20 WATER STREET



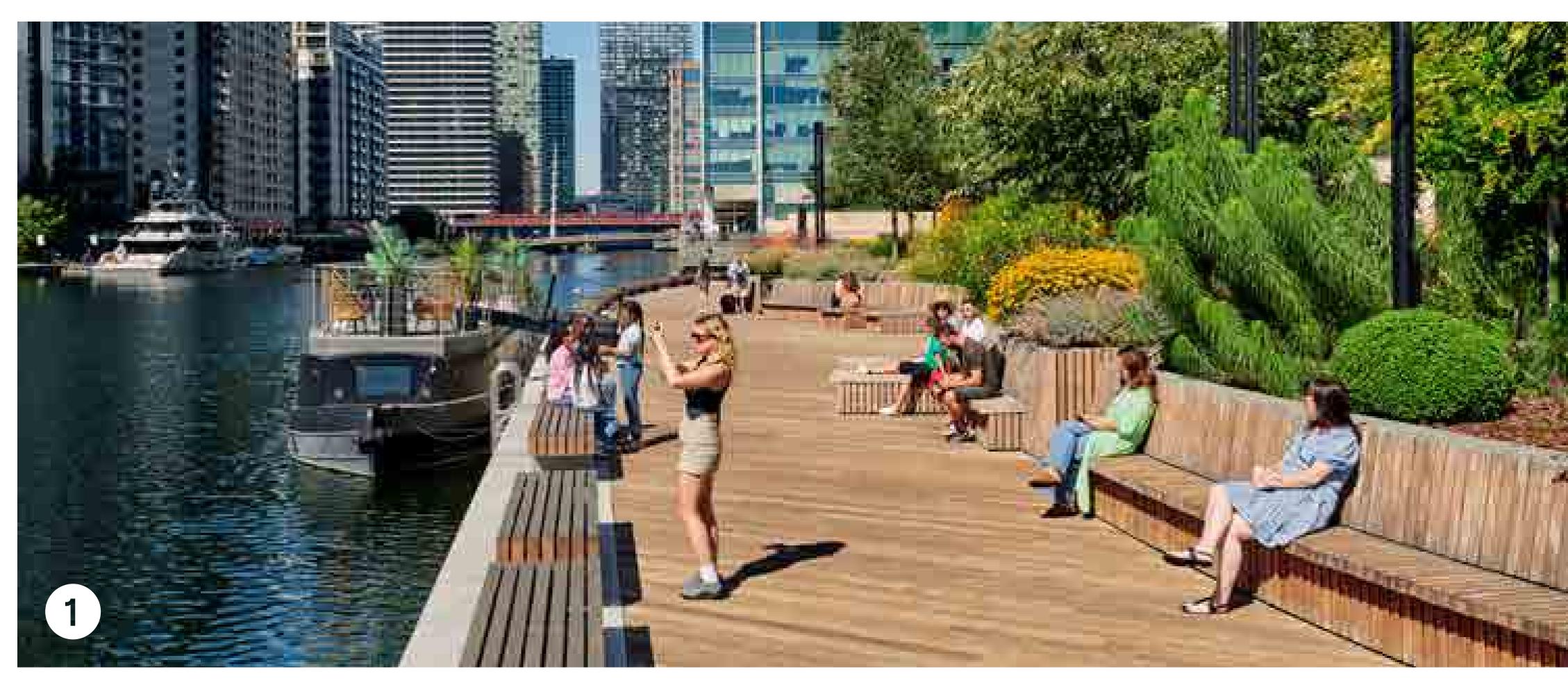


WORK FLEXIBLY TERRACES LIFE SCIENCE BOARDWALK SUSTAINABILITY

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



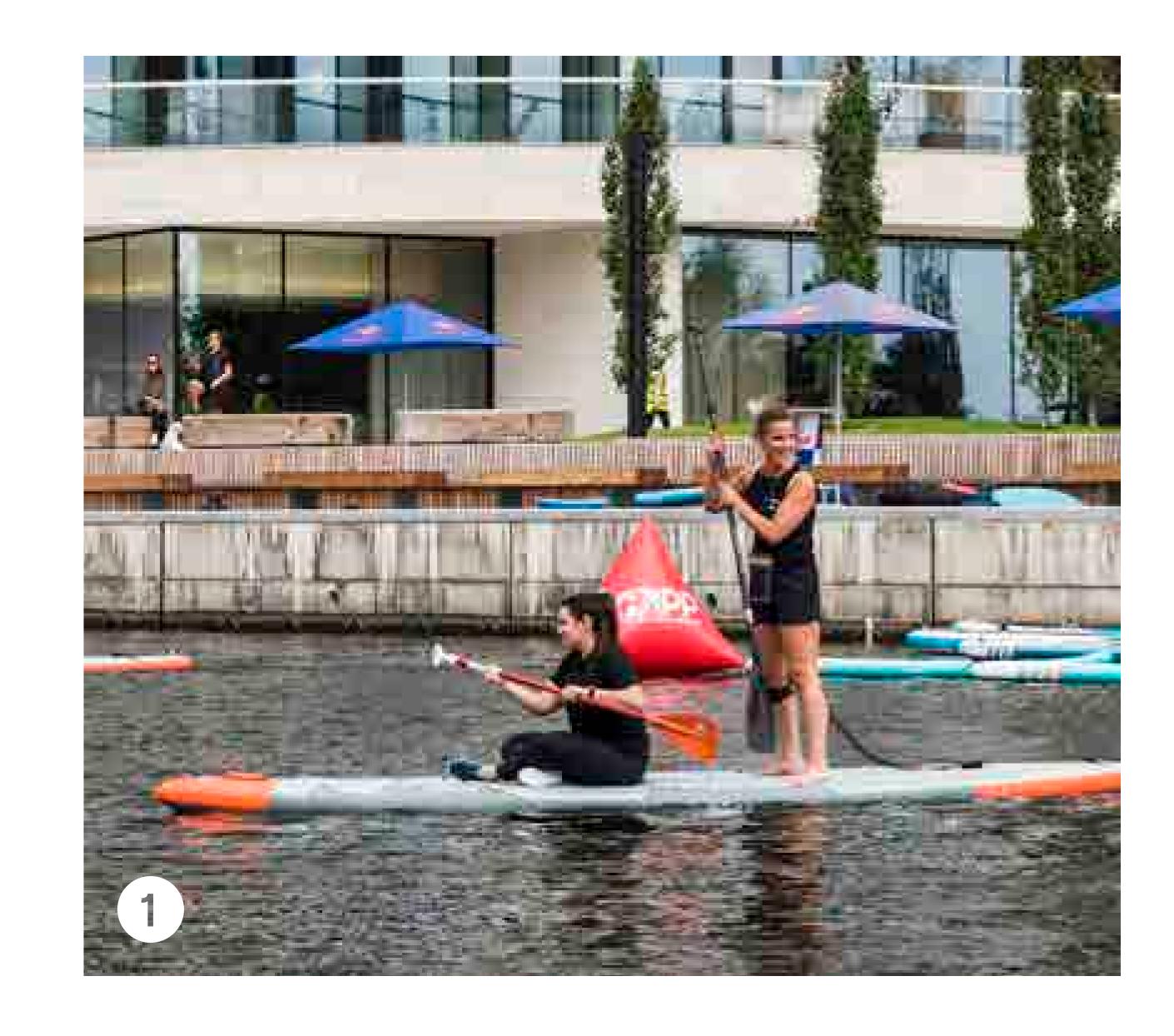
4 20 Water Street lobby Flexible space to meet, greet & relax

5 Waterside Fantastic water amenity on your doorstep

INTRODUCTION 20 WATER STREET

Your local environment

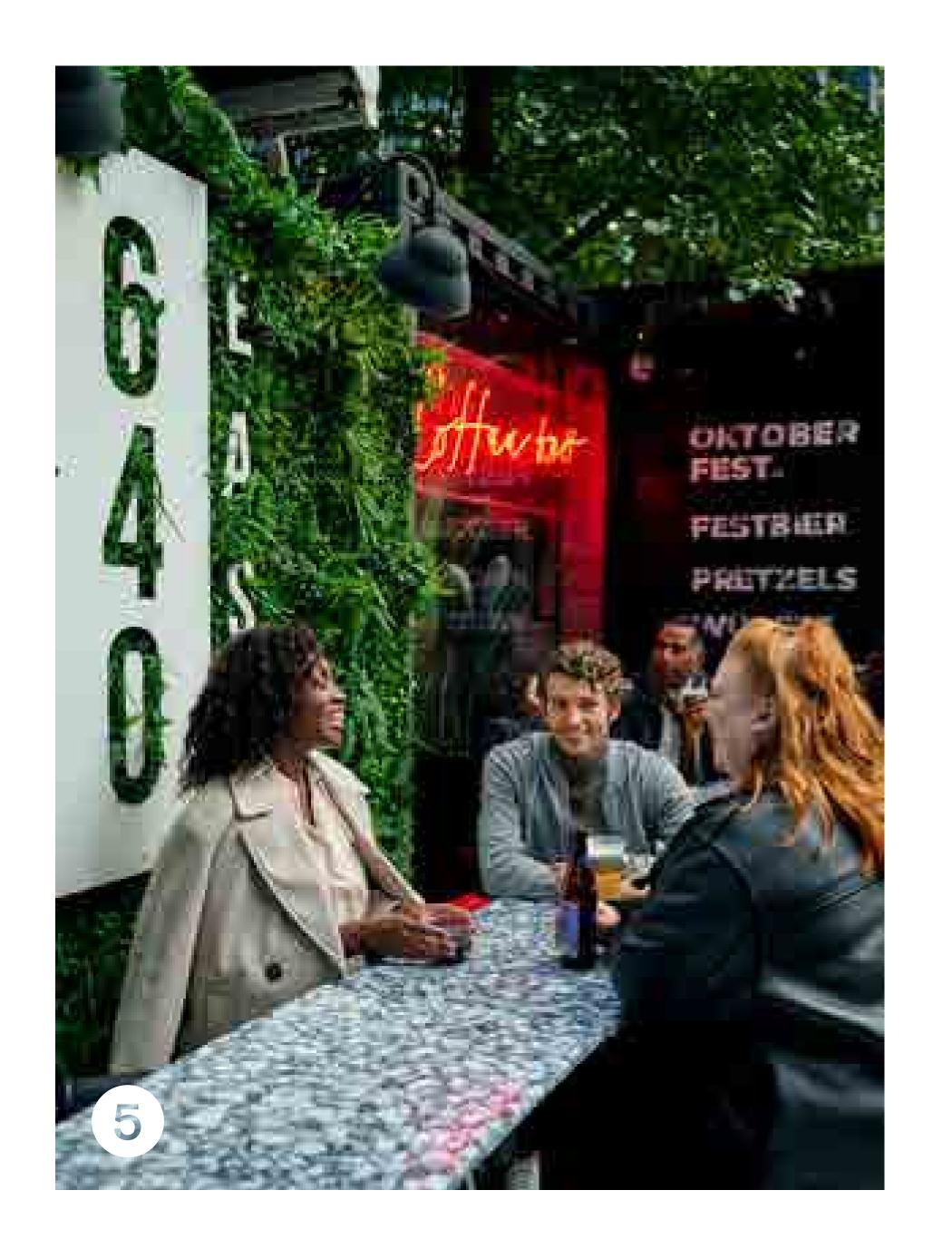
Discover Canary Wharf, a thriving hub of sustainability and community. Evolving daily, our environment is thoughtfully designed to encourage creativity and enrich daily life. With an abundance of lifestyle amenities including shops, restaurants, parks, waterside gardens, and boardwalks, everything you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

GRAB & GO

RESTAURANTS

ENTERTAINMENT

SHOPS

COCO

FEELS LIKE

JUNE

FASRGA ME

REISS

GRIND

DISHOOM

FRITHL

WOOD WHARF

FIVE GUYS

+HOVARDA

ELECTRIC SHUFFLE

SANDRO

BRERA

RO]

EVERYMAN

Aēsop.

