





#### king in tior yourseff...

# WORK FLEXIBLY TERRACES LIFE SCIENCE BOARDWALK SUSTAINABILITY BALCON TECHNO! WATERS

#### 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



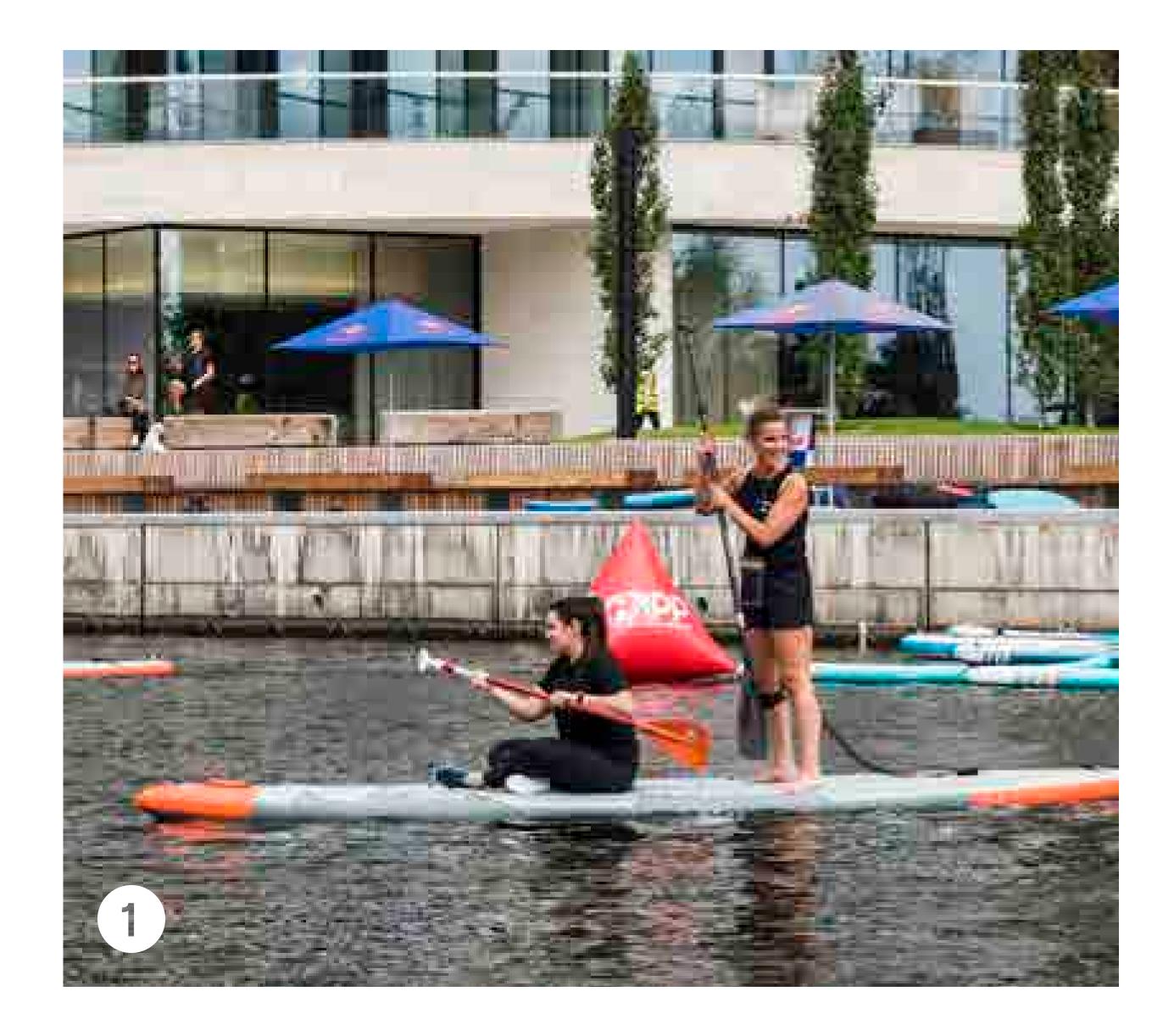
4 20 Water Street lobby Flexible space to meet, greet & relax

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.



## **AIR QUALITY IN CANARY** WHARF IS 15% BETTER THAN IN THE CITY OF LONDON AND CITY OF WESTMINSTER















<b>GRAB &amp; GO</b>	RESTAL		
СОСО	FEEL:		

