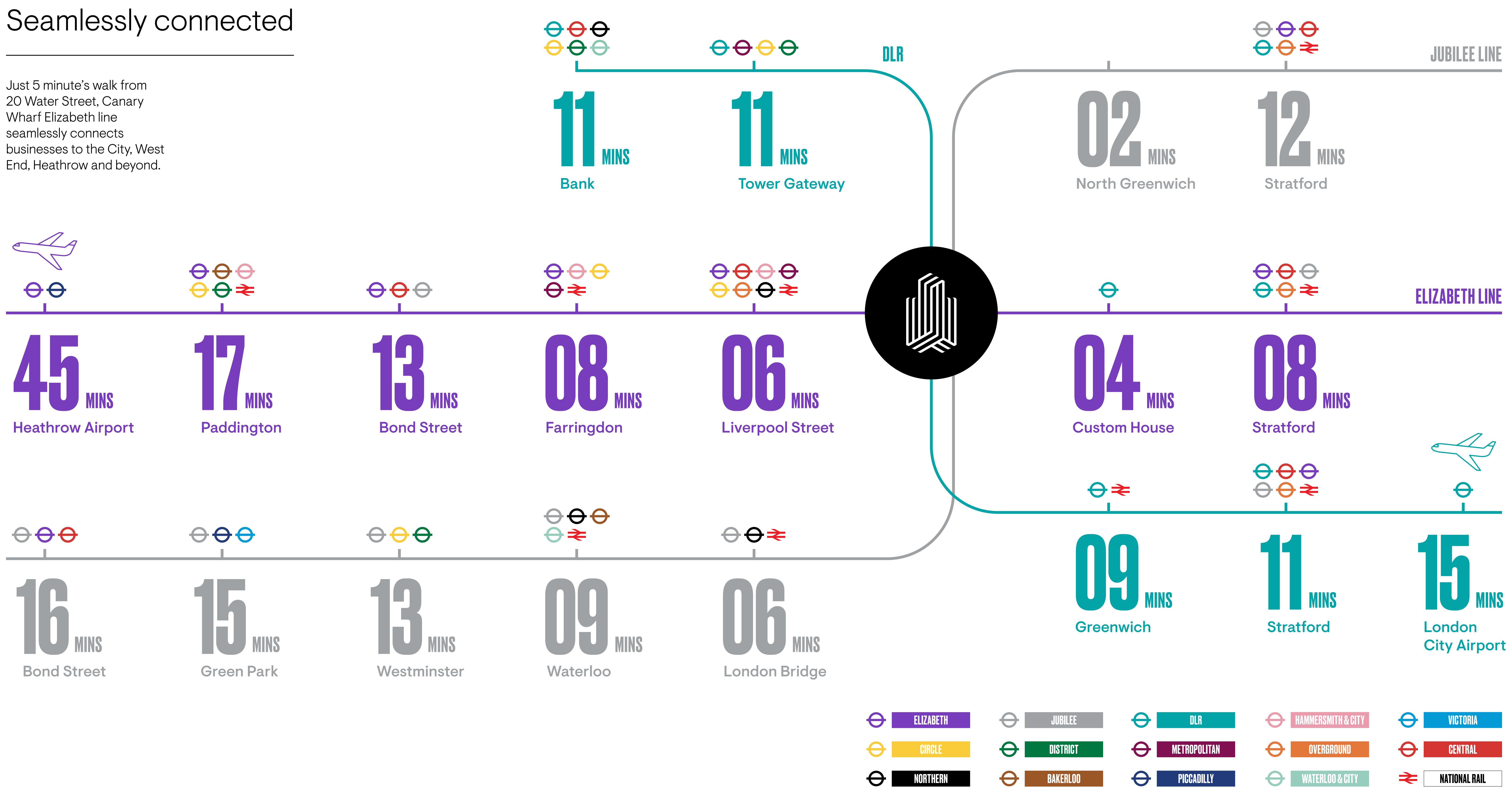
Welcome to Canary Wharf



CANARY WHARF

POPLAR DLR Aspen Way CROSSRAIL PLACE & ROOF GARDEN ELIZABETH LINE ONE CHURCHILL PLACE 8 CANADA SQUARE 15 CANADA SQUARE 30 NORTH COLONNADE 5 CHURCHILL PLACE North Colonnade Churchill Place The lvy in Churchill Place 16-19 CANADA SQUARE CH<mark>URCHILL</mark> PLACE CANADA SQUARE CARTIER 20 CHURCHILL PLACE South Colonnade **Churchill Place** 25/30 CHURCHILL PLACE 20 CANADA SQUARE 25 CANADA SQUARE **BERNERS PLACE** MONTGOMERY SOUARE 1 WATER STREET 5 WATER STREE $\bullet \bullet \bullet \bullet$ JUBILEE Water Street JUBILEE LINE • • • 0 0 8 WATER STREET **10 PARK** Bank Street 10 UPPER BANK STREET 0000 ONE PARK DRIVE EAST WINTER GARDEN BOARDWAL 50 BANK STREET SOUTH DOCK





TRANSPORT

Availability

121,766 SQ FT OF EXTRAORDINARY OFFICE SPACE AVAIL AR F



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.

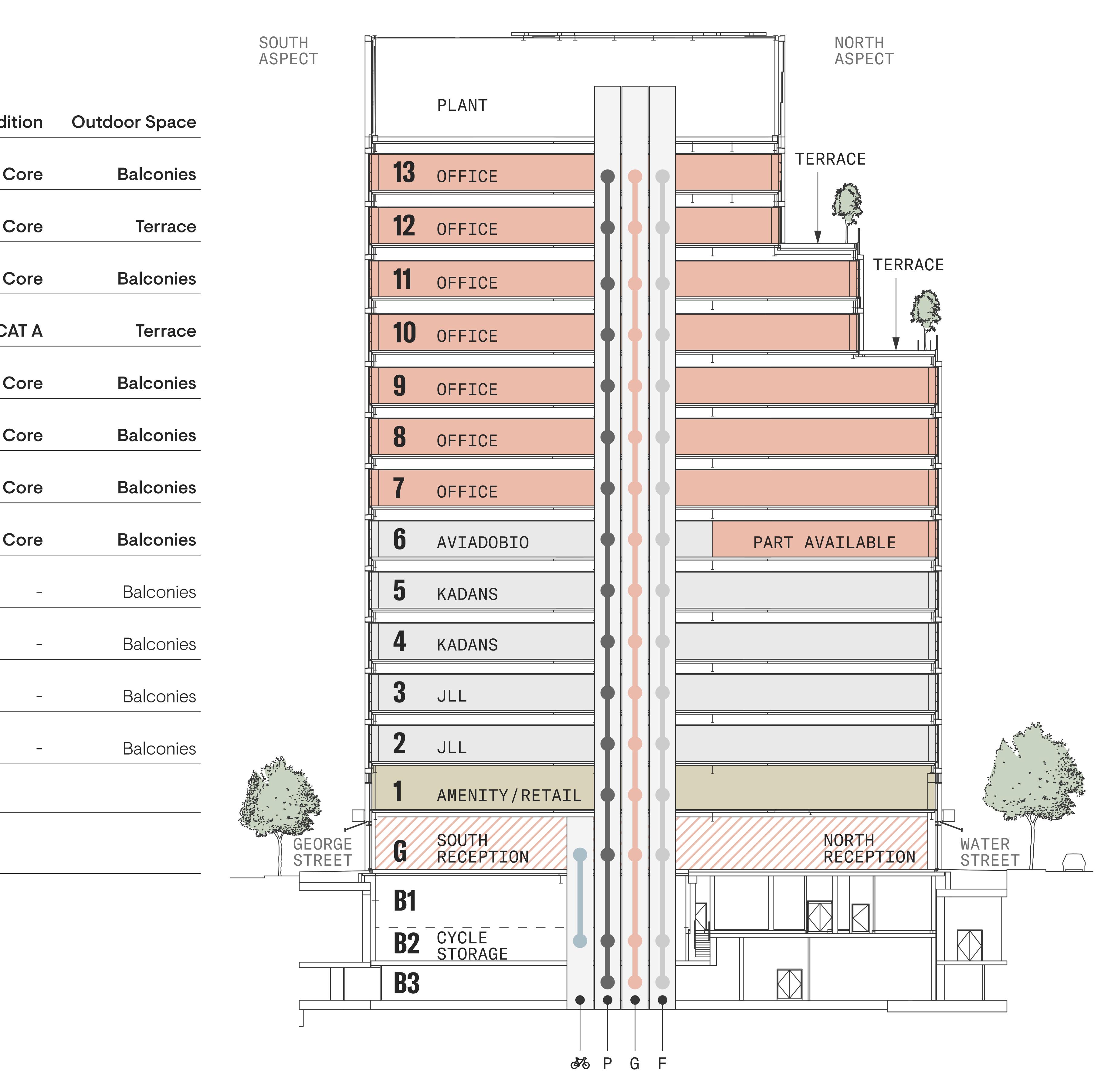
| | | NIA | Floor Condi |
|----------|----------------|--------------|-------------|
| Level 13 | Available | 12,476 sq ft | Shell & C |
| Level 12 | Available | 12,441 sq ft | Shell & C |
| Level 11 | Available | 15,886 sq ft | Shell & C |
| Level 10 | Available | 15,841 sq ft | Exposed CA |
| Level 9 | Available | 19,138 sq ft | Shell & C |
| Level 8 | Available | 19,143 sq ft | Shell & C |
| Level 7 | Available | 19,173 sq ft | Shell & C |
| Level 6 | Part Available | 7,668 sq ft | Shell & C |
| Level 5 | | 19,145 sq ft | |
| Level 4 | | 19,165 sq ft | |
| Level 3 | | 19,145 sq ft | |
| Level 2 | | 19,414 sq ft | |
| | | | |
| North Re | ception | 1.432 sa ft | |

| North Reception South Reception Retail | 1,432 sq ft 1,544 sq ft 11,475 sq ft | |
|--|--|--|
|--|--|--|