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

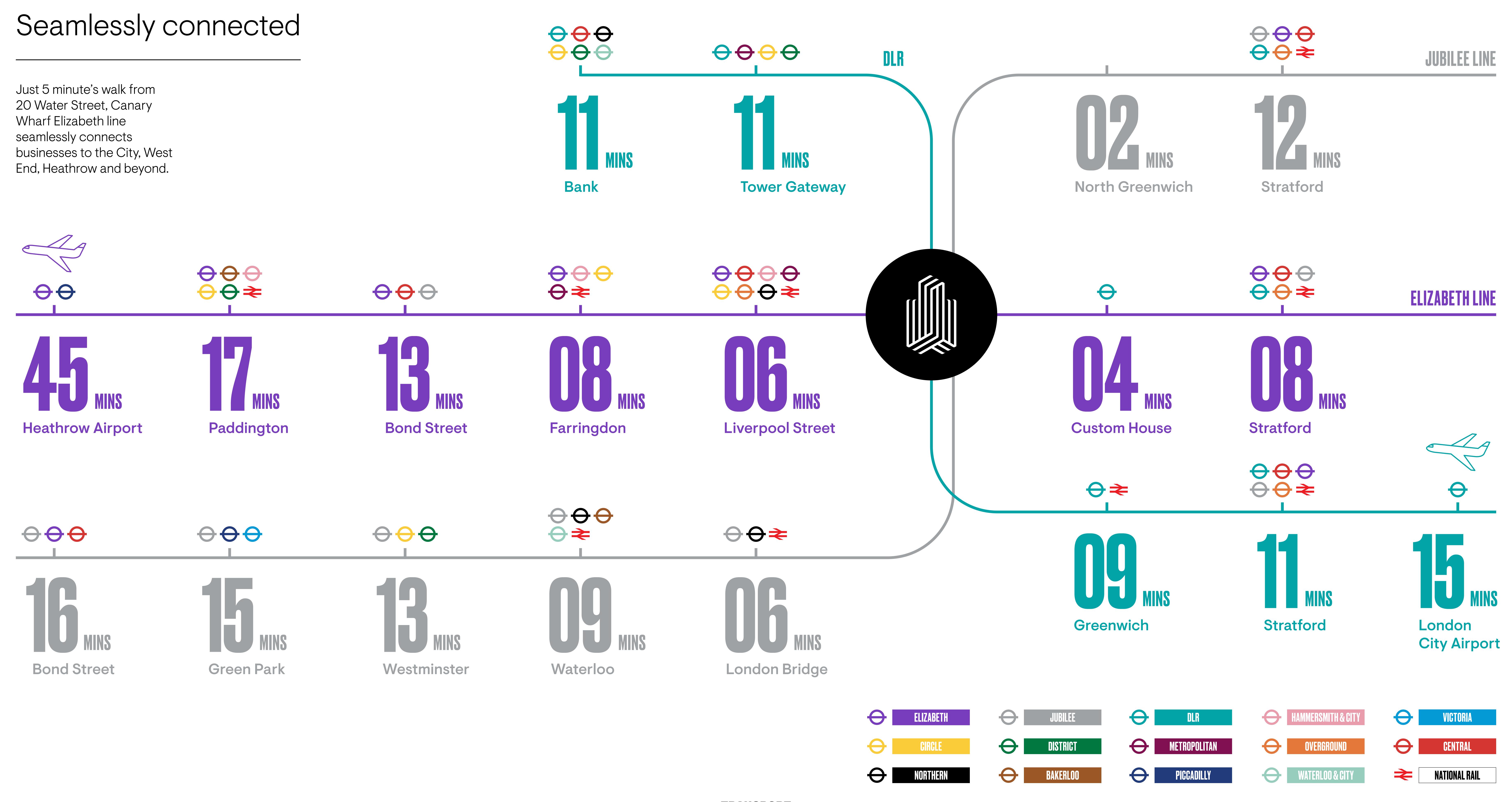
Outstanding coffee and cocktails on tap

6 Feels Like June

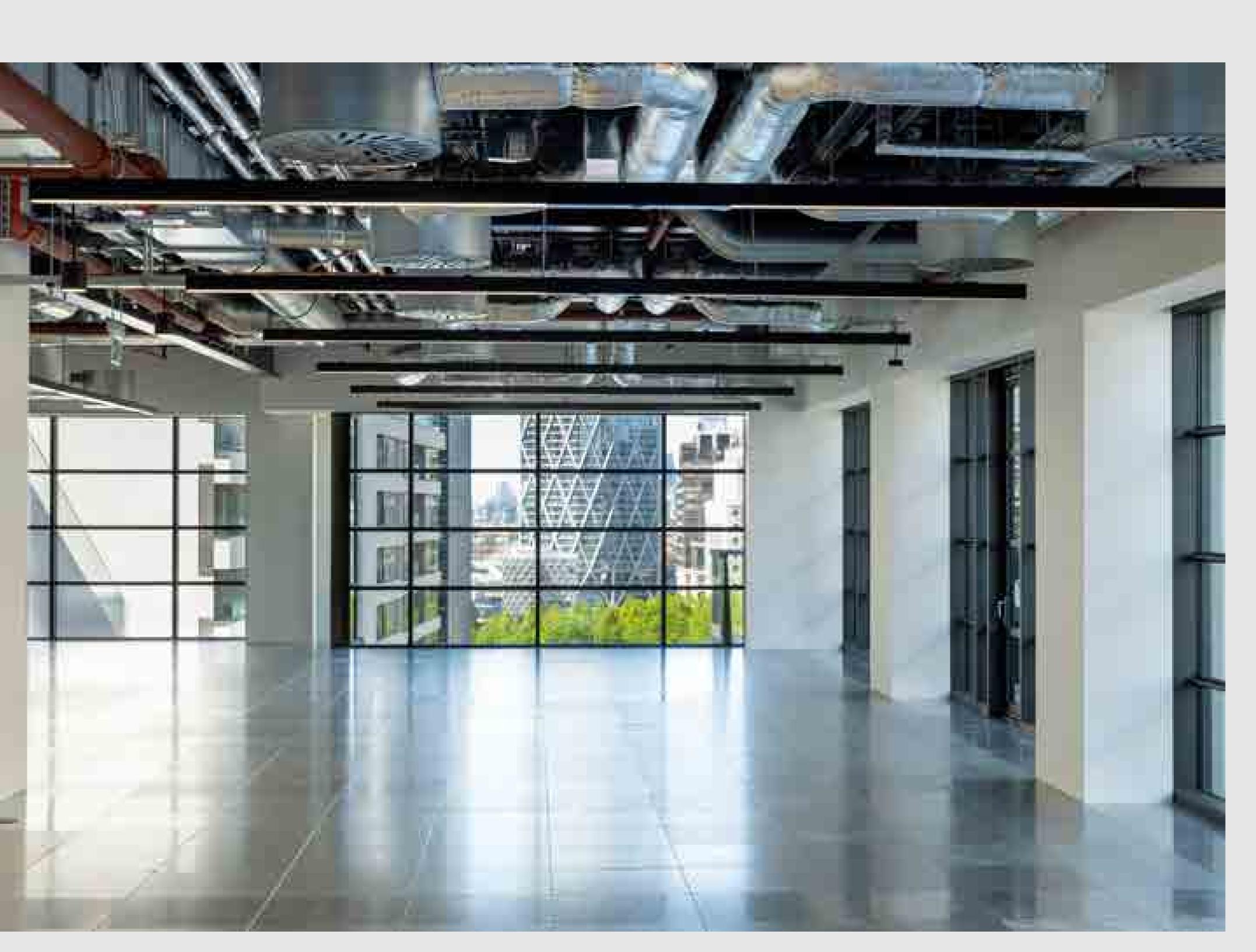
A summer feel all year round

WELLBEING 20 WATER STREET





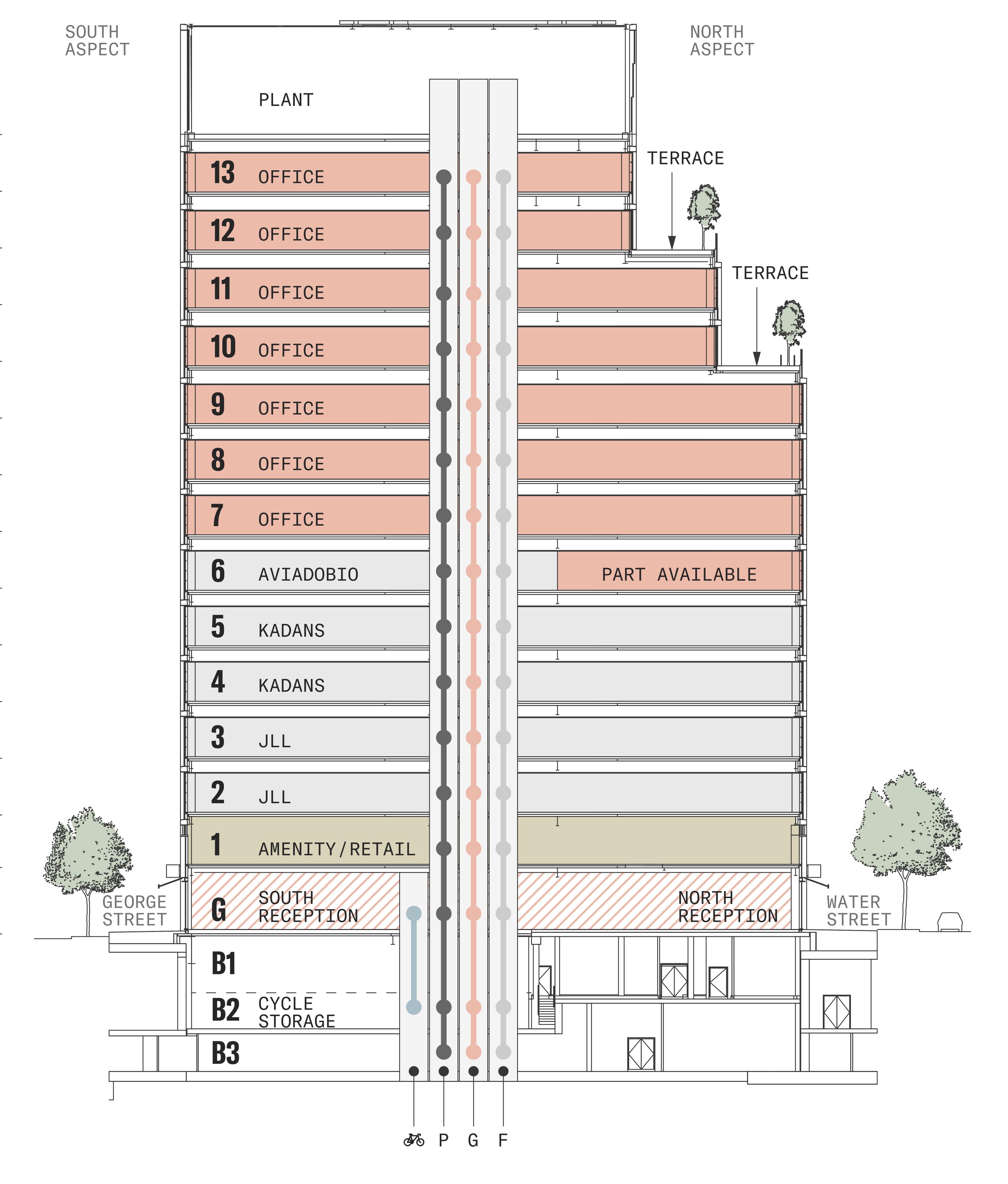
120,106 SQ FT OF EXTRAORDINARY OFFICE SPACE AVAILABLE