GRIND

DI MAMA

FIVE GUYS



EST. 1991 BRERA

- 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

#### ENTERTAINMENT **JRANTS**



Fasrca Me

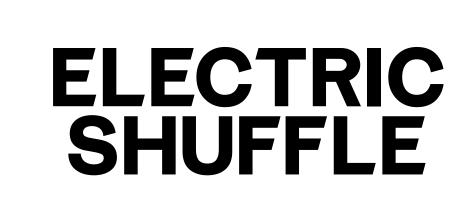
REISS

SHOPS

DISHOOM

+HOVARDA

R O E



EVERYMAN



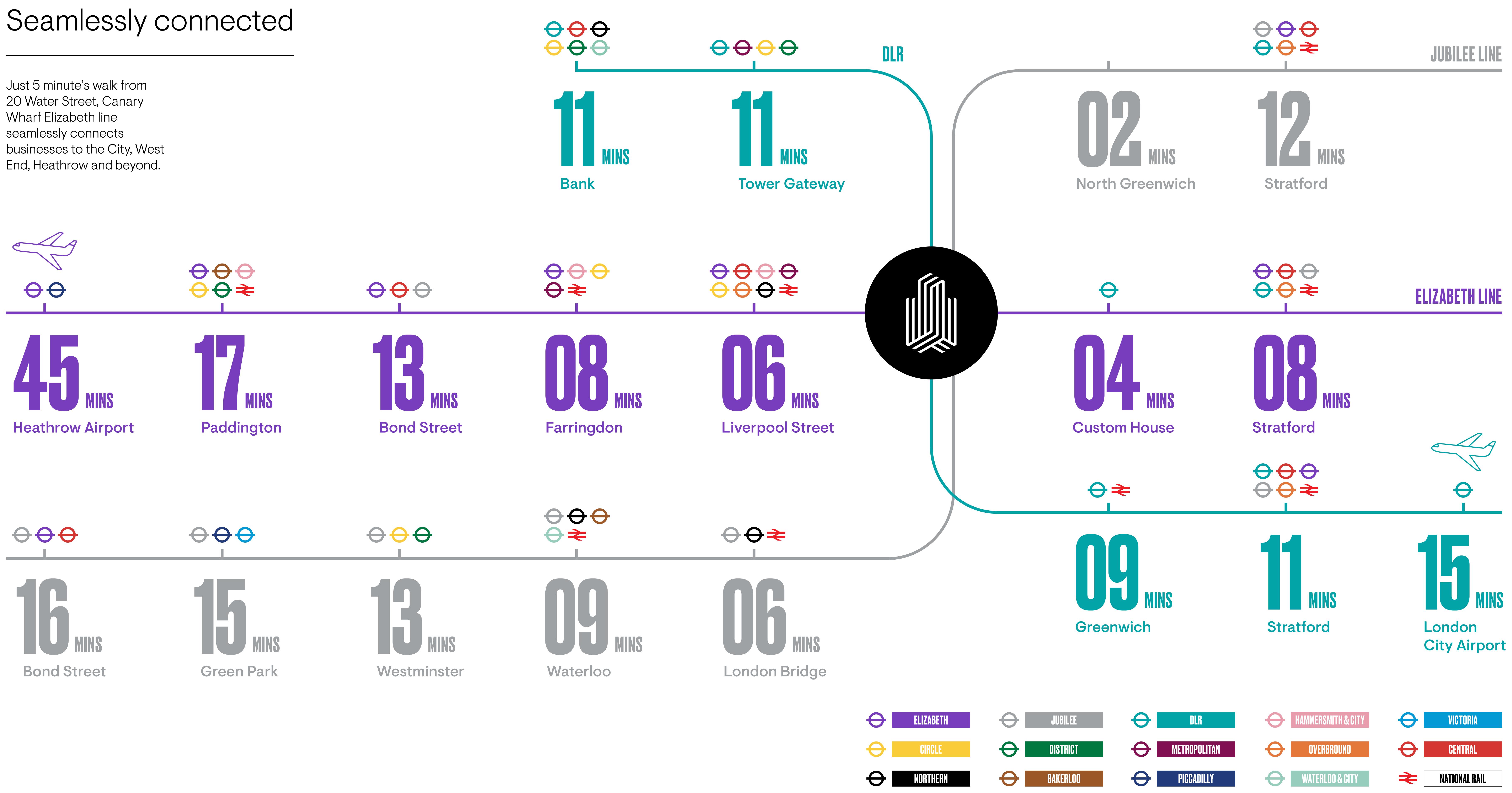
SANDRO

Aēsop.