Available

Occupied / Under Offer



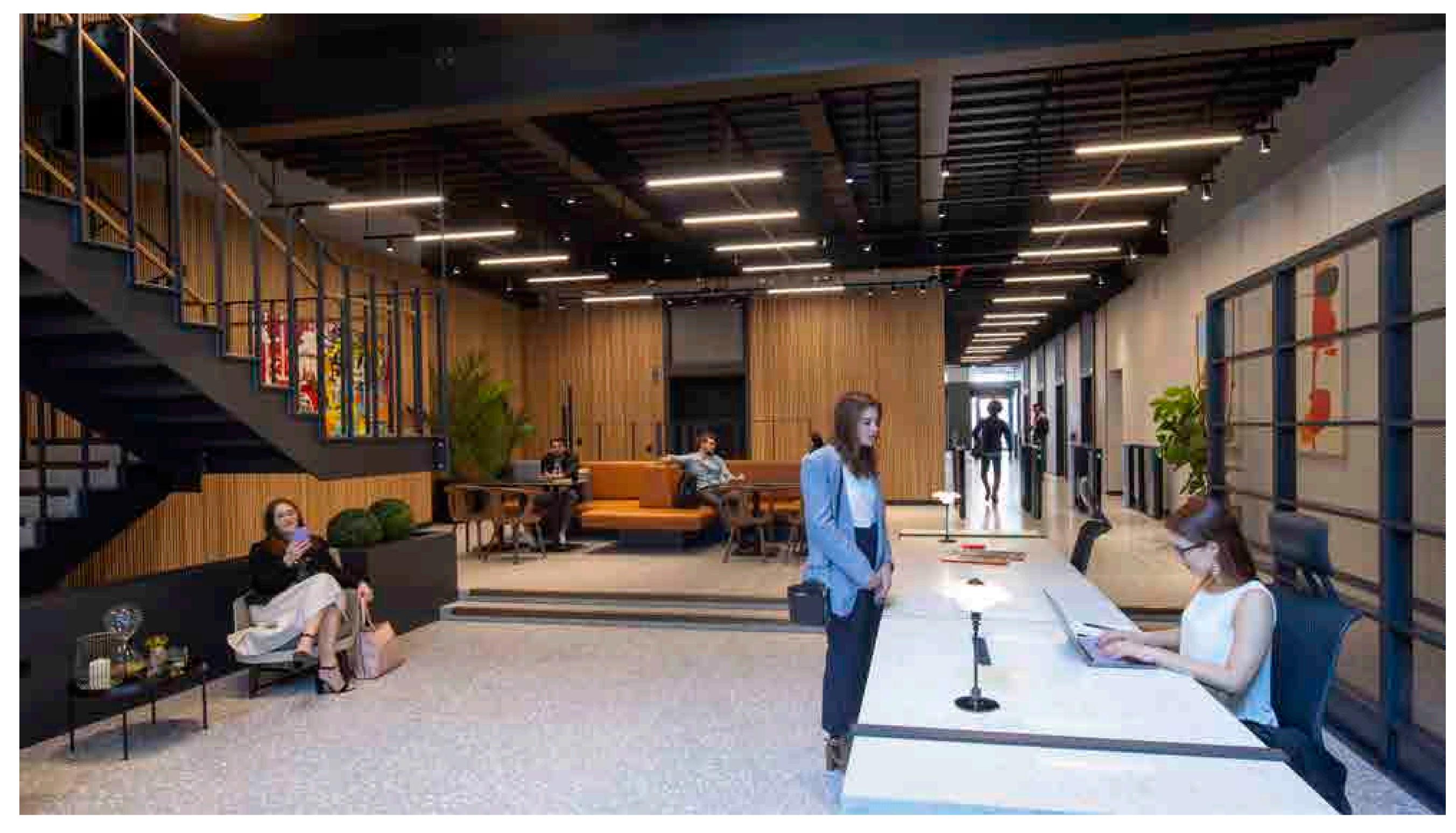
AVAILABILITY



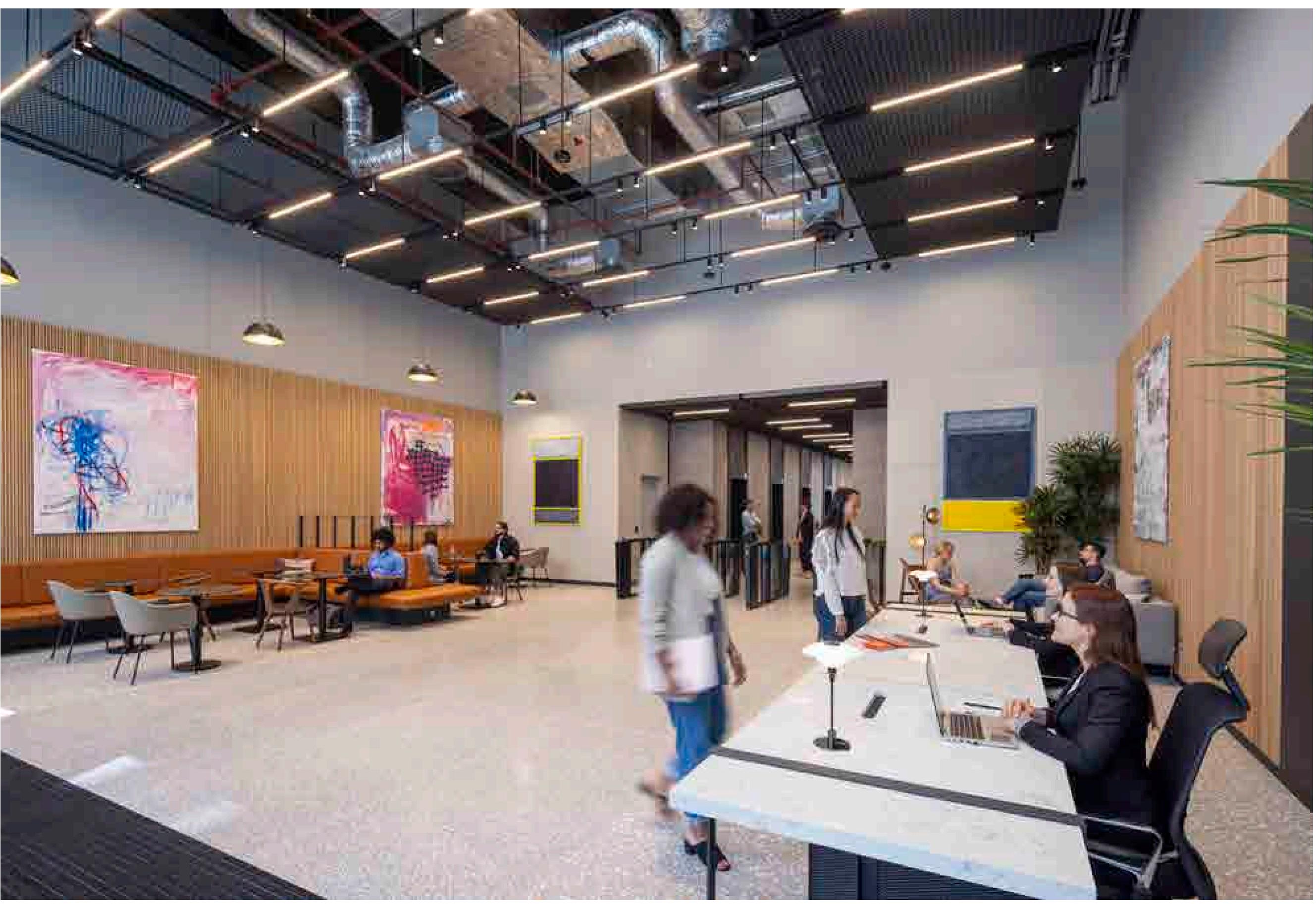
A warm welcome awaits you. Whether you're having a breakfast meeting, greeting a client, or catching up on emails.

NORTH AND SOUTH ENTRANCES WITH WELCOMING RECEPTIONS.





RECEPTION LOBBY



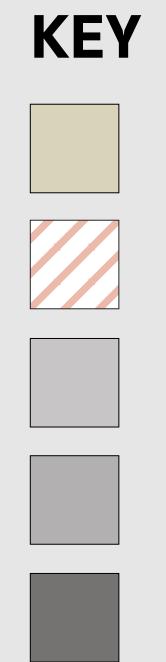




An extraordinary welcome Thoughtfully designed, double-height receptions, perfect space to meet and greet or just take a break.

NORTH RECEPTION 1,432 SQ FT 133 SQ N

SOUTH RECEPTION 1,544 SQ FT 143 SQ N



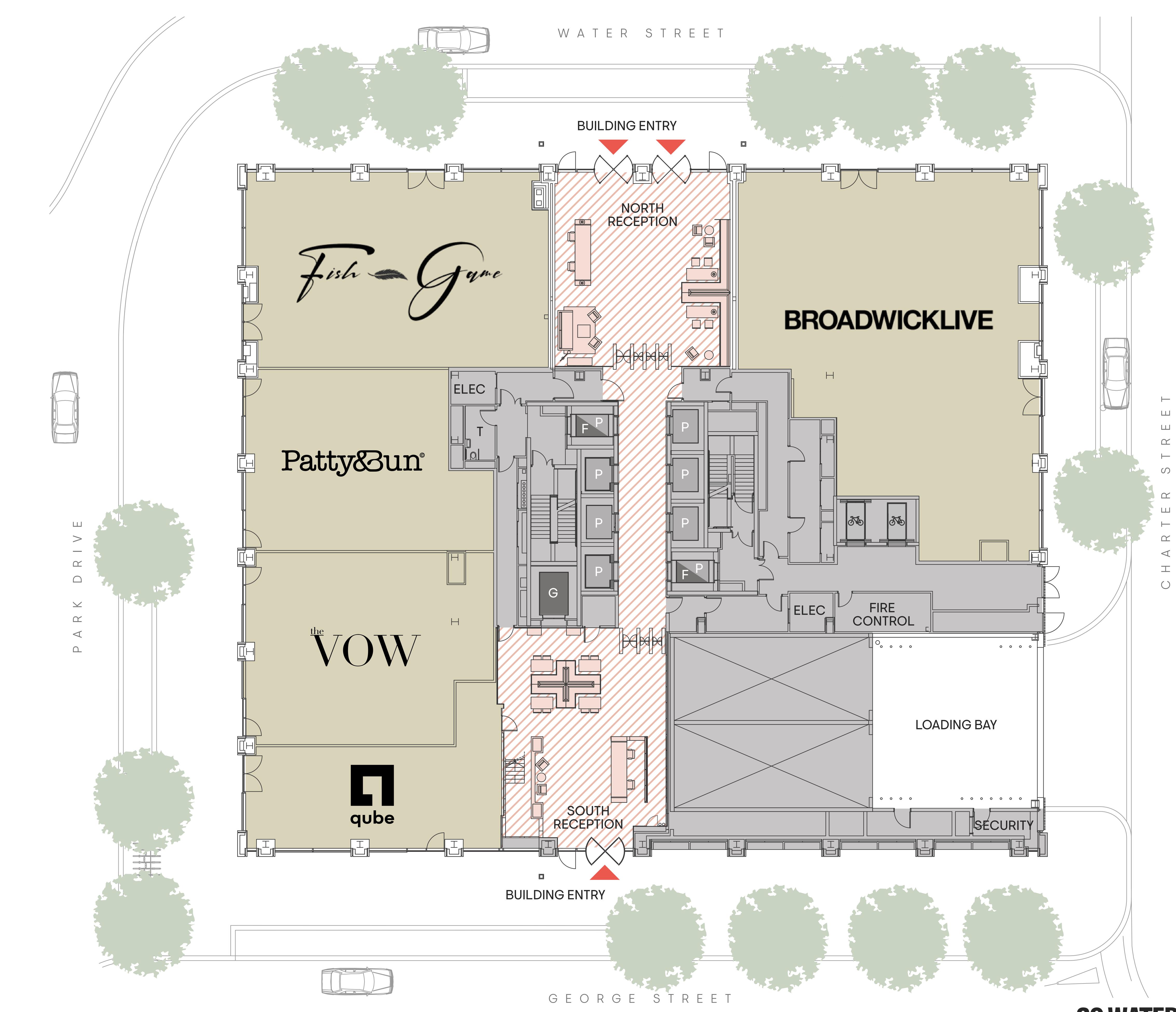
Retail

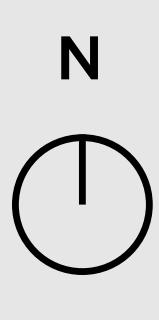
Reception / Lift Lobby

Core

Lift

Goods / Firemens' Lift



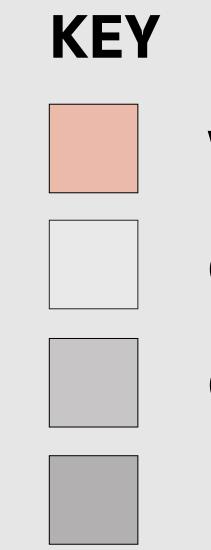




7,668 SQ FT 7,12 SQ N

FLOOR CONDITION

Available as Shell & Core.