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

		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	6,008 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 Re Retail	ception	1,432 sq ft 1,544 sq ft 11,475 sq ft		

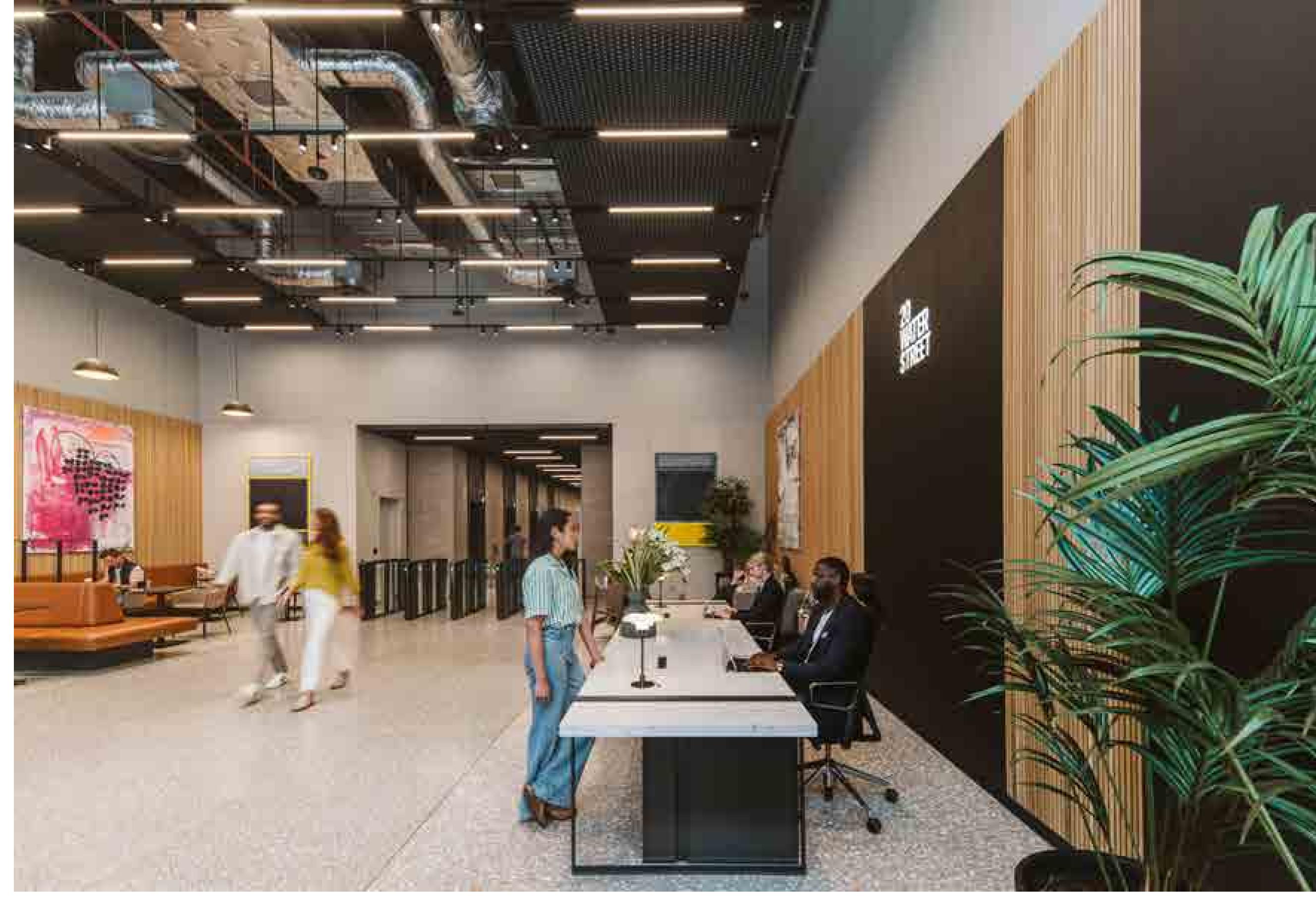
ΚE	
	Available
	Occupied / Under Offer

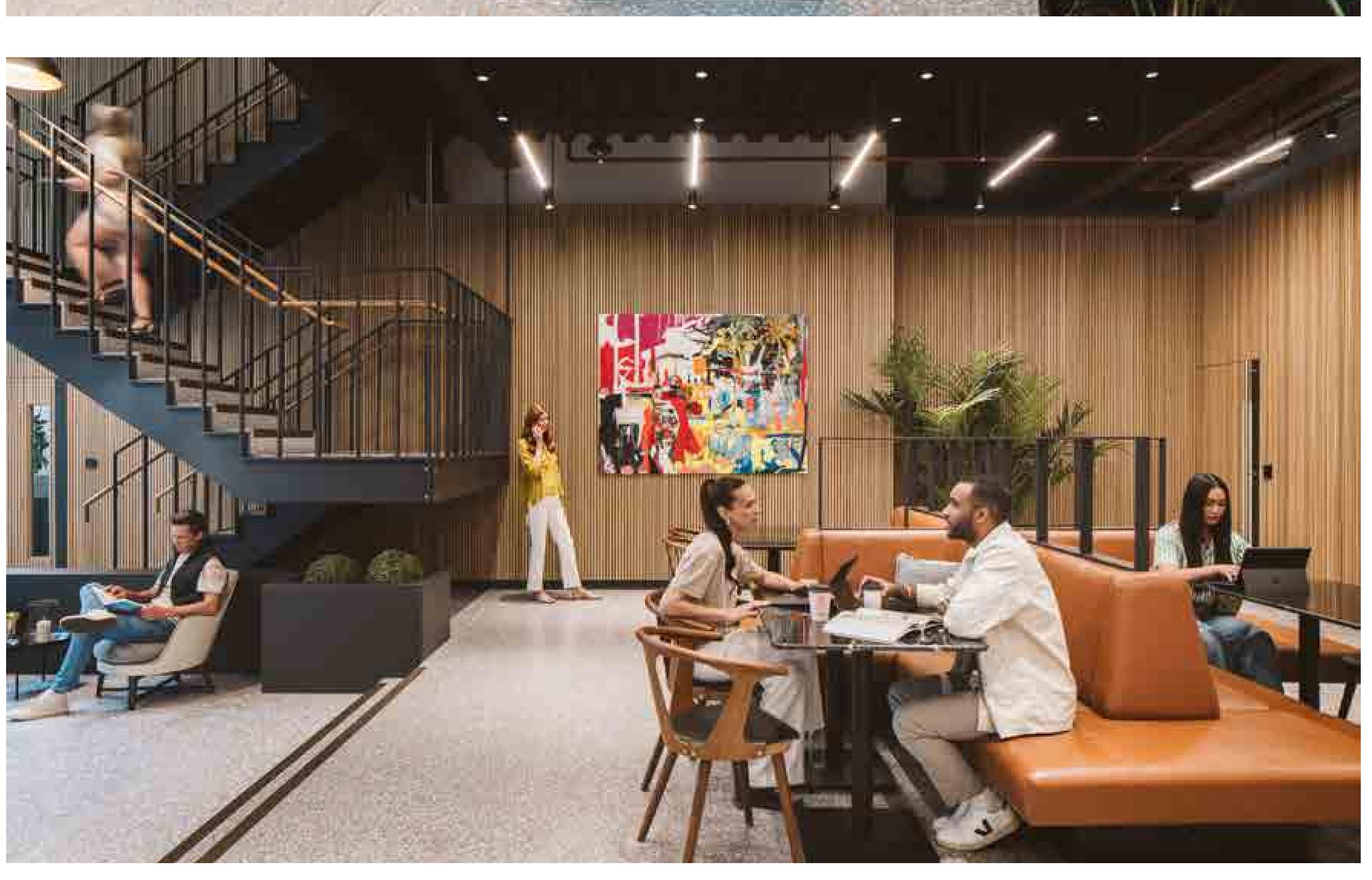


A warm welcome

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.