- 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



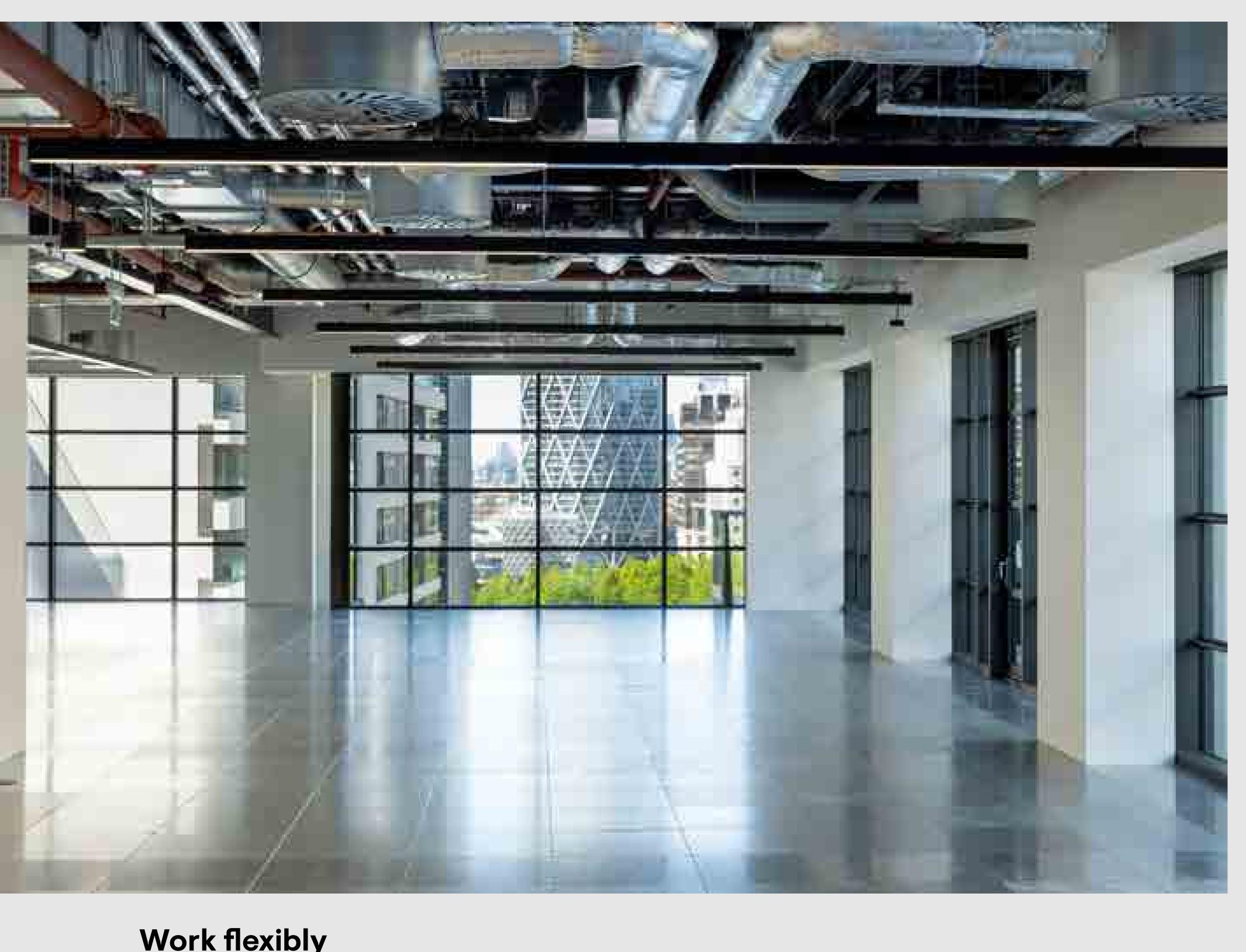




TRANSPORT

### Availability

## 75,938 SQ FT OF EXTRAORDINARY **OFFICE SPACE** AVAILABLE

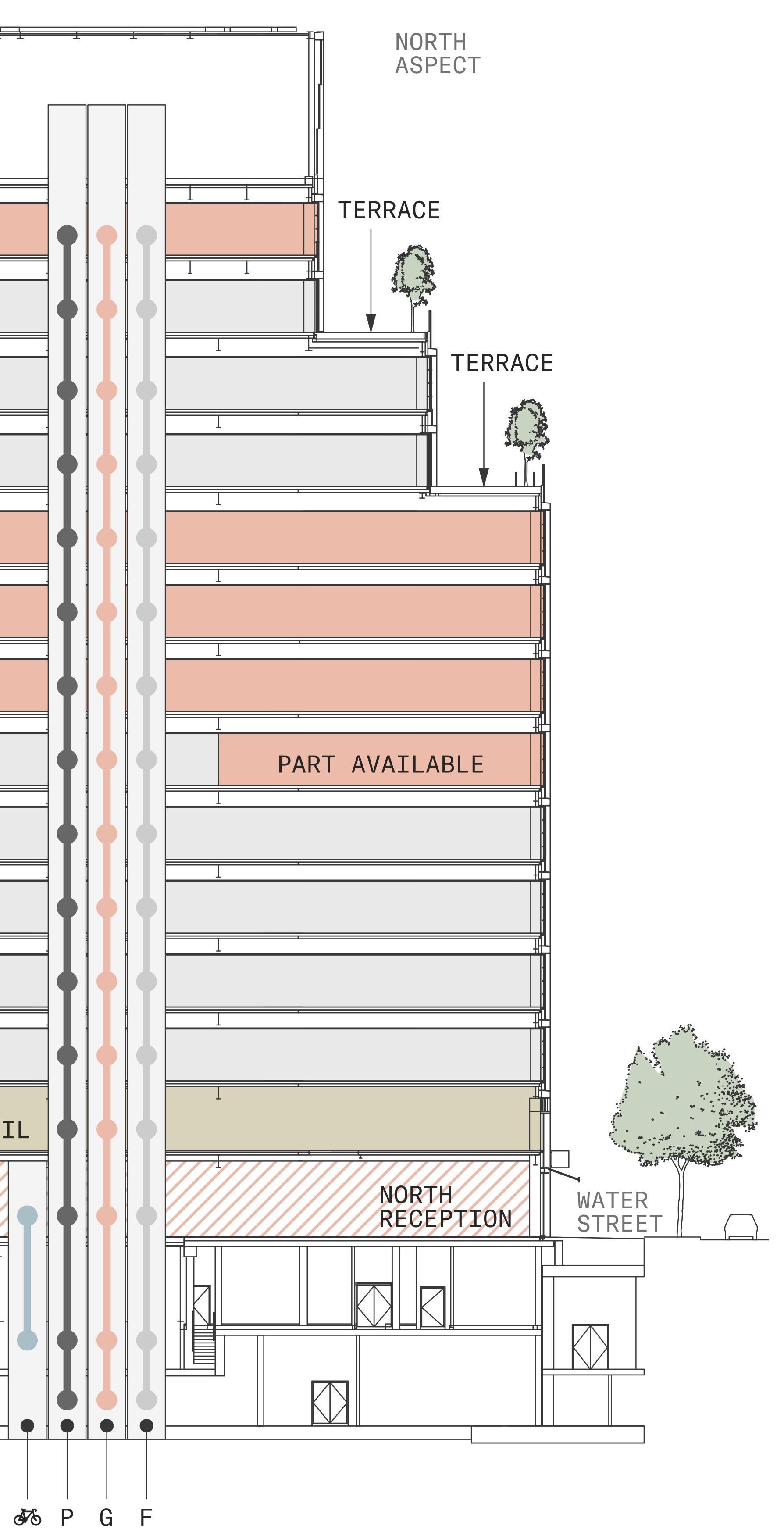


Work flexibly Open floorplates, balconies and terraces to every level this is a workspace that you can be proud of.

					SOUTH ASPECT		
		ΝΙΑ	Floor Condition	Outdoor Space			PLANT
Level 13	Available	<b>12,476 sq ft</b>	Shell & Core	Balconies		13	OFFICE
Level 12		12,441 sq ft		Terrace		12	ZOPA
Level 11		15,886 sq ft		Balconies		11	ZOPA
Level 10		15,841 sq ft		Terrace		10	ZOPA
Level 9	Available	19,138 sq ft	Shell & Core	Balconies		9	OFFICE
Level 8	Available	19,143 sq ft	Shell & Core	Balconies		8	OFFICE
Level 7	Available	19,173 sq ft	Shell & Core	Balconies		7	OFFICE
Level 6	Part Available	6,008 sq ft	Shell & Core	Balconies		6	AVIADOBIO
Level 5		19,145 sq ft		Balconies		5	KADANS
Level 4		19,165 sq ft		Balconies		4	KADANS
Level 3		19,145 sq ft		Balconies		3	JLL
Level 2		19,414 sq ft		Balconies		2	JLL
							AMENITY/RETAIL
North Red South Red Retail	ception ception	1,432 sq ft 1,544 sq ft 11,475 sq ft			GEORGE STREET	G	SOUTH RECEPTION
						<b>B1</b>	
						<b>B2</b>	CYCLE   STORAGE
KEY						<b>B3</b>	

Available

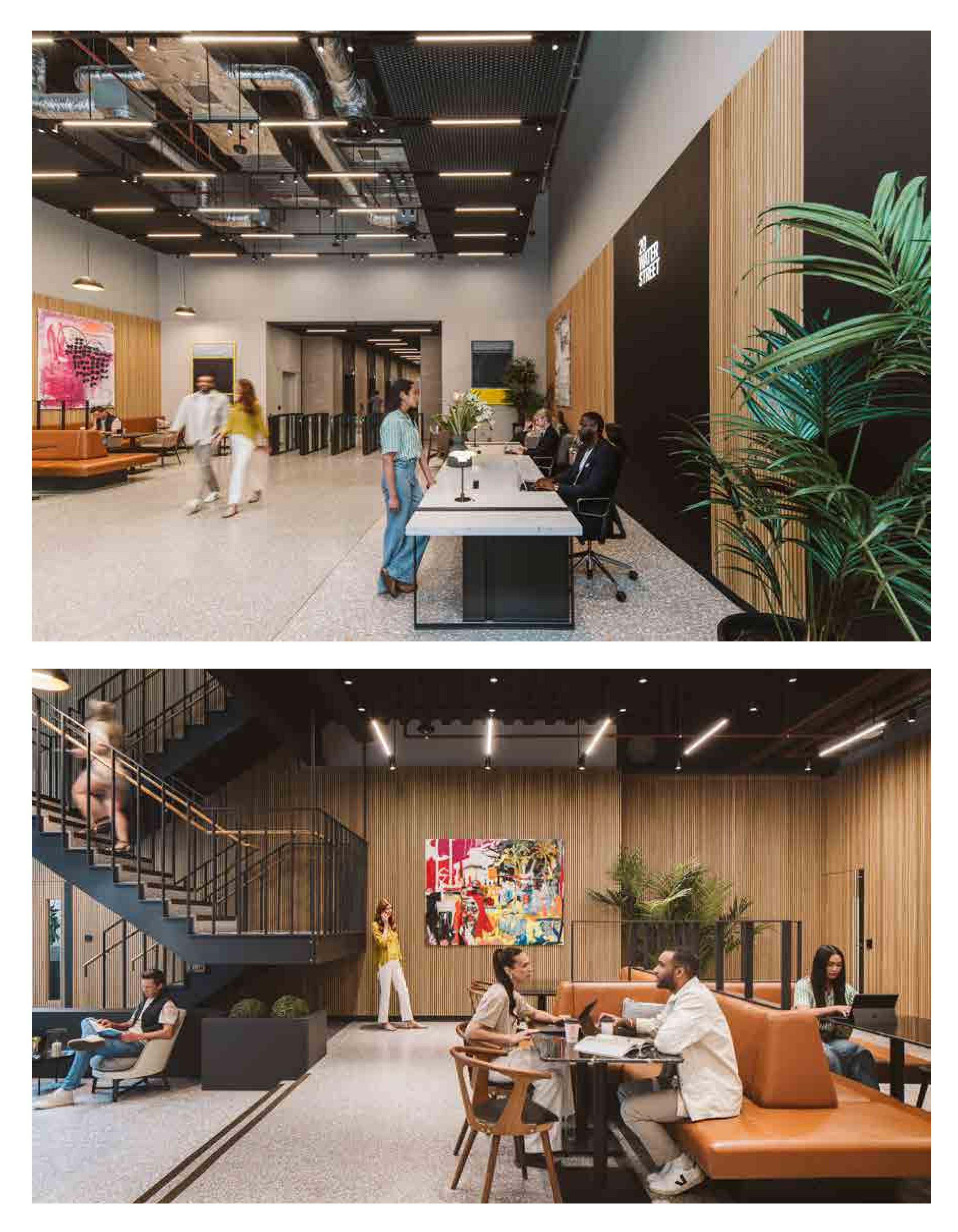
Occupied / Under Offer





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.