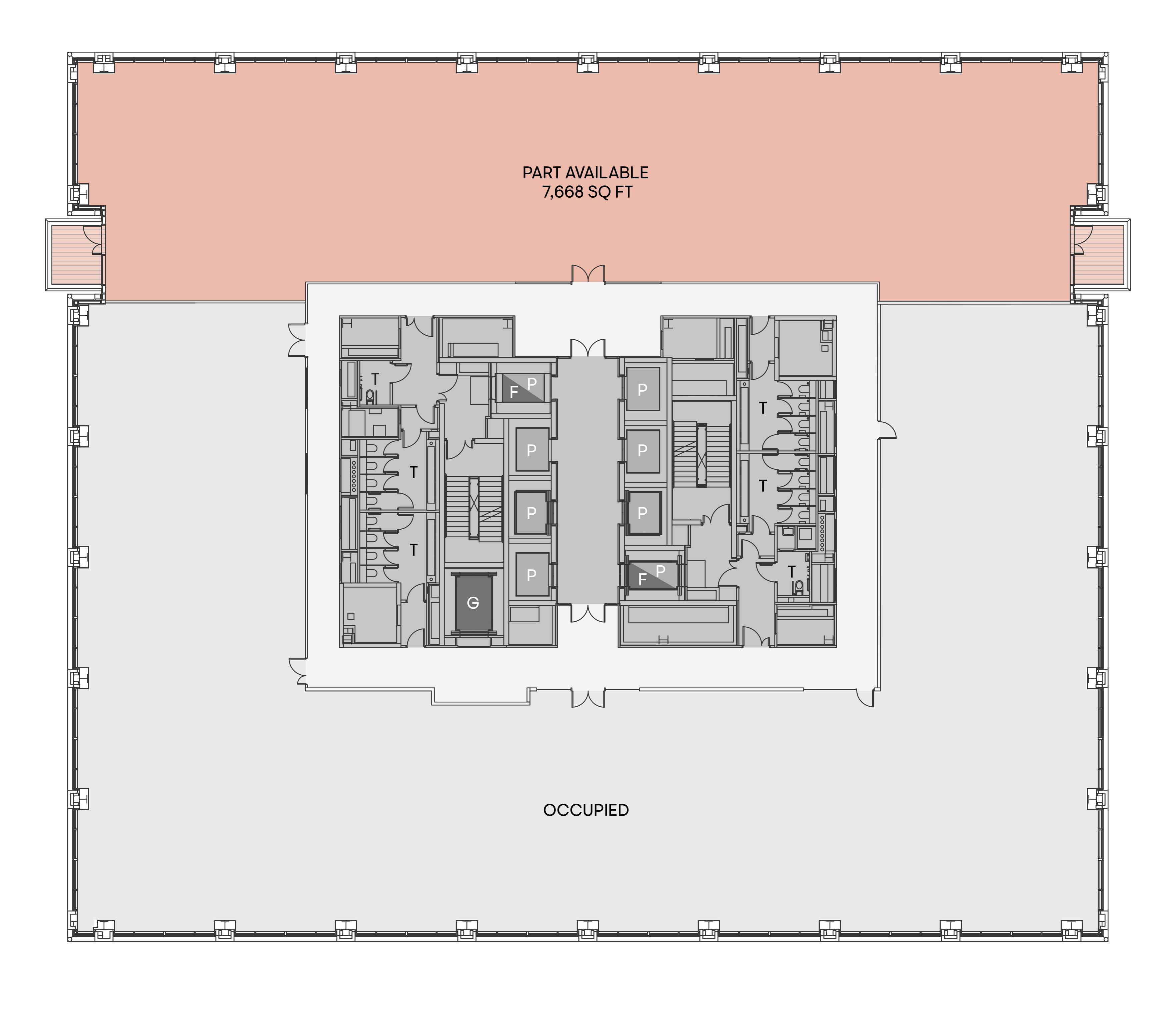
Workplace Available

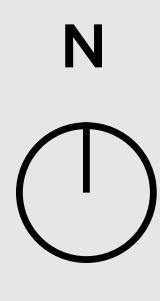
Occupied

Core

Lift

Goods / Firemens' Lift







19,173 SQ FT 1,781 SQ M

FLOOR CONDITION

Available as Shell & Core.

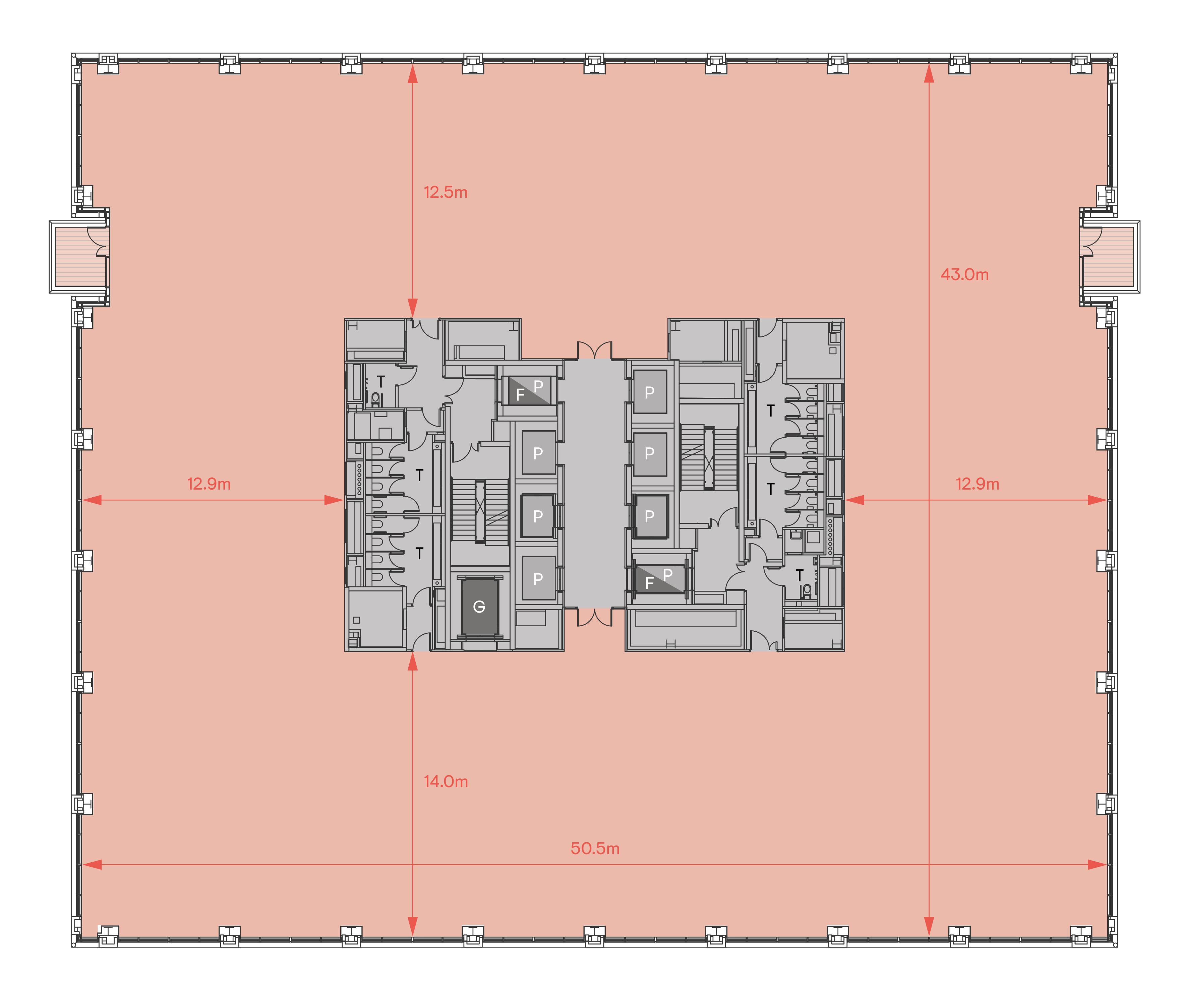


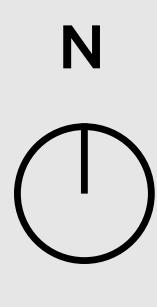
Workplace Available

Core

Lift

Goods / Firemens' Lift







Level 07-09

Open Plan Layout

INDICATIVE WORKSPACE ALLOCATION

210

12

Open Plan Workstations 1 Person Offices



Total Population

87 SQ FT Indicative Planning Ratio

ANCILLARY SPACES

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

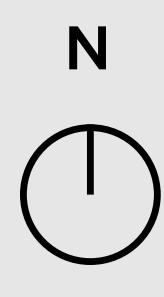
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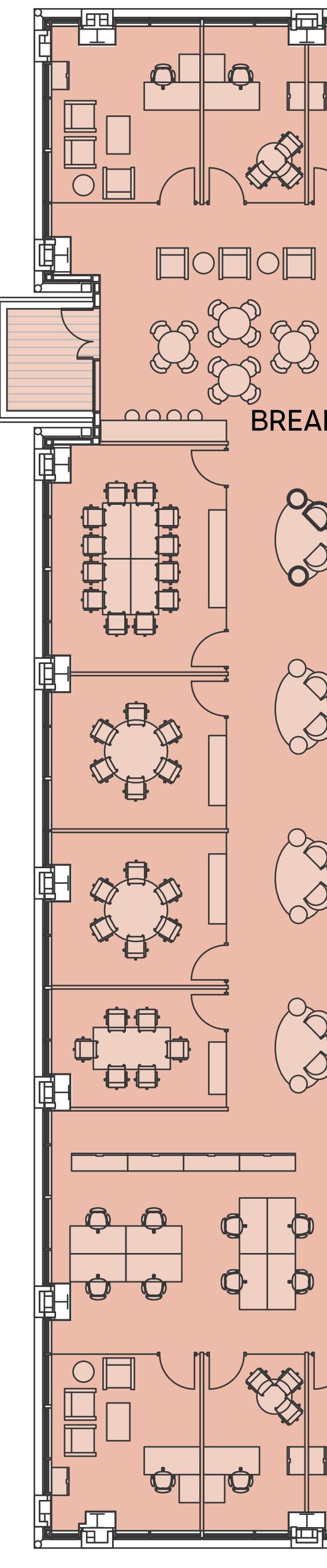
Workplace Available