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

RECEPTION LOBBY 20 WATER STREET

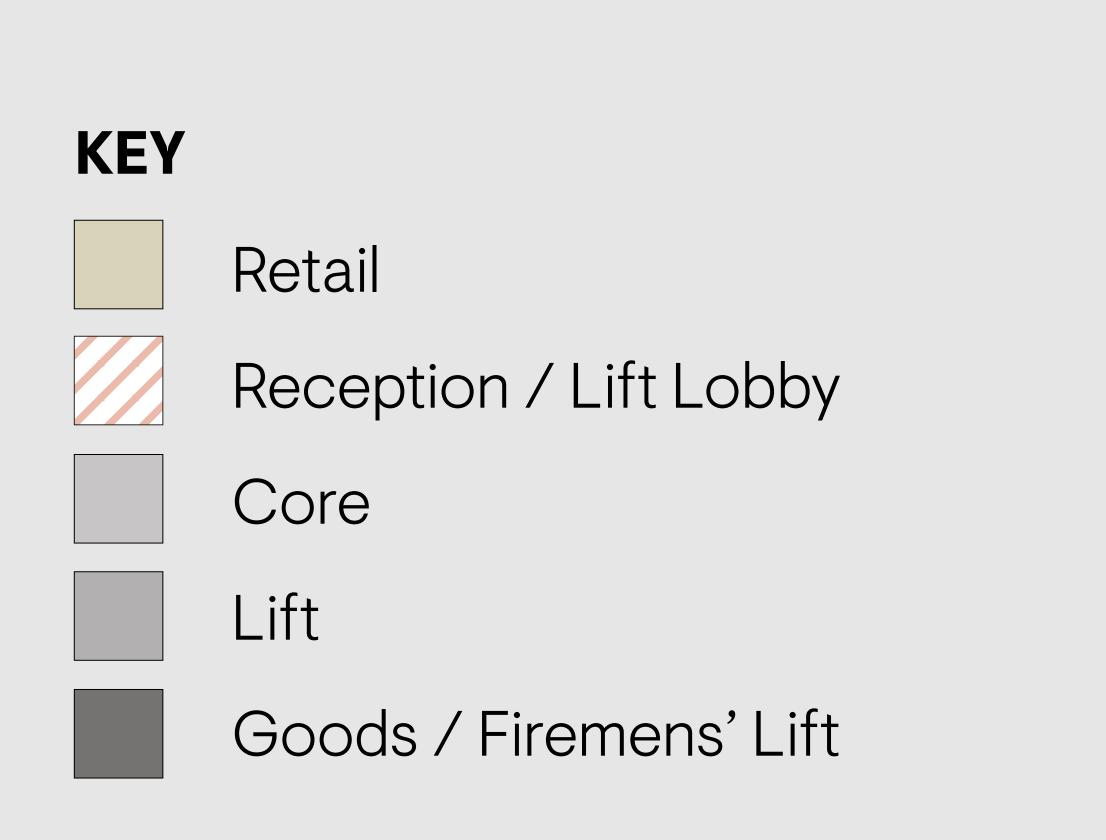
Ground Floor

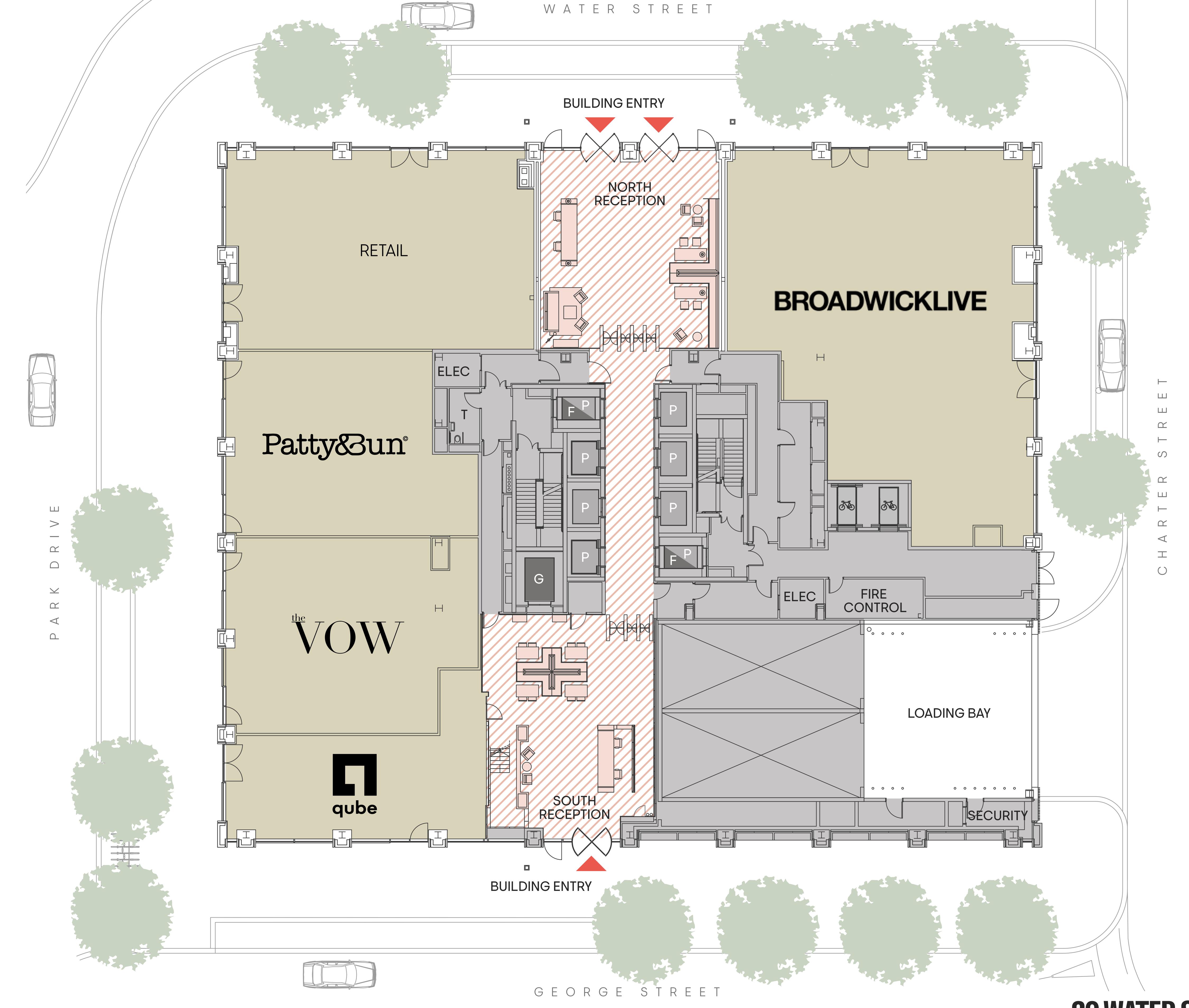
NORTH RECEPTION

1,432 SQ FT 133 SQ M

SOUTH RECEPTION

1,544 SQ FT 143 SQ M





20 WATER STREET

Level 06

6,008 SQ FT 558 SQ M

INDICATIVE WORKSPACE ALLOCATION

6

Open Plan Total
Workstations Population

97 SQ F

Indicative Planning Ratio

ANCILLARY SPACES

- 3 Meeting Rooms
- 1 Collaboration Area
- 2 Quiet Rooms
- 1 Communications Room
- 1 Teapoint & Breakout Area

KEY

Workplace Available

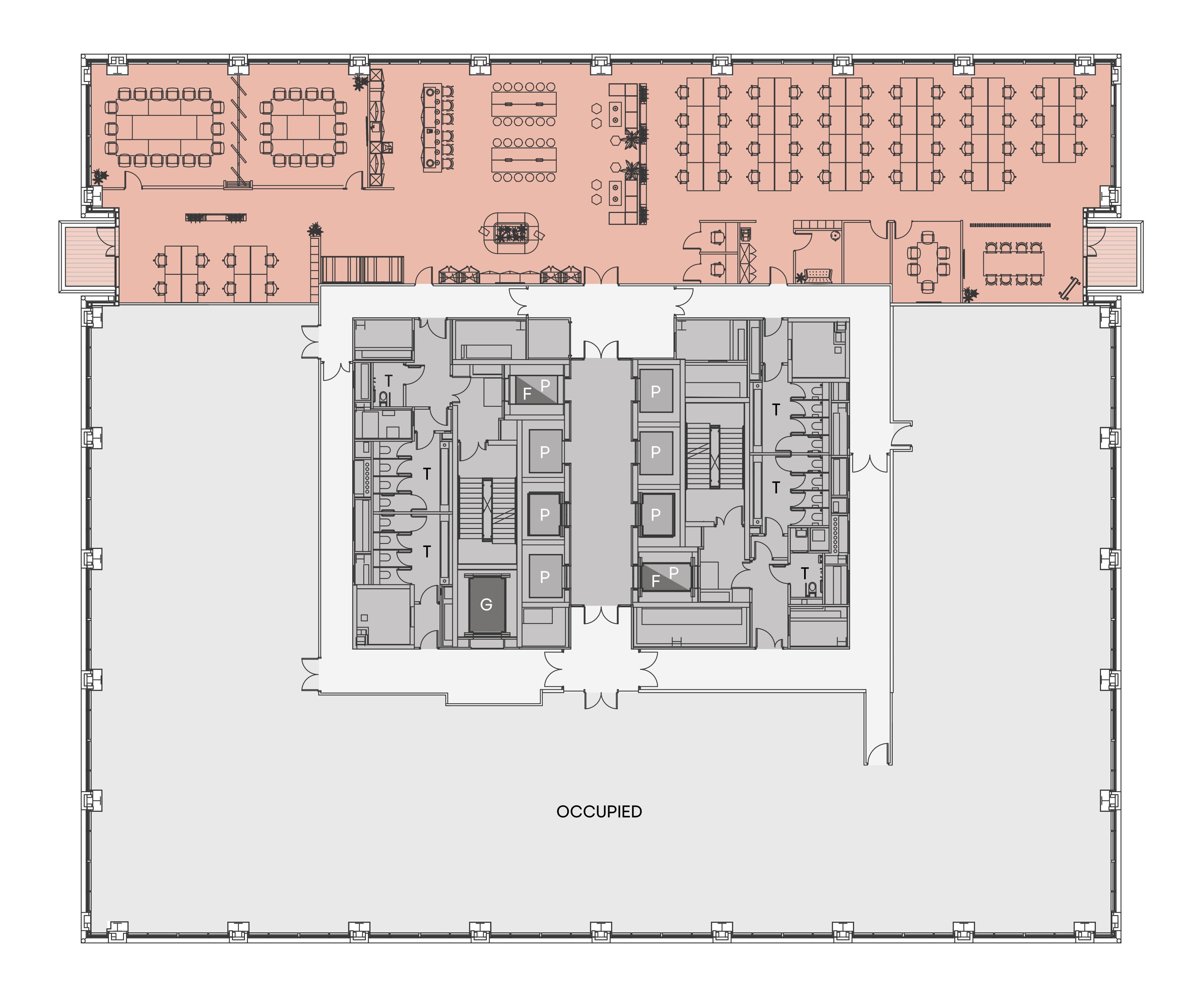
Occupied

Core

Lif

Goods / Firemens' Lift





AVAILABLE 10173 SNF1

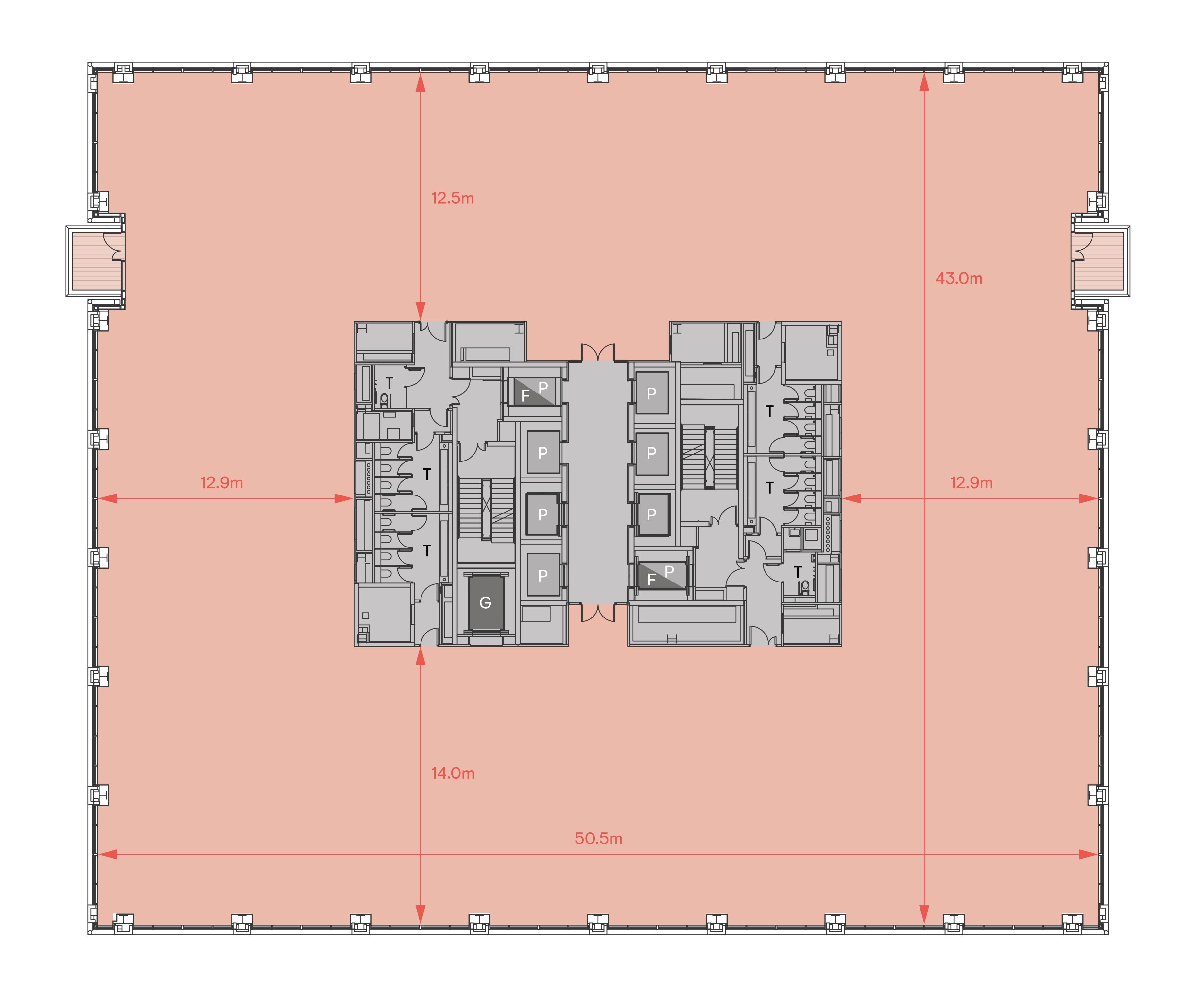
15,1755UT 1,781SQM

FLOOR CONDITION

Available as Shell & Core.