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

### NORTH REGEPTION 1,432 SQ FT 133 SQ M

### SOUTH RECEPTION 1,544 SQ FT 143 SQ N

KEY

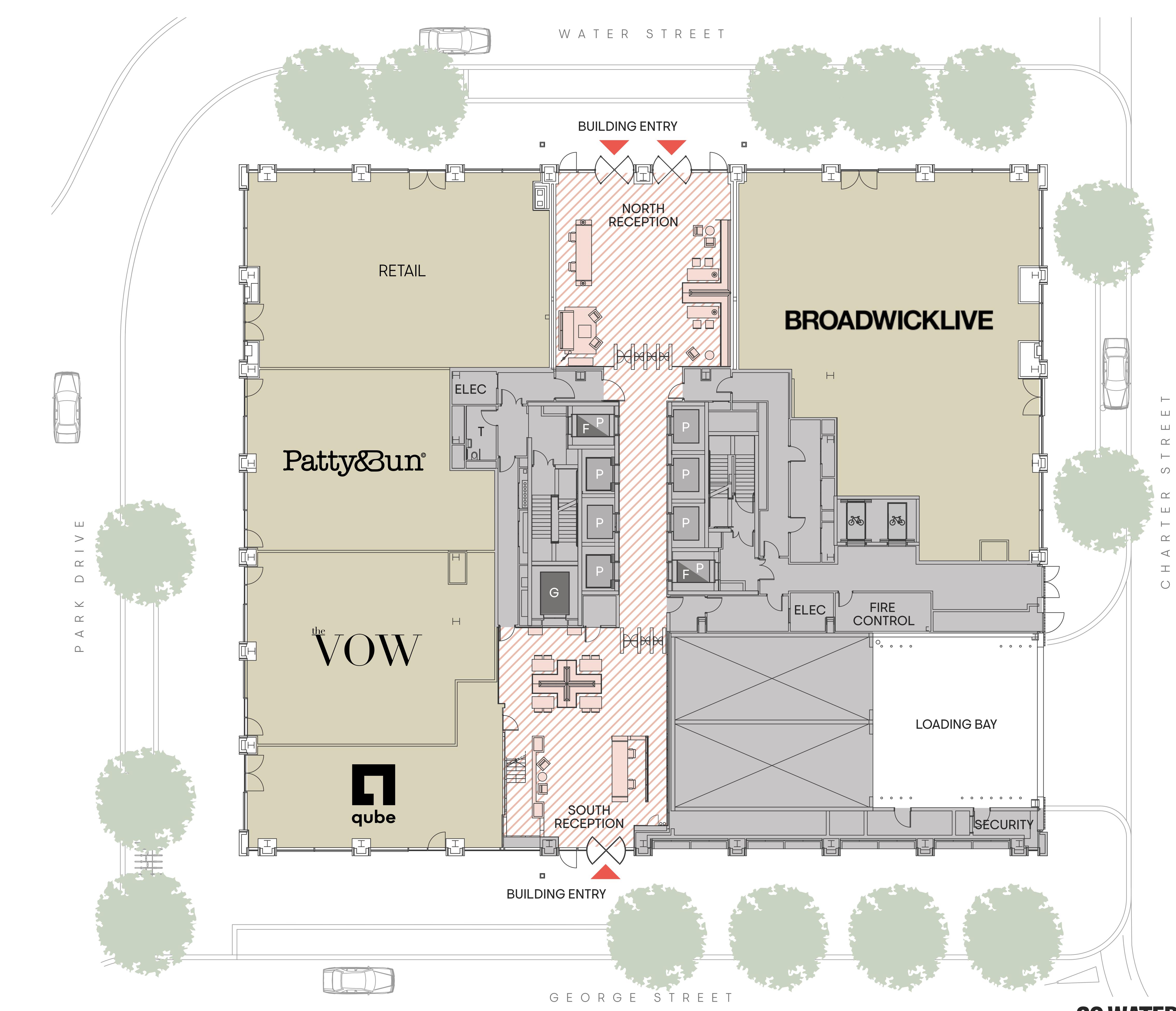
Retail

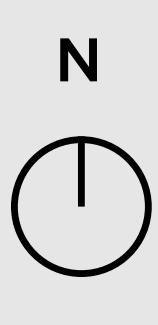
Reception / Lift Lobby

Core

Lift

Goods / Firemens' Lift





### Level 06

### 6,008 SQ FT 558 SQ N

#### **INDICATIVE WORKSPACE ALLOCATION**

62

62

Open Plan Workstations

Total Population



#### **ANCILLARY SPACES**

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

KEY

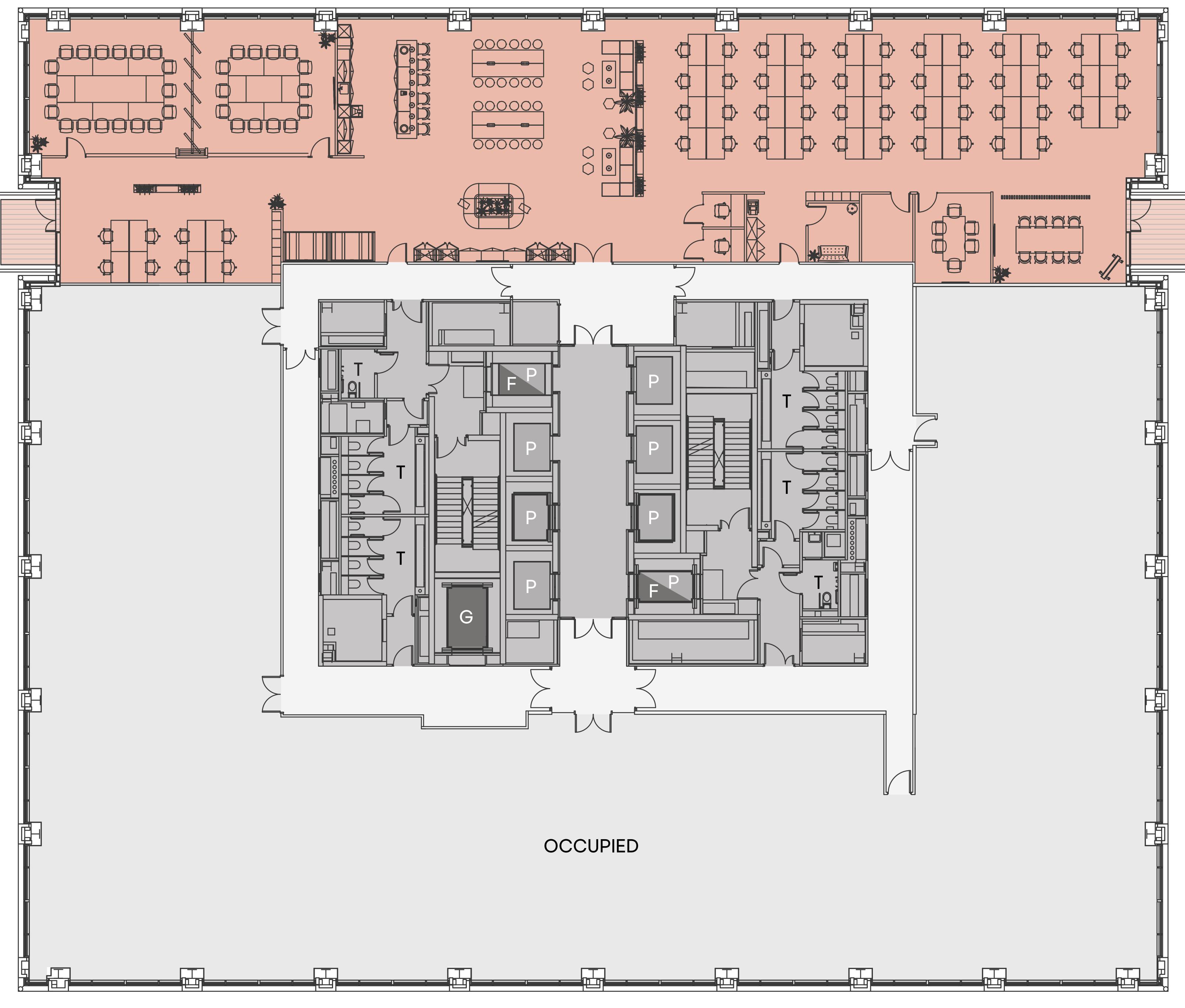
Workplace Available

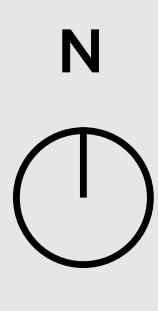
Occupied

Core

Lift

Goods / Firemens' Lift