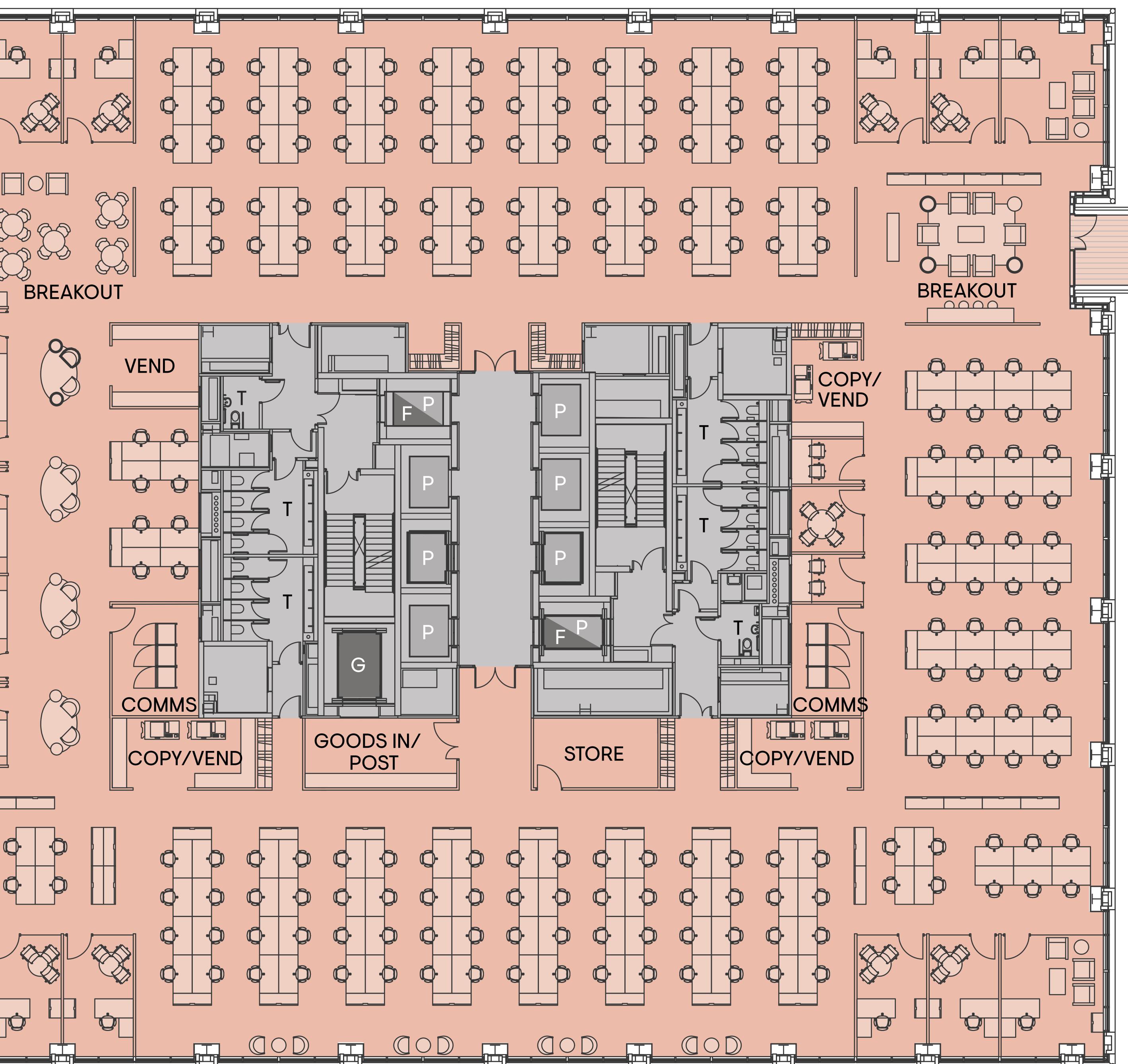
Core

Lift

Goods / Firemens' Lift

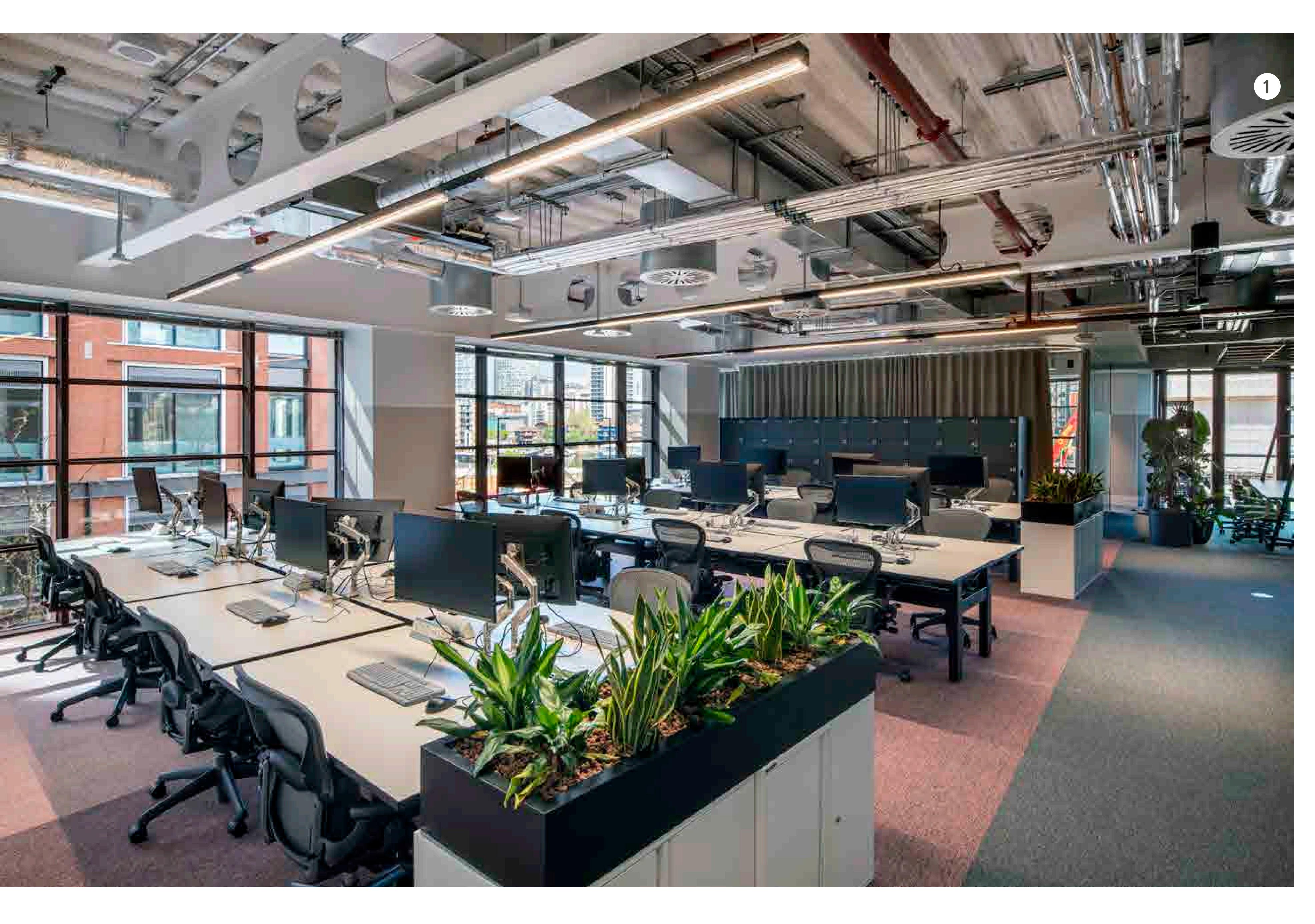


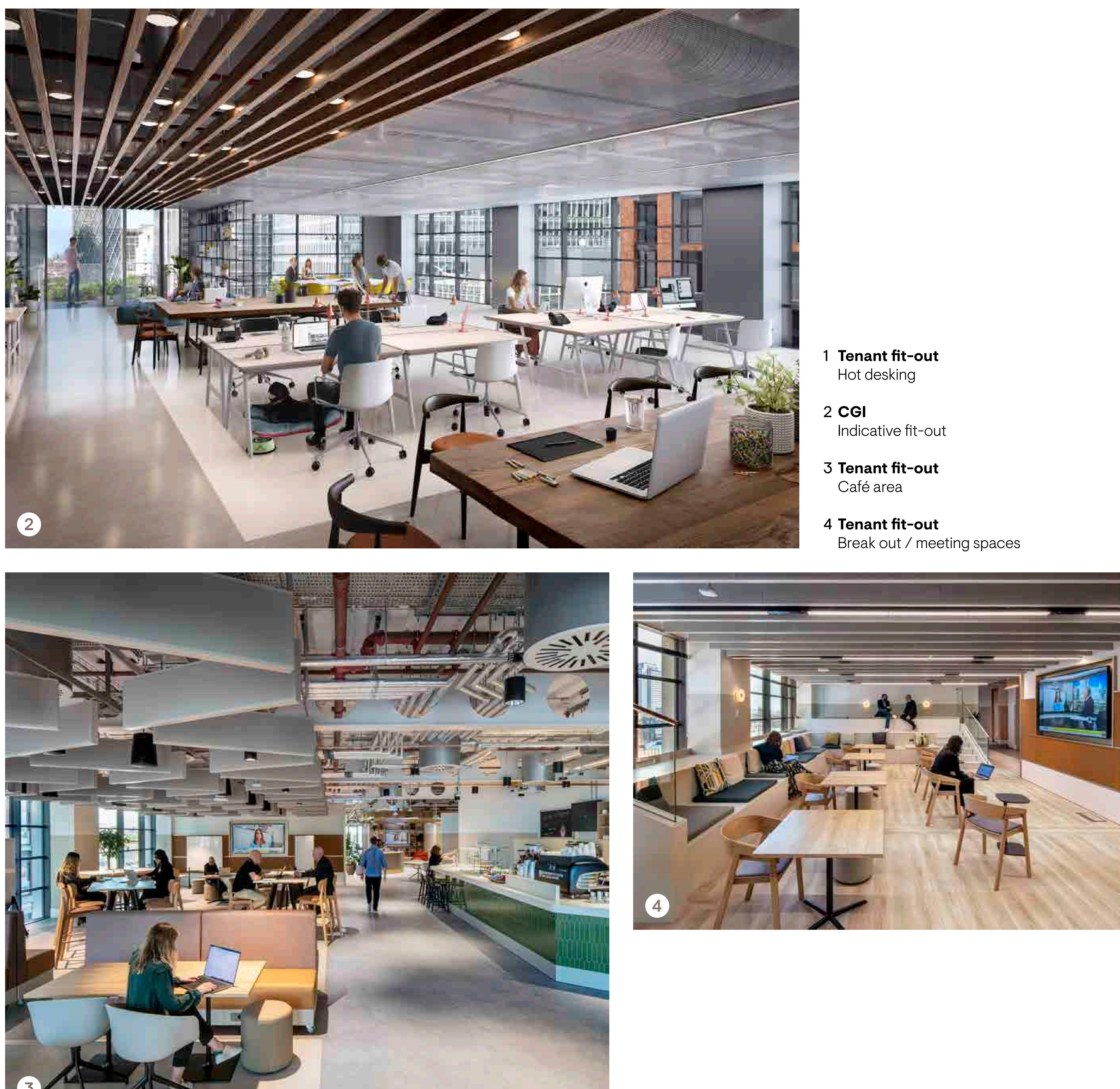




FLOOR PLAN

Indicative Fit out





Level 07-09

Creative Layout

INDICATIVE WORKSPACE ALLOCATION

224 Open Plan Workstations

224

Total Population

86 SQ FT Indicative

Planning Ratio

ANCILLARY SPACES

- Fourteen Person Meeting Rooms 2
- Six Person Meeting Room
- 2 Four Person Meeting Rooms
- Three Person Meeting Rooms 3
- Soft Meeting and Collaboration Areas
- 6 Quiet Pods
- Copy and Print Areas 4
- **Communications Room**
- Teapoint & Breakout Area
- Townhall