Workplace Available
Core
Lift
Goods / Firemens' Lift





Level 07-09

Open Plan Layout

INDICATIVE WORKSPACE ALLOCATION

176	42	2	220	87 SQ FT
Open Plan Workstations	Touchdown	Receptionist	Total Population	Indicative Planning Ratio

ANCILLARY SPACES

- 20 Meeting Rooms
- 1 Reception & Waiting Area
- 2 Teapoints & Breakout
- 8 Coats Cupboards

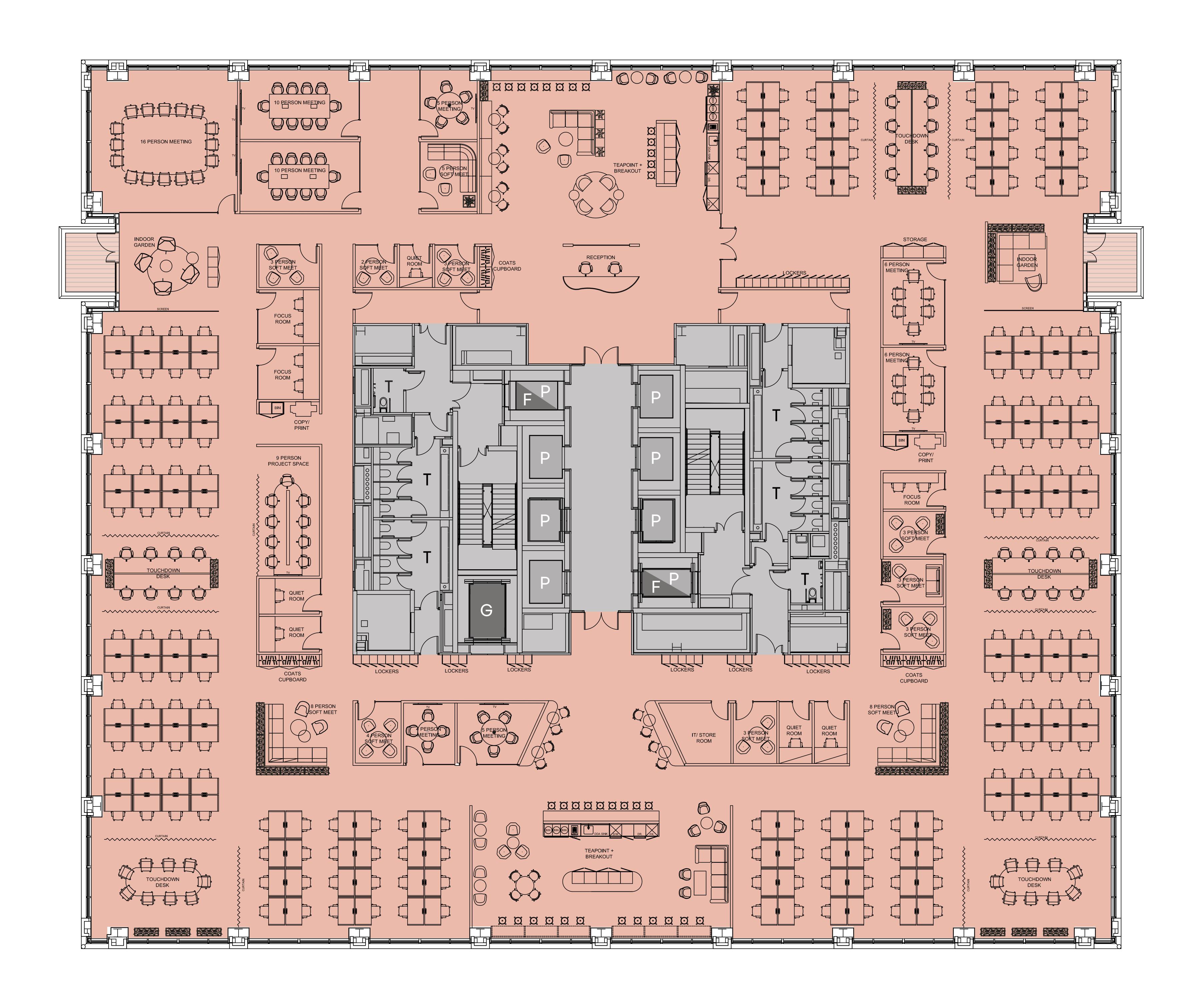
220 Lockers

- 5 Quiet Rooms
- 3 Focus Rooms
- 1 IT/Store Room
- 3 Storage Units
- 2 Indoor Gardens2 Copy/Print areas

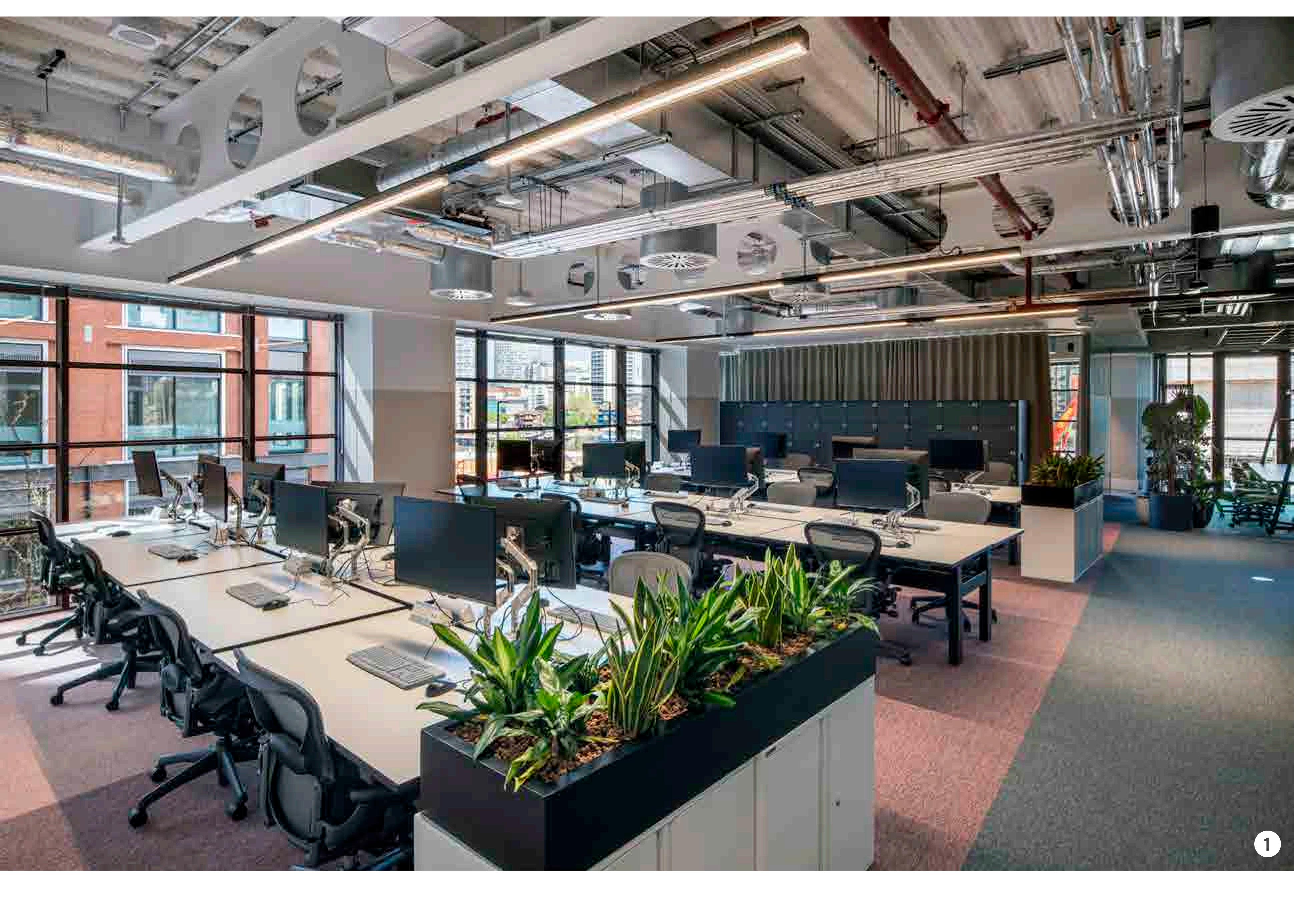


Goods / Firemens' Lift



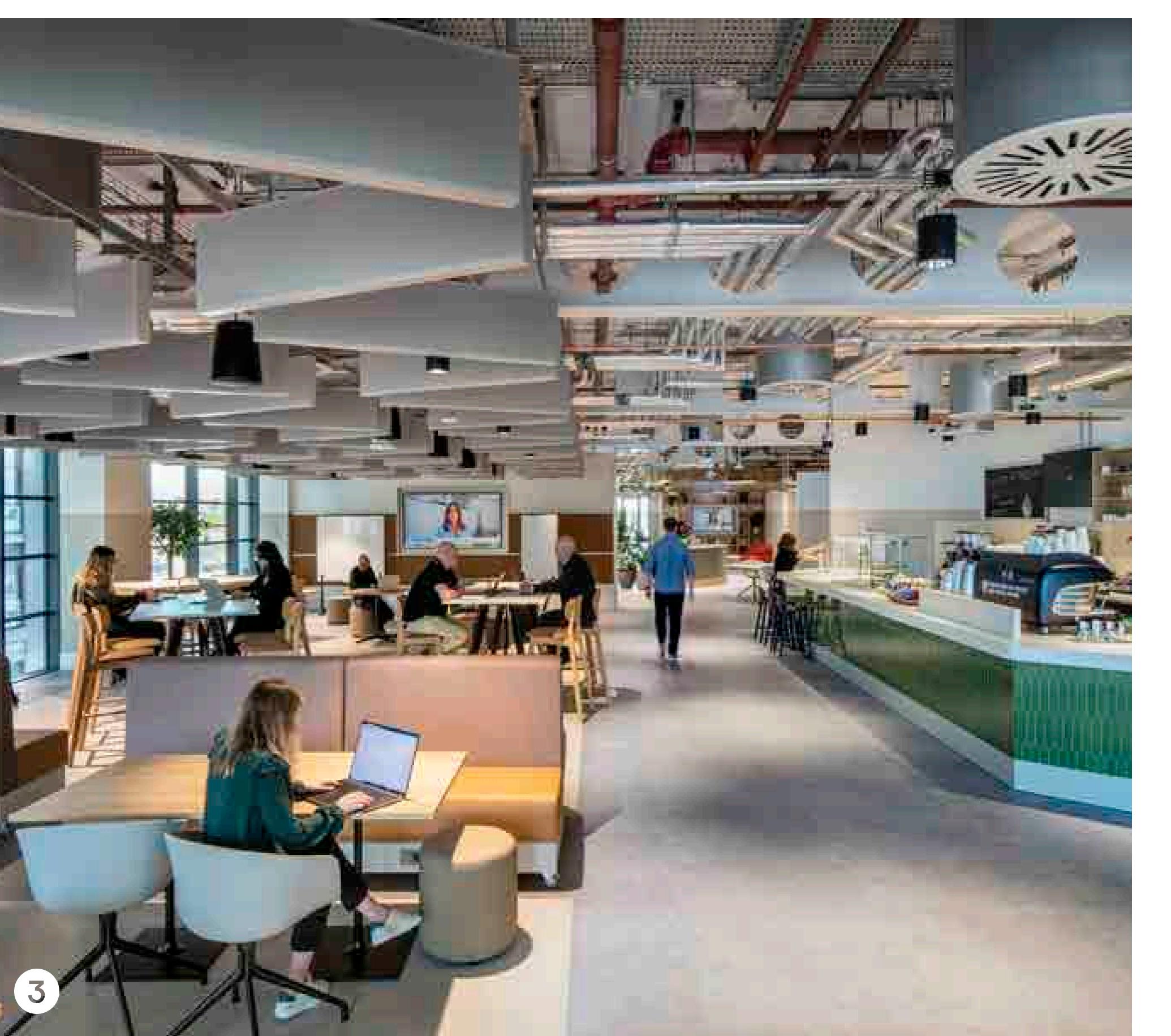


Indicative Fit out





- 1 Tenant fit-out
 Hot desking
- 2 Tenant fit-out
 Break out / Flexible workspace
- 3 Tenant fit-out Café area
- 4 Tenant fit-out
 Break out / meeting spaces