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

#### **FLOOR CONDITION**

Available as Shell & Core.

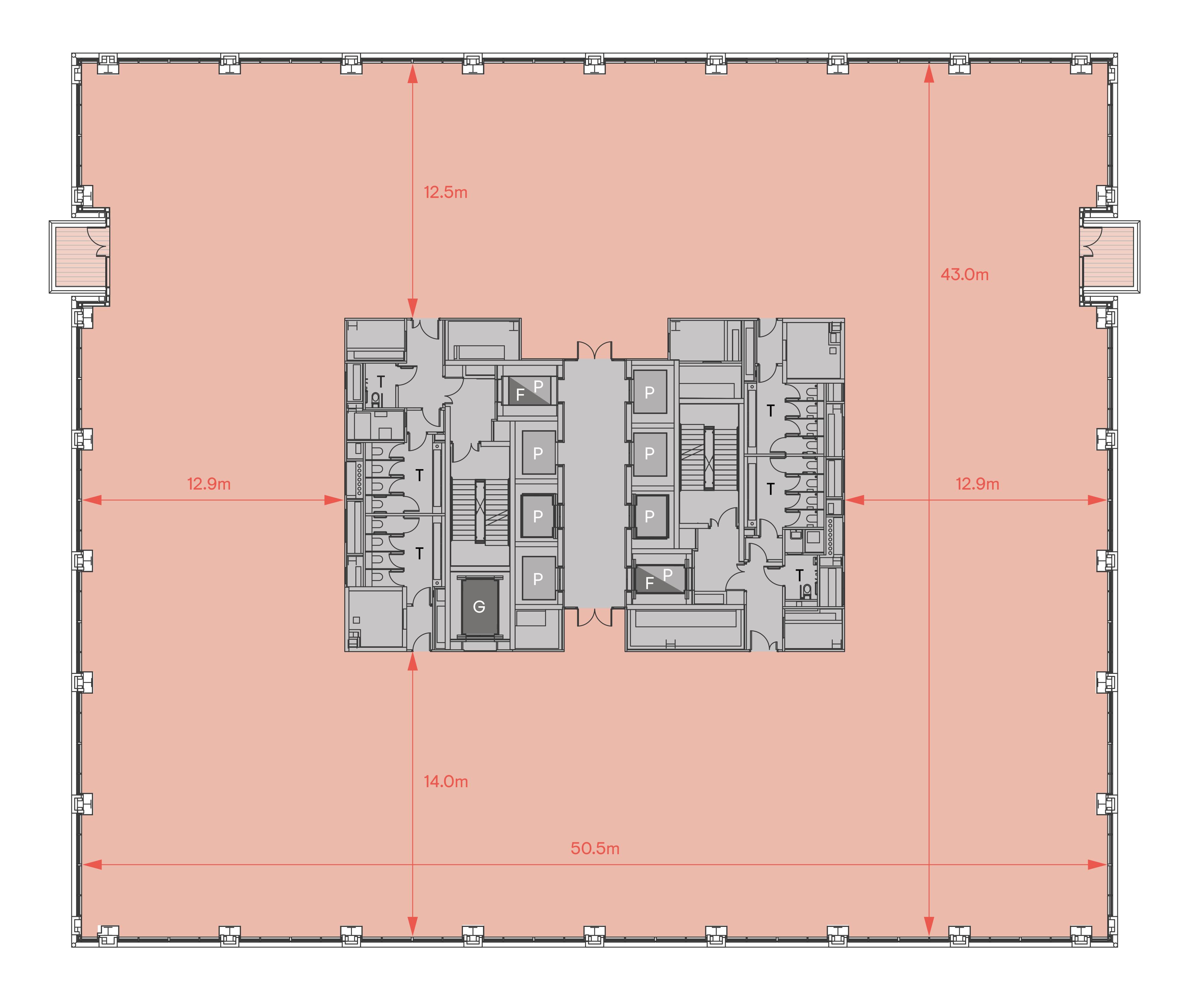


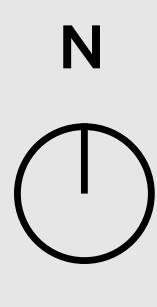
Workplace Available

Core

Lift

Goods / Firemens' Lift







### Level 07-09

### Open Plan Layout

#### **INDICATIVE WORKSPACE ALLOCATION**

176 Open Plan

Workstations





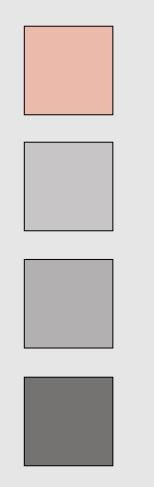




#### **ANCILLARY SPACES**

- 20 Meeting Rooms
- Reception & Waiting Area
- 2 Teapoints & Breakout
- Coats Cupboards 8
- 220 Lockers
- Quiet Rooms 5
- Focus Rooms
- IT/Store Room
- Storage Units
- Indoor Gardens
- Copy/Print areas 2