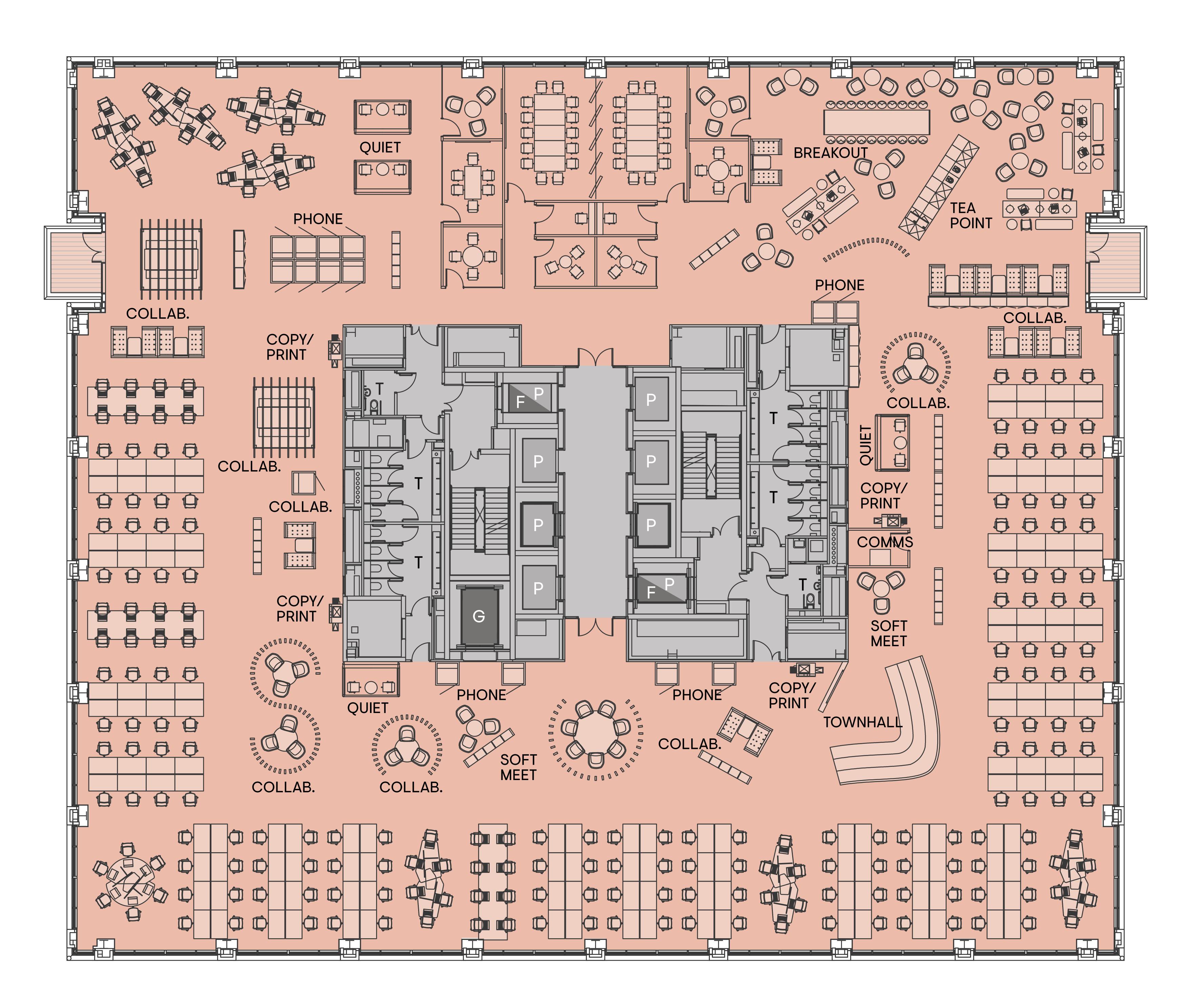
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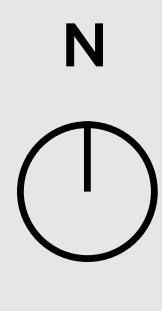
Core

Workplace Available

Lift

Goods / Firemens' Lift







FLOOR PLAN

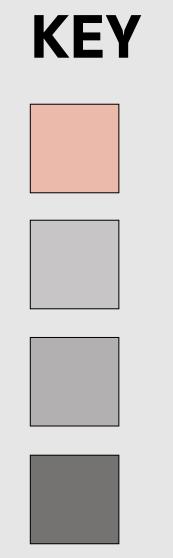


L N Y **15,841 SQ FT 1,472 SQ M**

3,266 SQ FT **303 SQ M**

FLOOR CONDITION

Exposed services Category A.

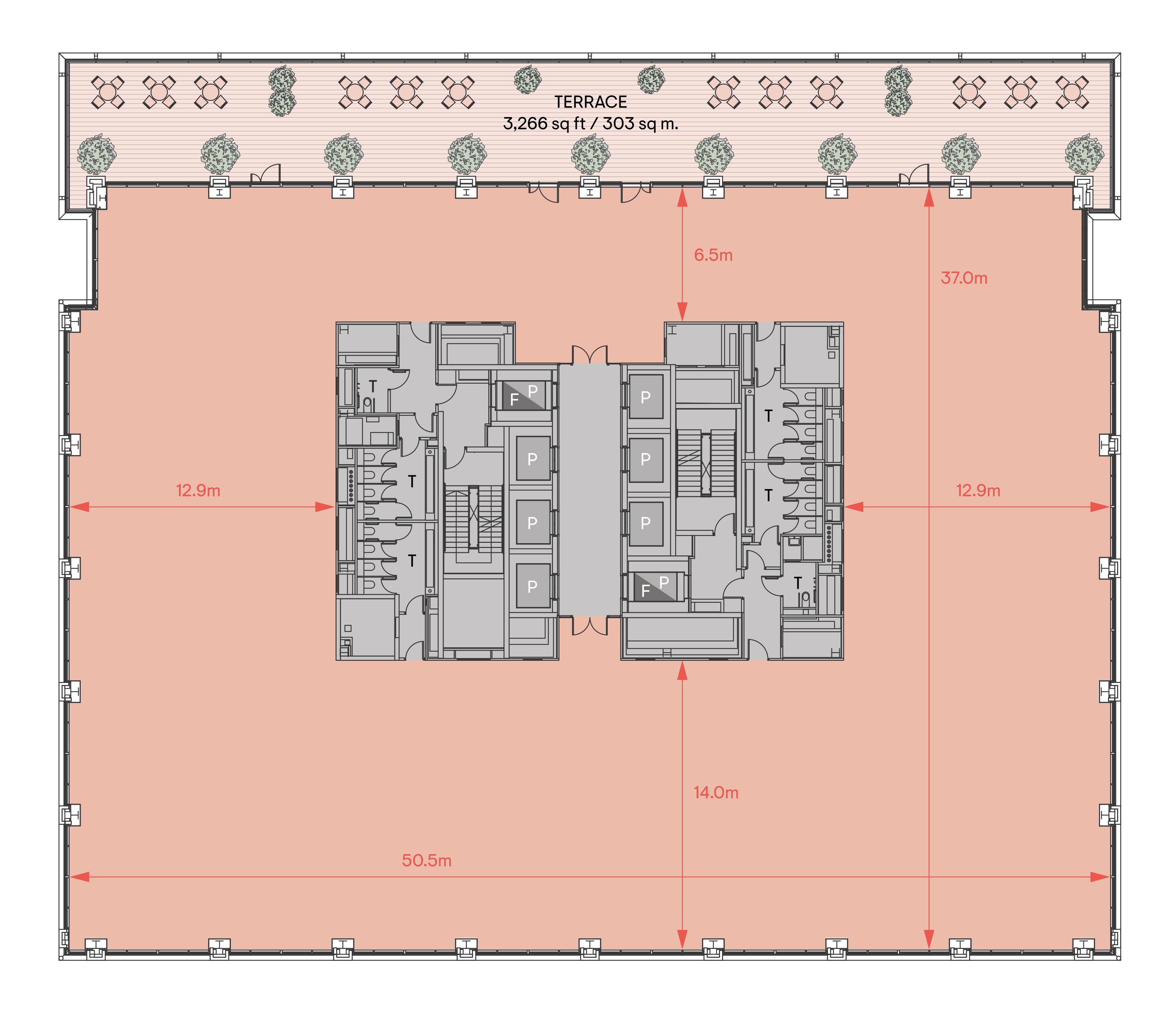


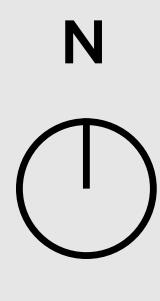
Workplace Available

Core

Lift

Goods / Firemens' Lift







Level 10

Open Plan Layout

INDICATIVE WORKSPACE ALLOCATION

182 Open Plan

2

Open Plan Workstations 1 Person Offices



Total Population **B7 SQ FT** Indicative Planning 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

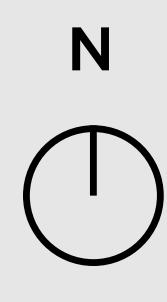
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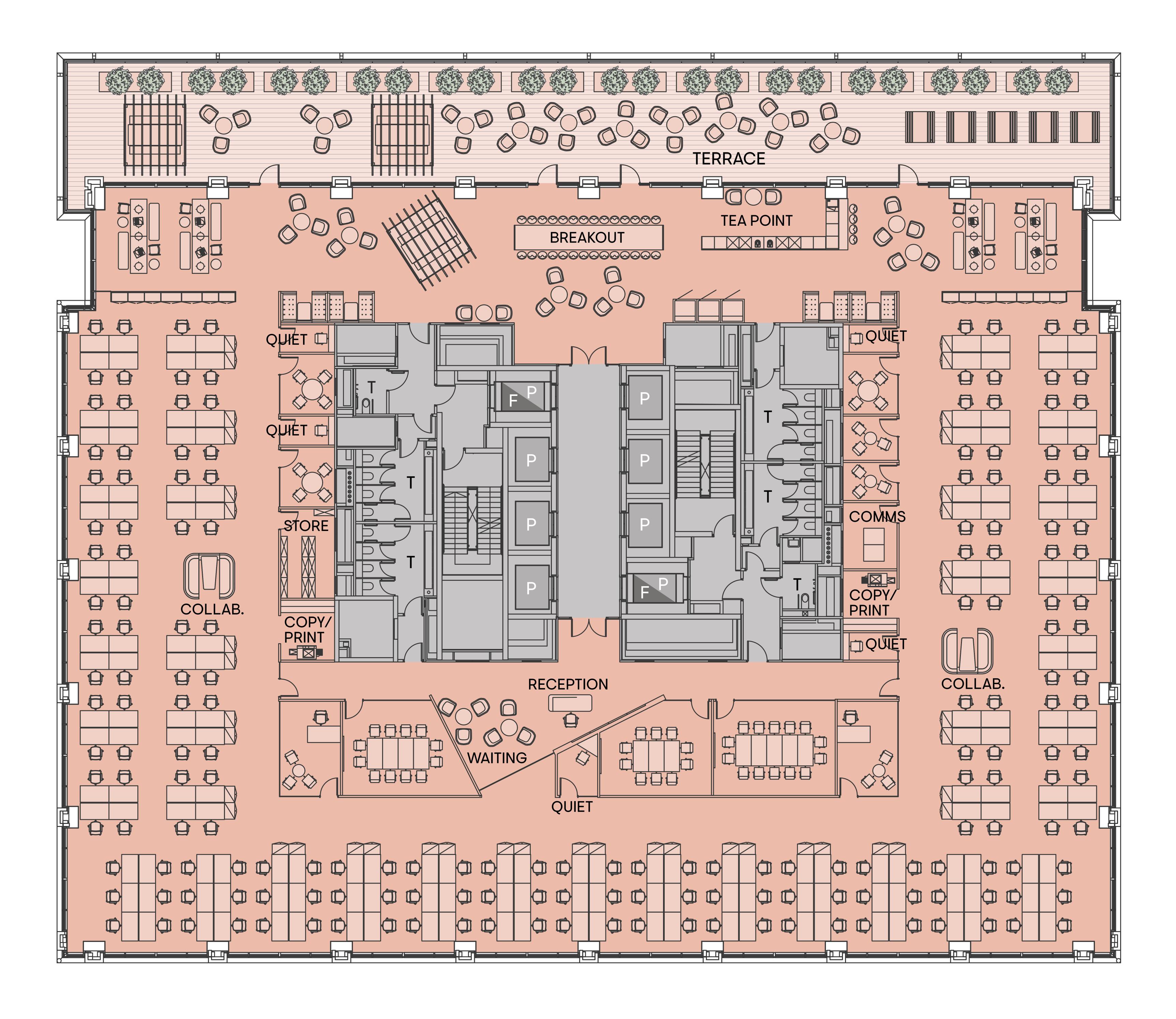
Workplace Available

Core

Lift

Goods / Firemens' Lift



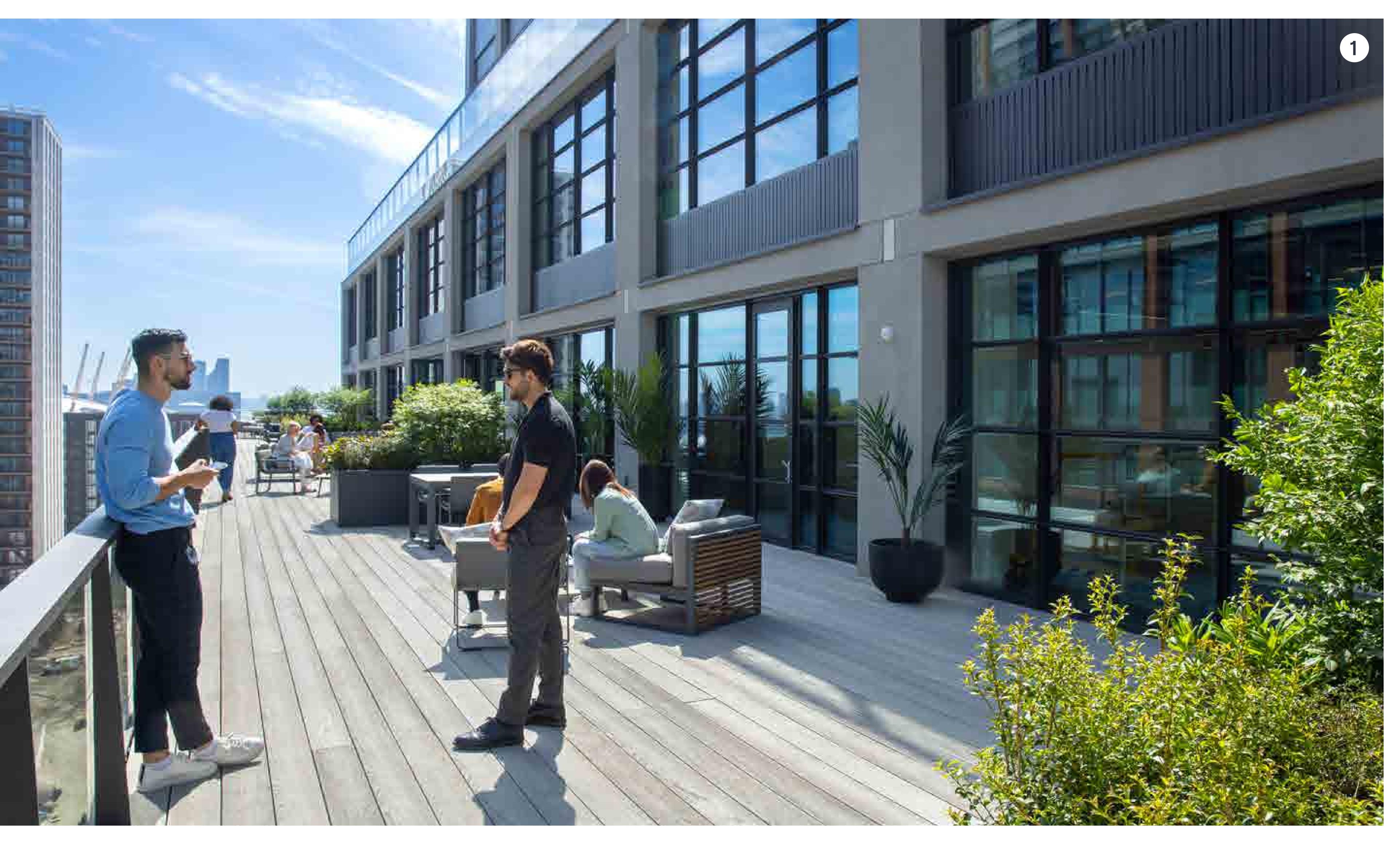


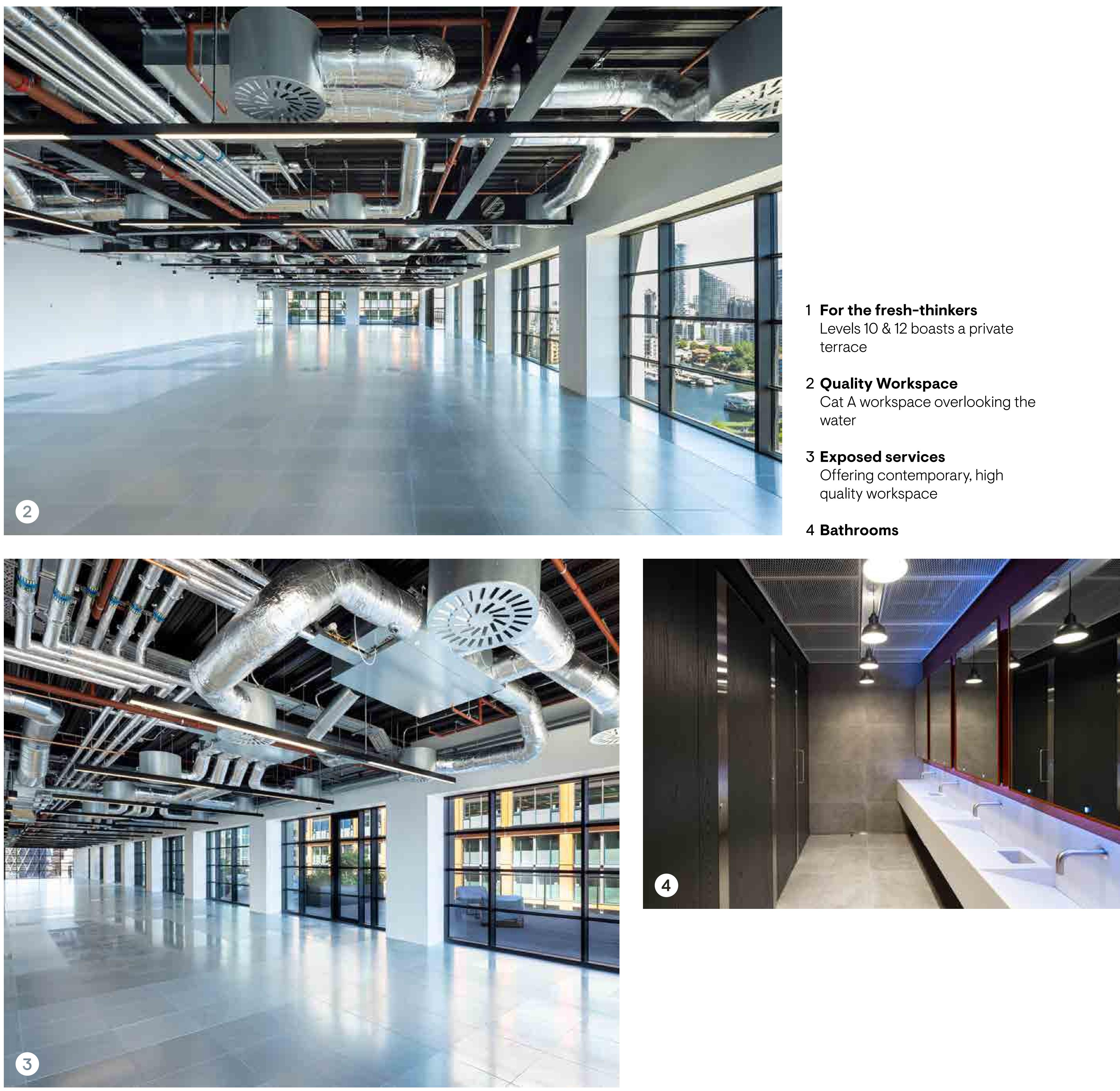
FLOOR PLAN





EXCEPTIONAL WORKSPACE





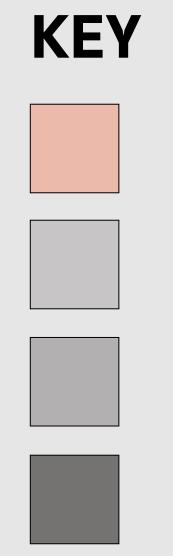


12,441 SQ FT 1,156 SQ M

3,062 SQ FT

FLOOR CONDITION

Available as Shell & Core.