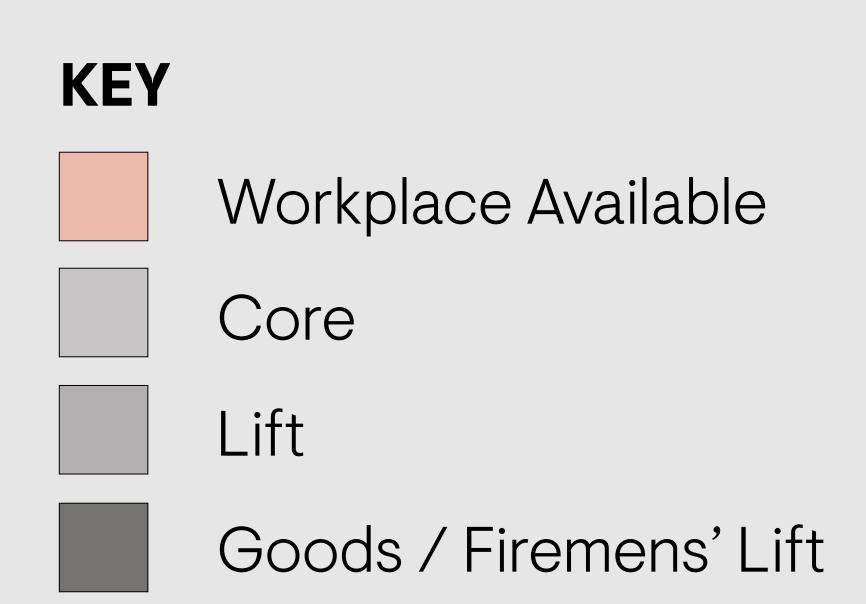
FIT OUT 20 WATER STREET

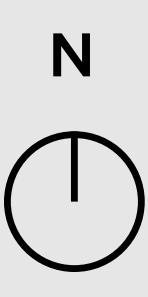
15,841 SQ FT 1,472 SQ M

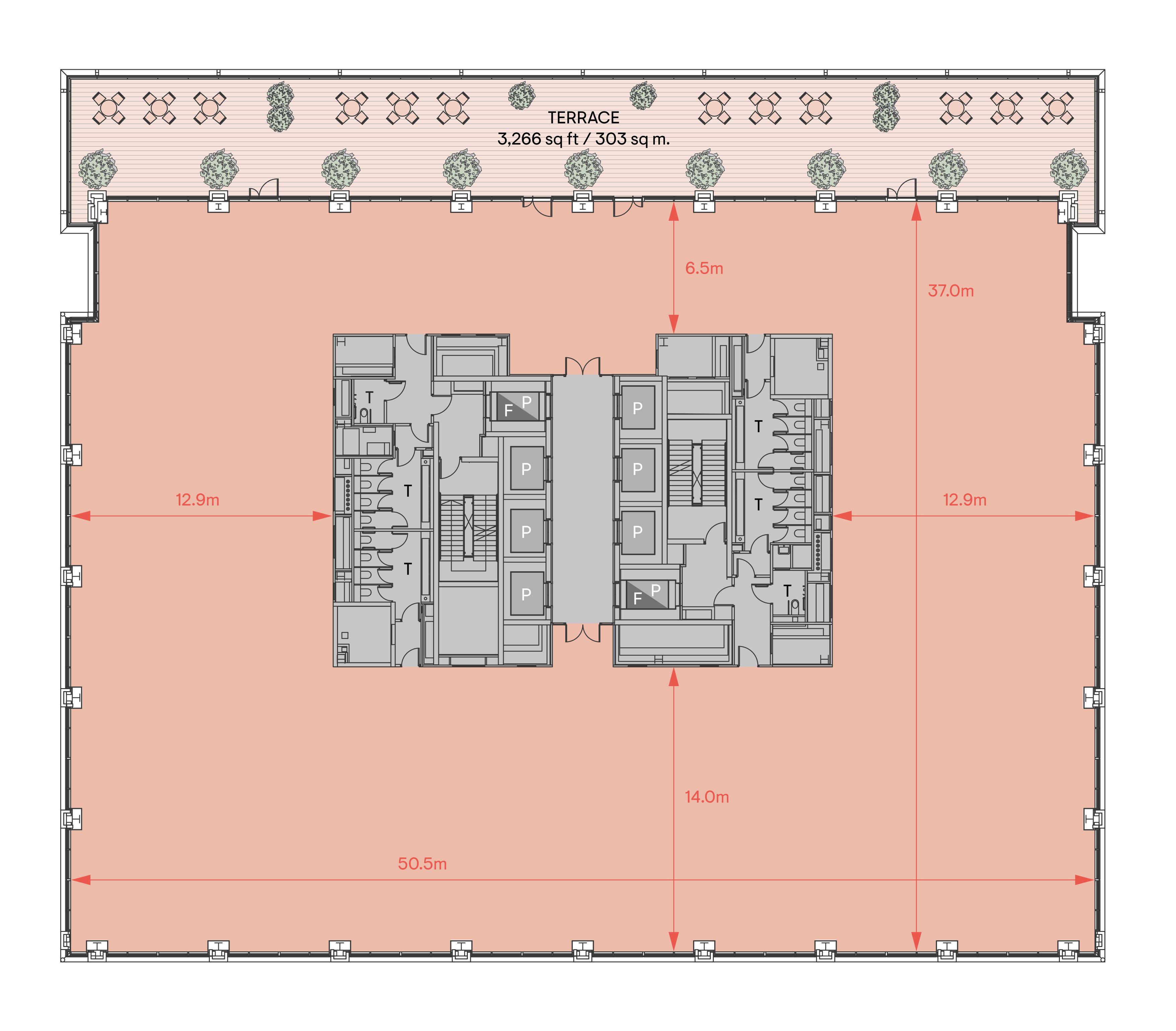
3,266 SQ FT 303 SQ M

FLOOR CONDITION

Exposed services Category A.







Level 10

Open Plan Layout

INDICATIVE WORKSPACE ALLOCATION

Open Plan Workstations

Total Population Indicative Planning Ratio

ANCILLARY SPACES

- Eight Person Meeting Room
- Six Person Meeting Room
- Five Person Meeting Rooms
- Four Person Meeting Rooms
- Three Person Meeting Rooms
- Touchdown Areas
- Soft Meeting Areas
- Quiet Rooms
- Focus Rooms
- Event Space
- Copy and Print Rooms
- Teapoint and Breakout Area
- Communications Room