#### KEY



Workplace Available

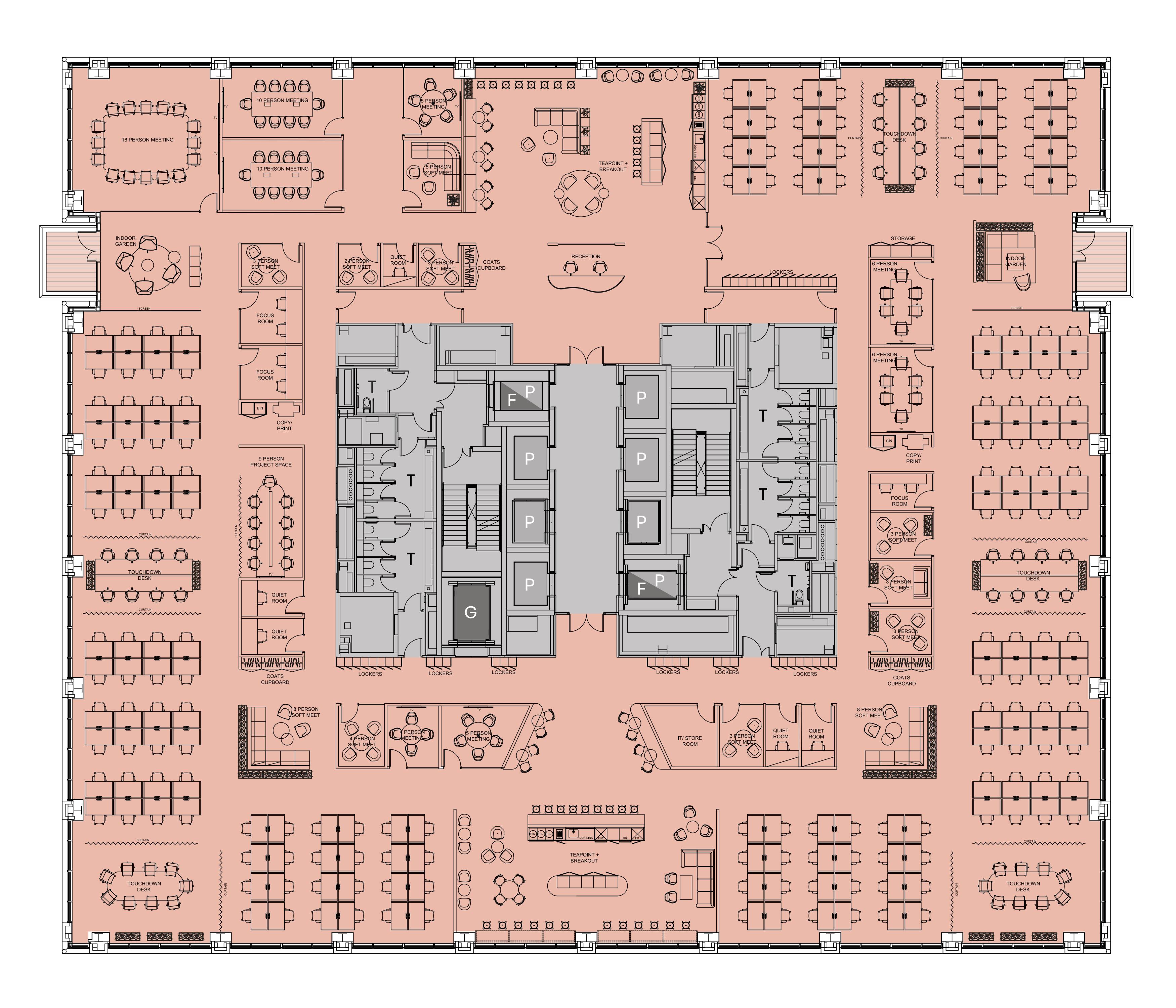
Core

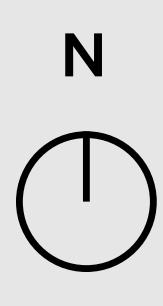
Lift

Goods / Firemens' Lift

Touchdown Receptionist Total

#### **87 SQ FT** Indicative Population Planning Ratio





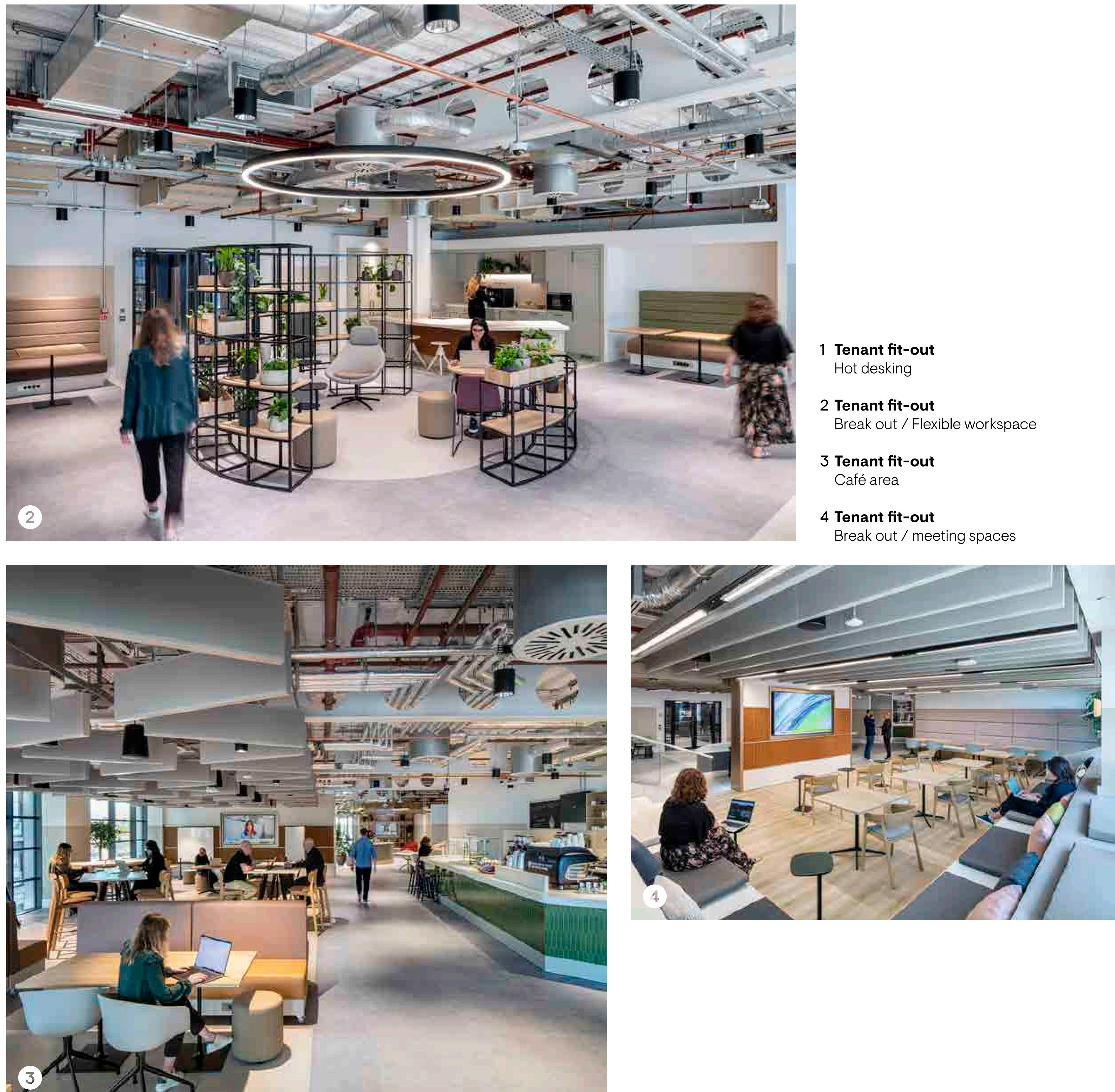


#### **FLOOR PLAN**

### Indicative Fit out



#### FIT OUT



### **12,476 SQ FT** 1,159 SQ M

#### **FLOOR CONDITION**

Available as Shell & Core.

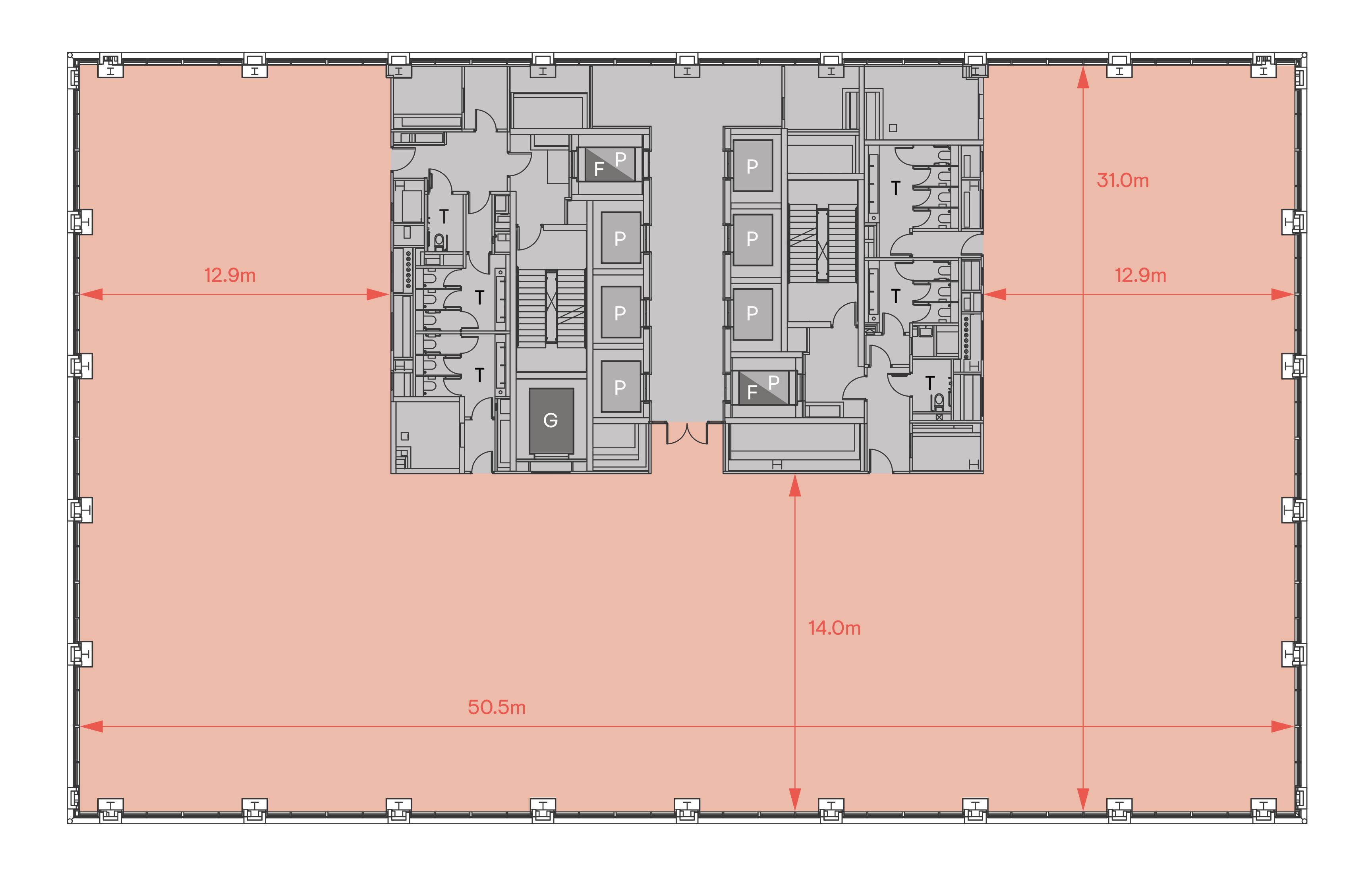


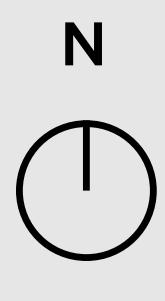
Workplace Available

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**

# 

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.

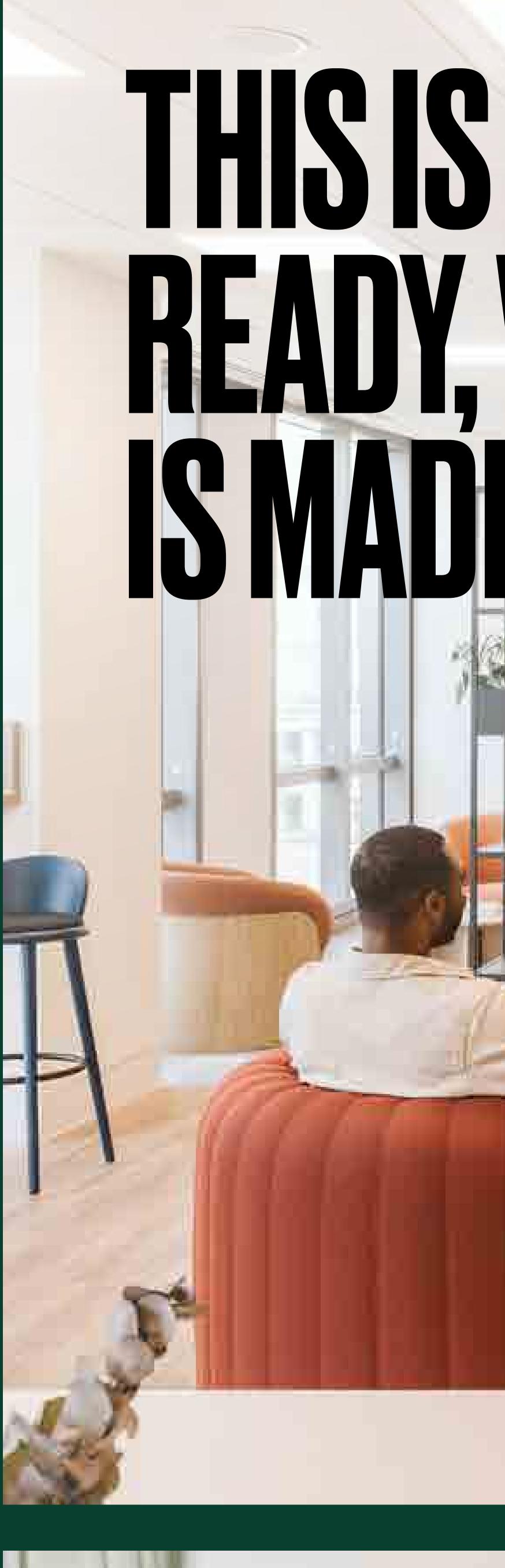
Innovative, sustainable, and always forward thinking.