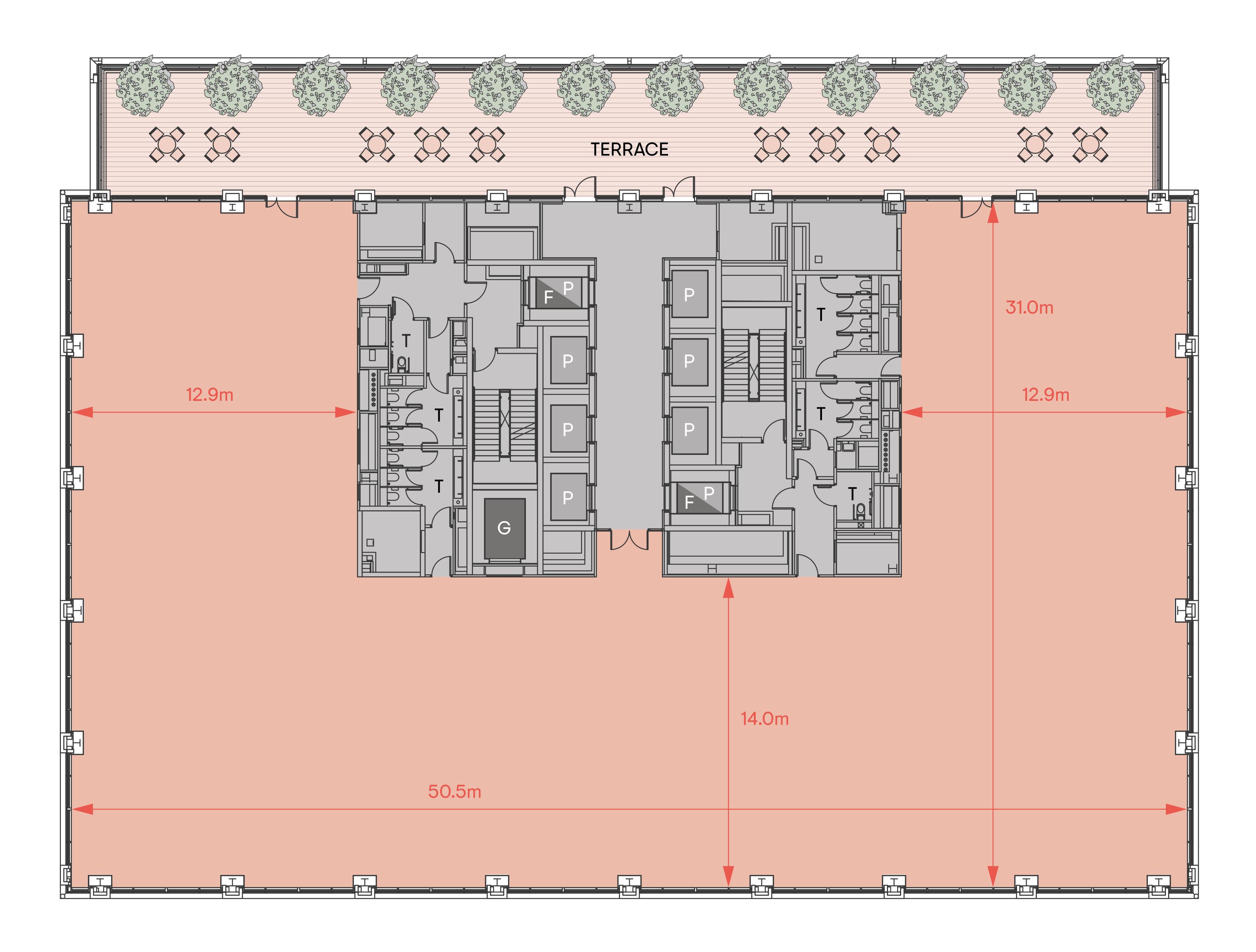


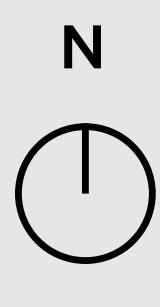
Workplace Available

Core

Lift

Goods / Firemens' Lift







Innovation Centre

KADANS Science Partner

- 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

Made For:

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.

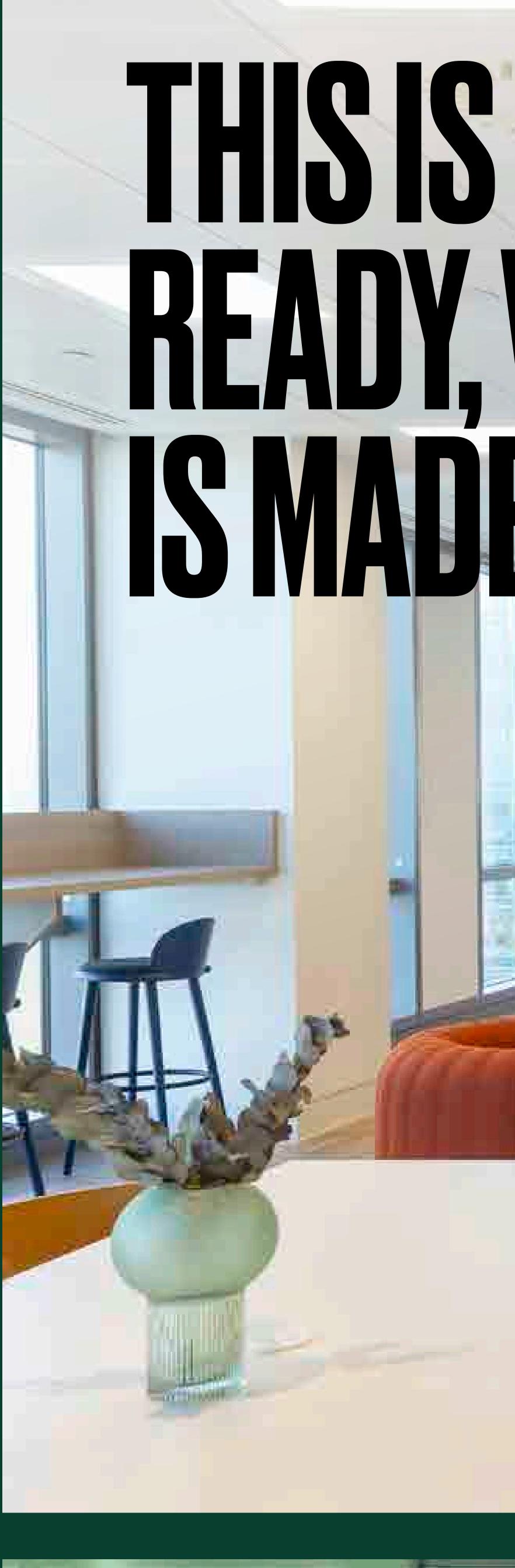
Move into a fully fitted and managed workspace on terms that suit your business, even as your needs change.

Innovative, sustainable, and always forward thinking.

offices.canarywharf.com/ madefor









MADEFOR:

THIS IS A WORKSPACE THAT'S READY, WAITING, AND REALLY IS MADEFOR: YOU.







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

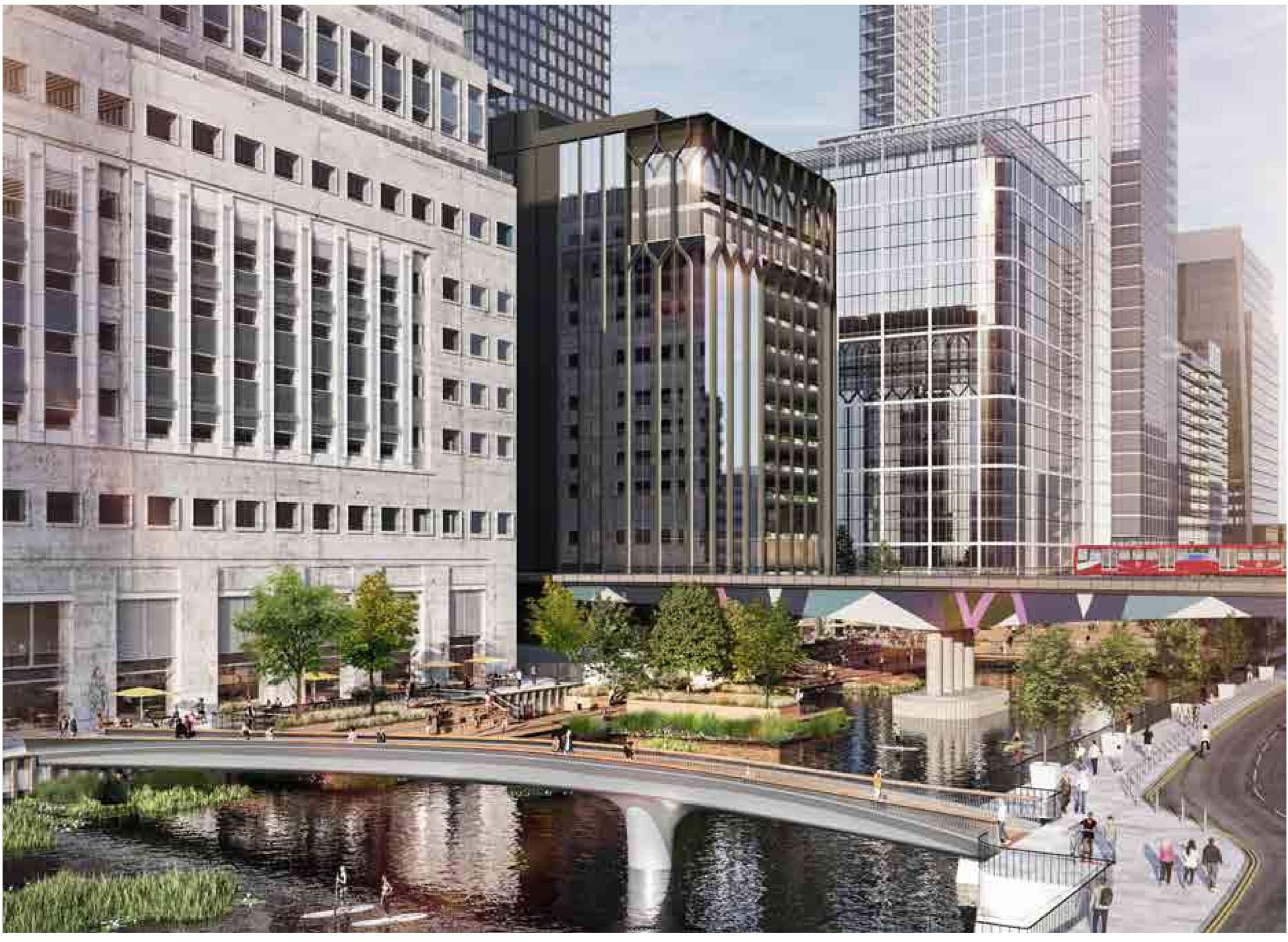
Middle Dock transformed

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 WITHGREEN SPACE AND BLUE SPACE IS HUGE IN TERMS OF PEOPLE'S HEALTH AND WELLBEING.