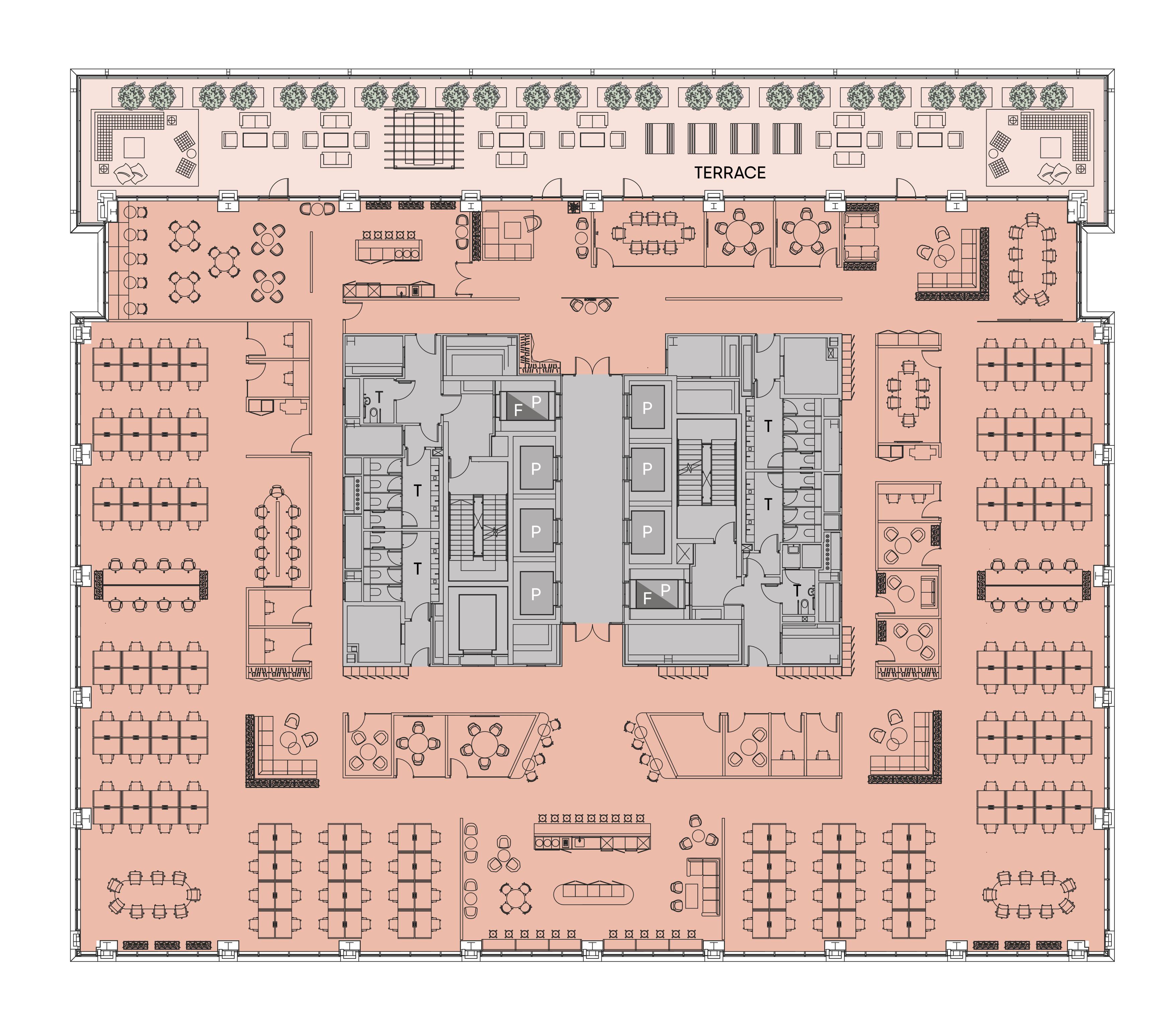
KEY

Workplace Available



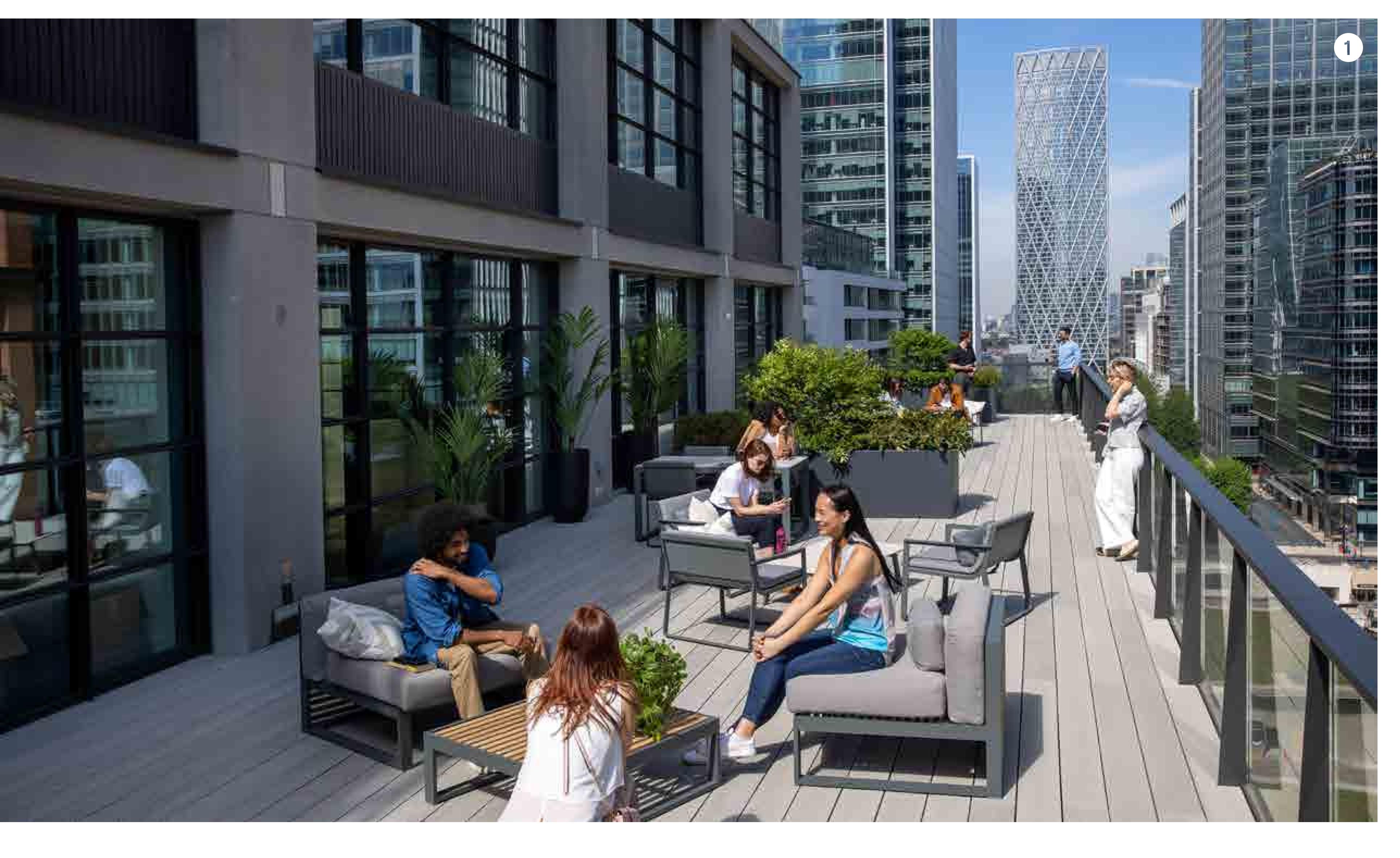
Goods / Firemens' Lift





20 WATER STREET FLOOR PLAN

EXCEPTIONAL WORKSPAGE





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





LEVEL 10 20 WATER STREET

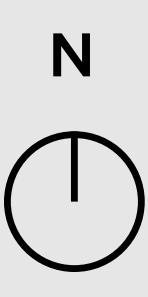
12,441 SQ FT 1,156 SQ M

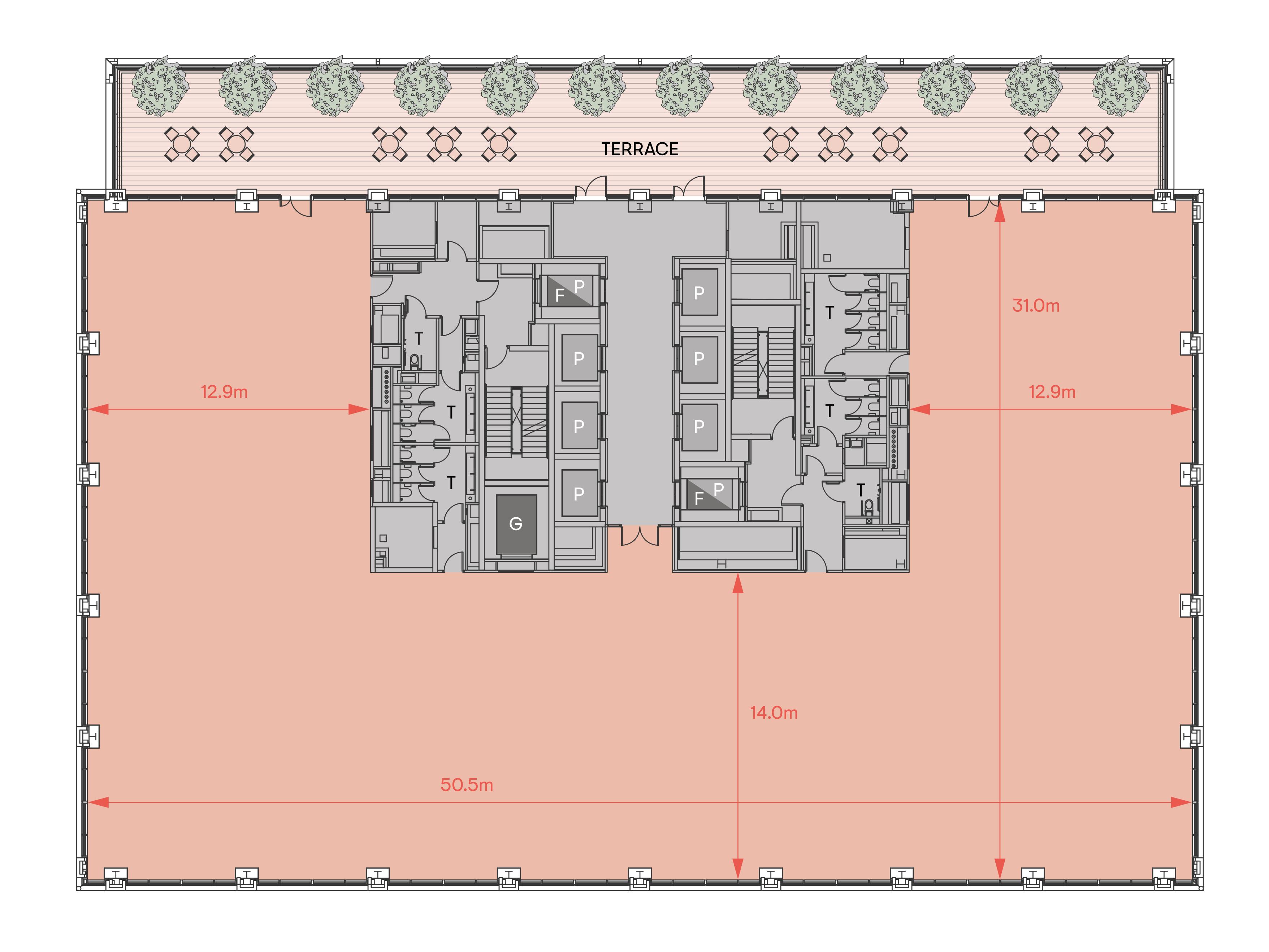
3,062 SQ FT 284 SQ M

FLOOR CONDITION

Available as Shell & Core.

KEYWorkplace AvailableCoreLiftGoods / 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:

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.

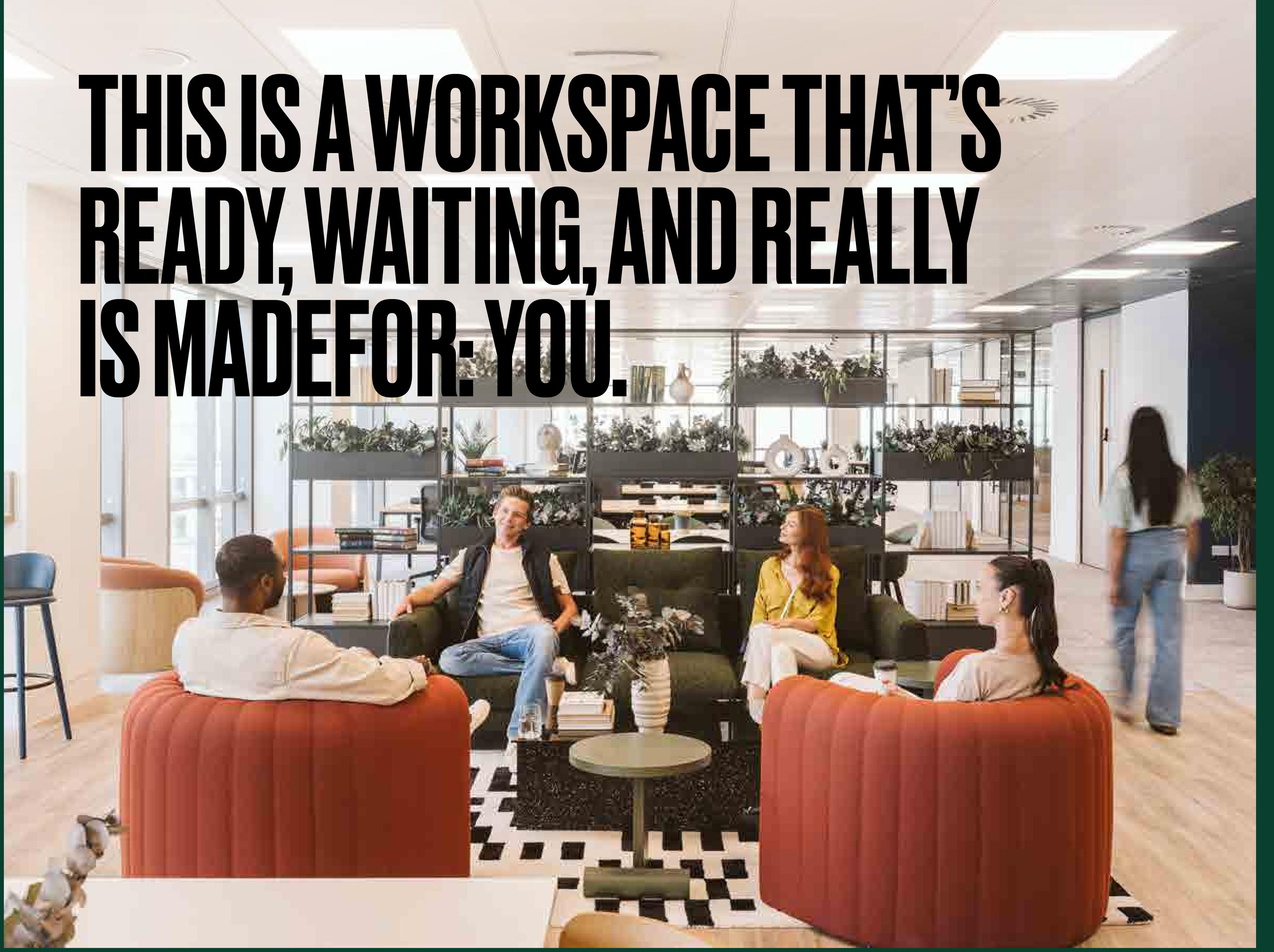
Innovative, sustainable, and always forward thinking.

offices.canarywharf.com/ madefor

HYPERYDLT

HERSHEY









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 1) ne-off antiques Modular Ready & waiting Connected Supported

MADEFOR:

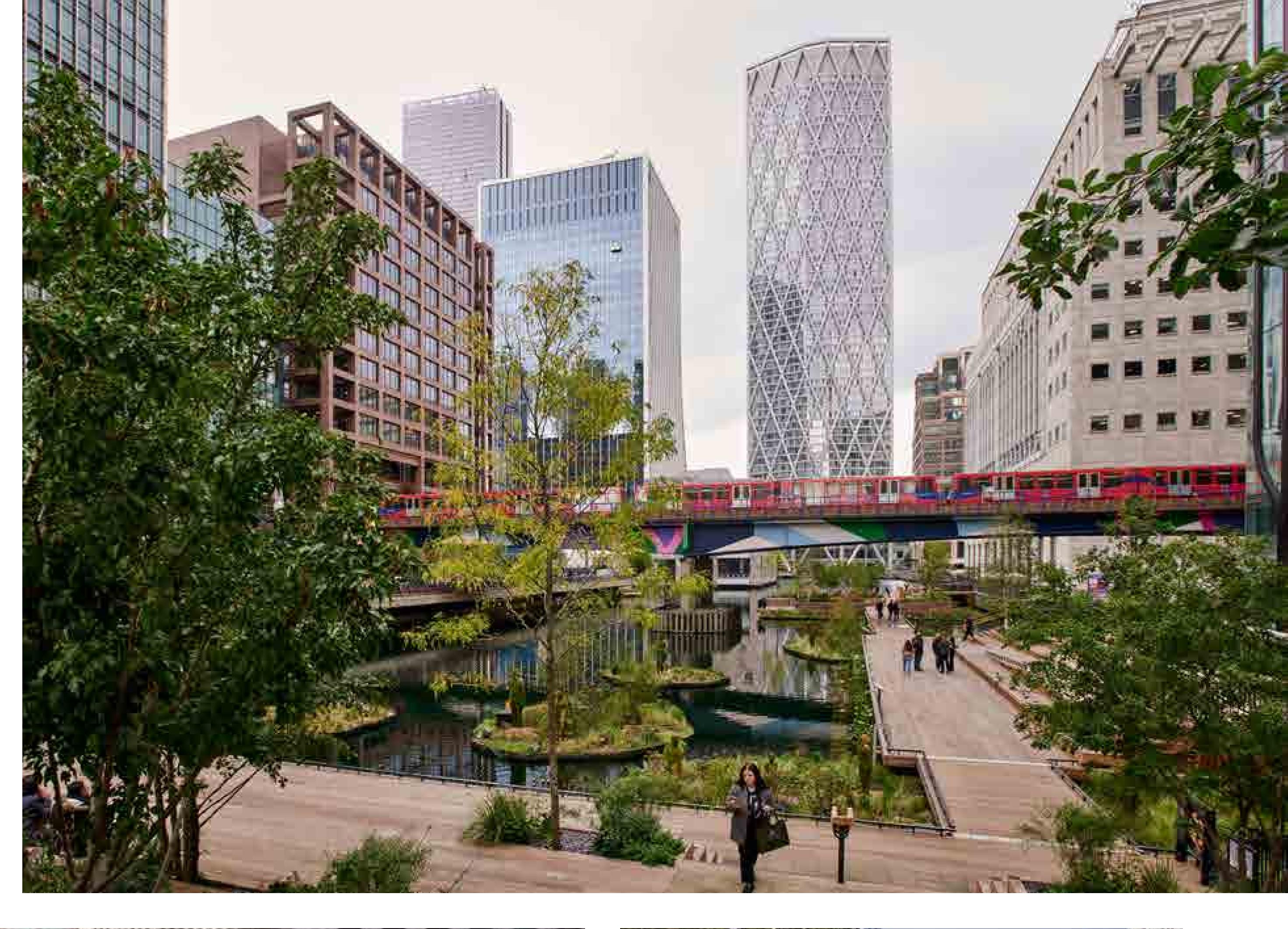
Eden Dock

Together with the Eden Project, we are excited to unveil Eden Dock, a waterfront oasis in the heart of Canary Wharf. Aquatic islands, marine habitats, art installations and engaging water activities combine to create a place for nature and people. Dive into open-water swimming, rejuvenate with yoga or unwind by the water's edge and let nature enhance your wellbeing.

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

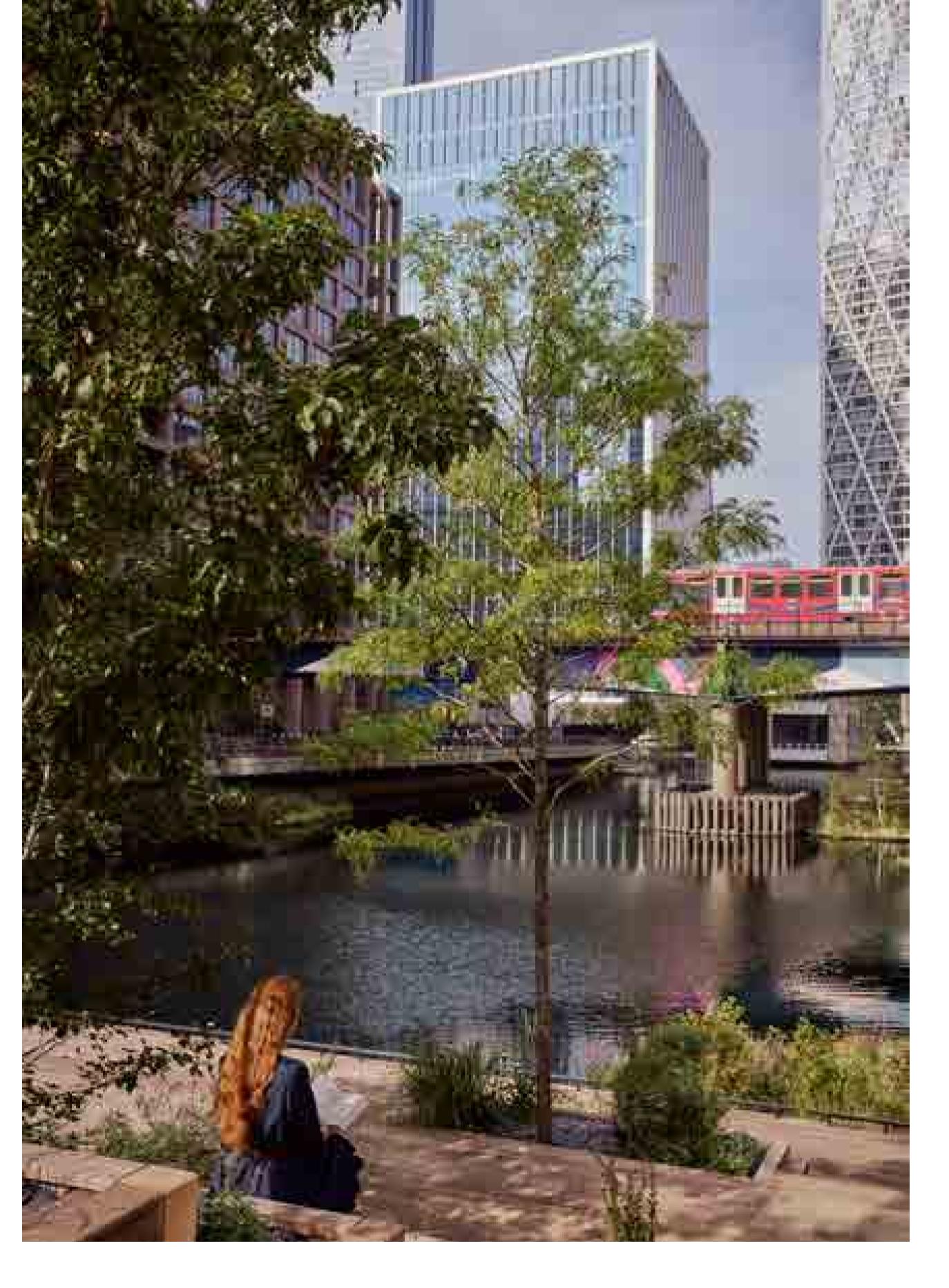
Dan James
Development Director
The Eden Project







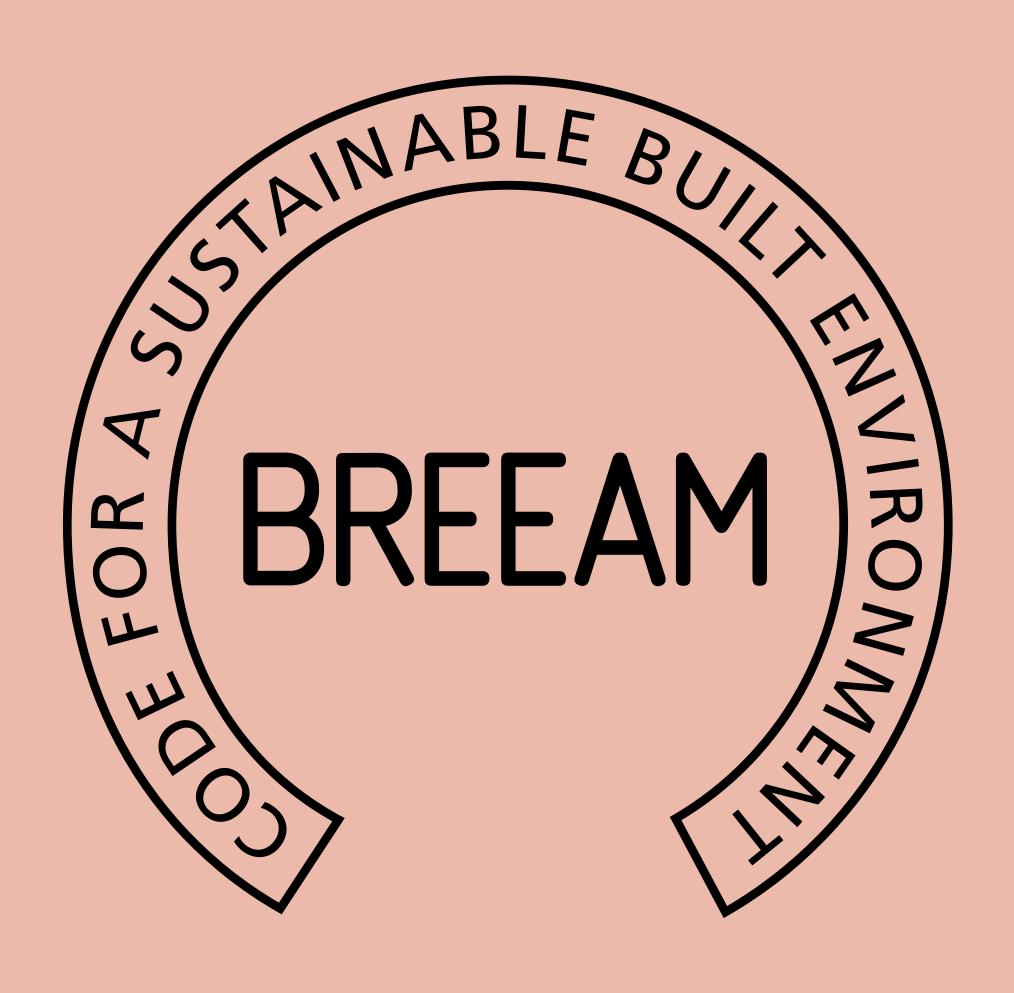




EDEN DOCK 20 WATER STREET

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 EFFIGIENCY

fan coil air conditioning

5.9 MILLION

coffee cups recycled

single-use plastic items eliminated or recycled

electricity sourced renewably since 2012



to landfill since 2009

Transitioning to



LED LIGHTING







tackling food insecurity by distributing surplus food to the community

SUSTAINABILITY 20 WATER STREET



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Find out more on the 20 Water Street website

Download the Canary Wharf app