Dan James Development Director The Eden Project









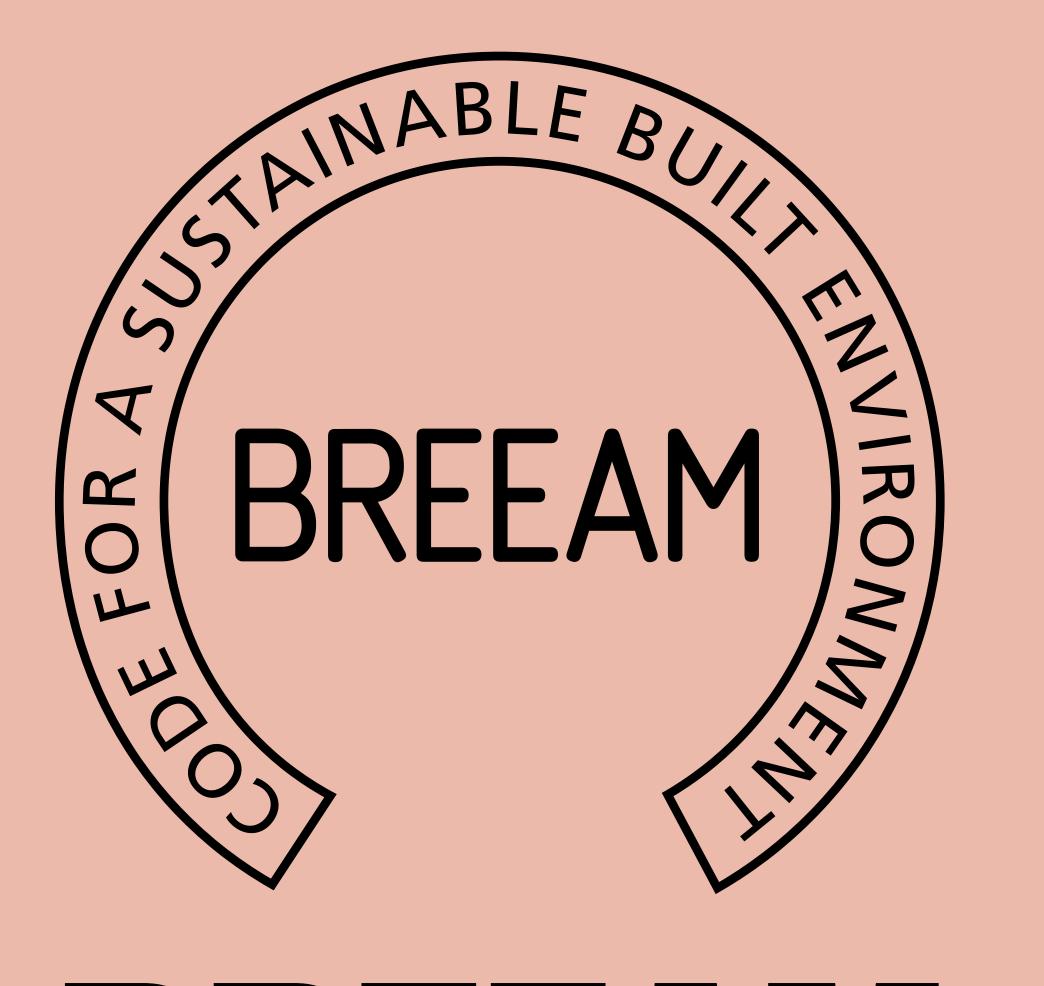


Middle Dock

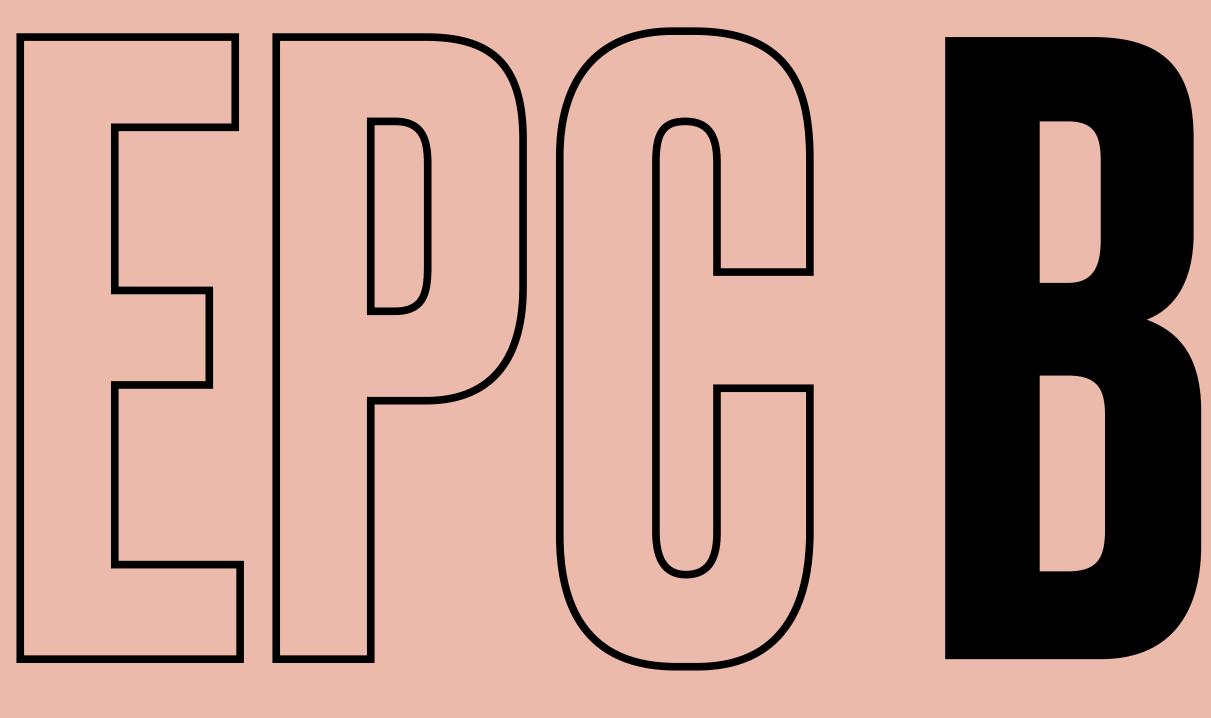
A waterside oasis coming Q4 2024

Specification summary

Energy efficient building design and operation



D OUTSTANDING



with the potential of an A rating

DAMED

OFFICE AREAS

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

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

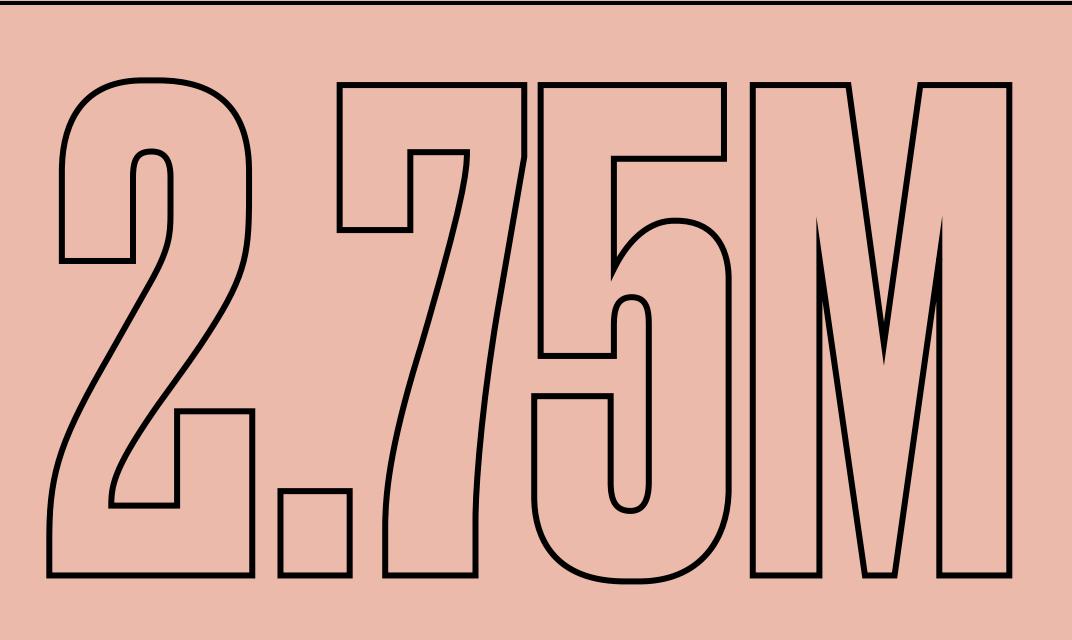
fibre communications with Wi-Fi 6 and 5G provision

DIVERSE

BESILEN

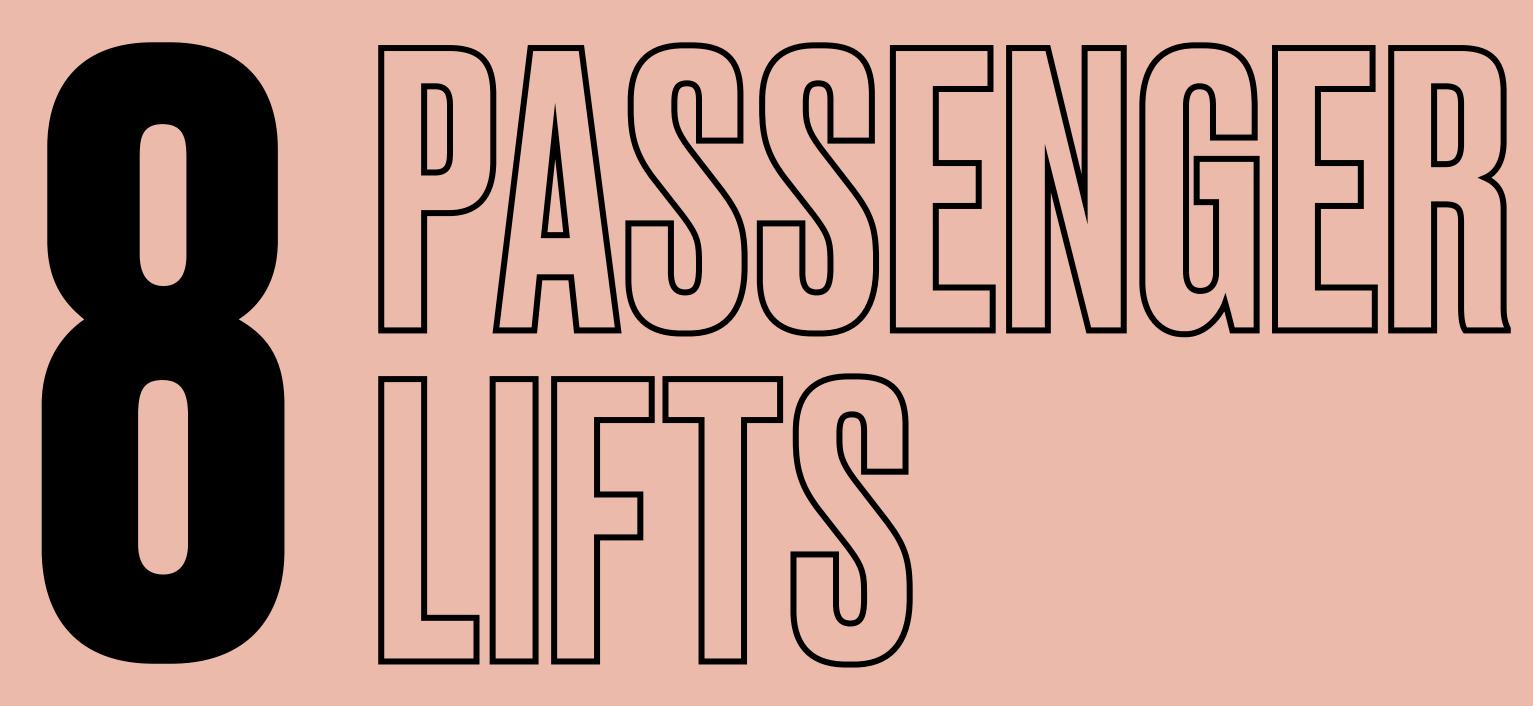


150mm raised floor depth



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













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

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

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

FACILITIES

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.

coffee cups recycled

Transitioning to





fan coil air conditioning

electricity sourced renewably since 2012



achieved on new Category A floors

single-use plastic items eliminated or recycled







to landfill since 2009

THE FELIX PROJECT

tackling food insecurity by distributing surplus food to the community





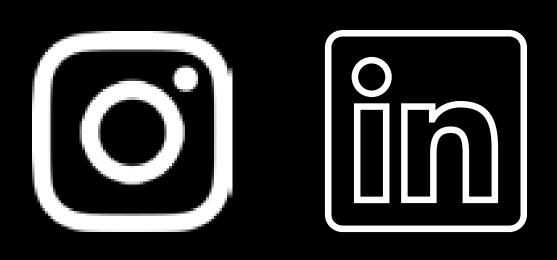
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Find out more on the 20 Water Street website

Download the Canary Wharf app



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