offices.canarywharf.com/ madefor





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MADEFOR:

# THIS IS A WORKSPACE THAT'S READY, WAITING, AND REALLY IS MADEFORMOU.







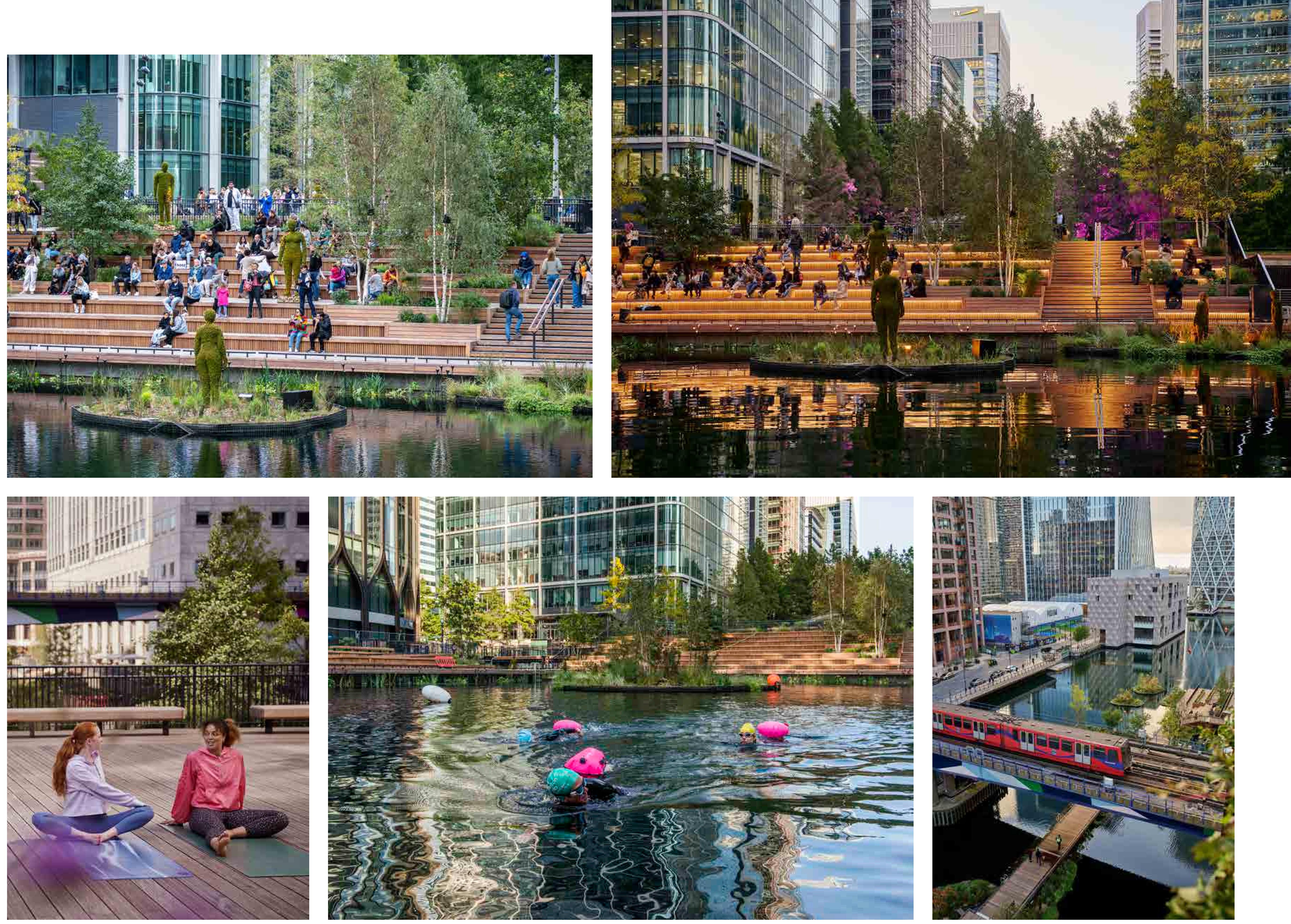
Style Simplicity Flexibility Bespoke flooring Organic materials Bararea Scalable Sustainable Future-proofed Company branding Finishing touches Built-in storage Breakout spaces Tech-led Soft furnishings Iconic architecture 5G&WiFi6 Foliage Meeting rooms Flexible spaces Architecturallighting One-off antiques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

### 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 **ITHGREENSPACE** AND BLUE SPACE IS HUGE IN TERMS OF PEOPLE'S HEALTH AND WELLBEING.

Dan James Development Director The Eden Project





#### EDEN DOCK

At Canary Wharf, sustainability and community are at the heart of everything we do. We understand the importance of creating environmentally and socially responsible environments, and our team of ESG professionals are dedicated to delivering continuous improvement across all our focus areas.

We are committed to the Environmental, Social and Governance (ESG) principles, as outlined in our strategy and featured in our annual report. We believe that the most effective way to drive meaningful change is by bringing together our customers, suppliers and our community. Together, we can enhance lives, now and in the future.

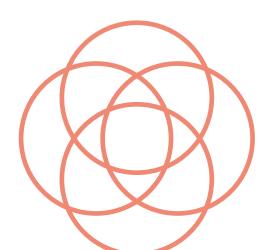
Choose an office space that aligns with our values and commitment to a sustainable future. Be part of a workspace that champions green practices and supports community initiatives.

Our strategy focuses on four key areas:

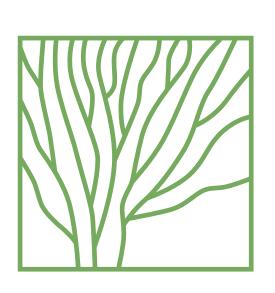


#### **CLIMATE ACTION**

Turning our ambition to be net zero into action



#### **DRIVING CIRCULARITY** Transitioning from a linear to a circular economy



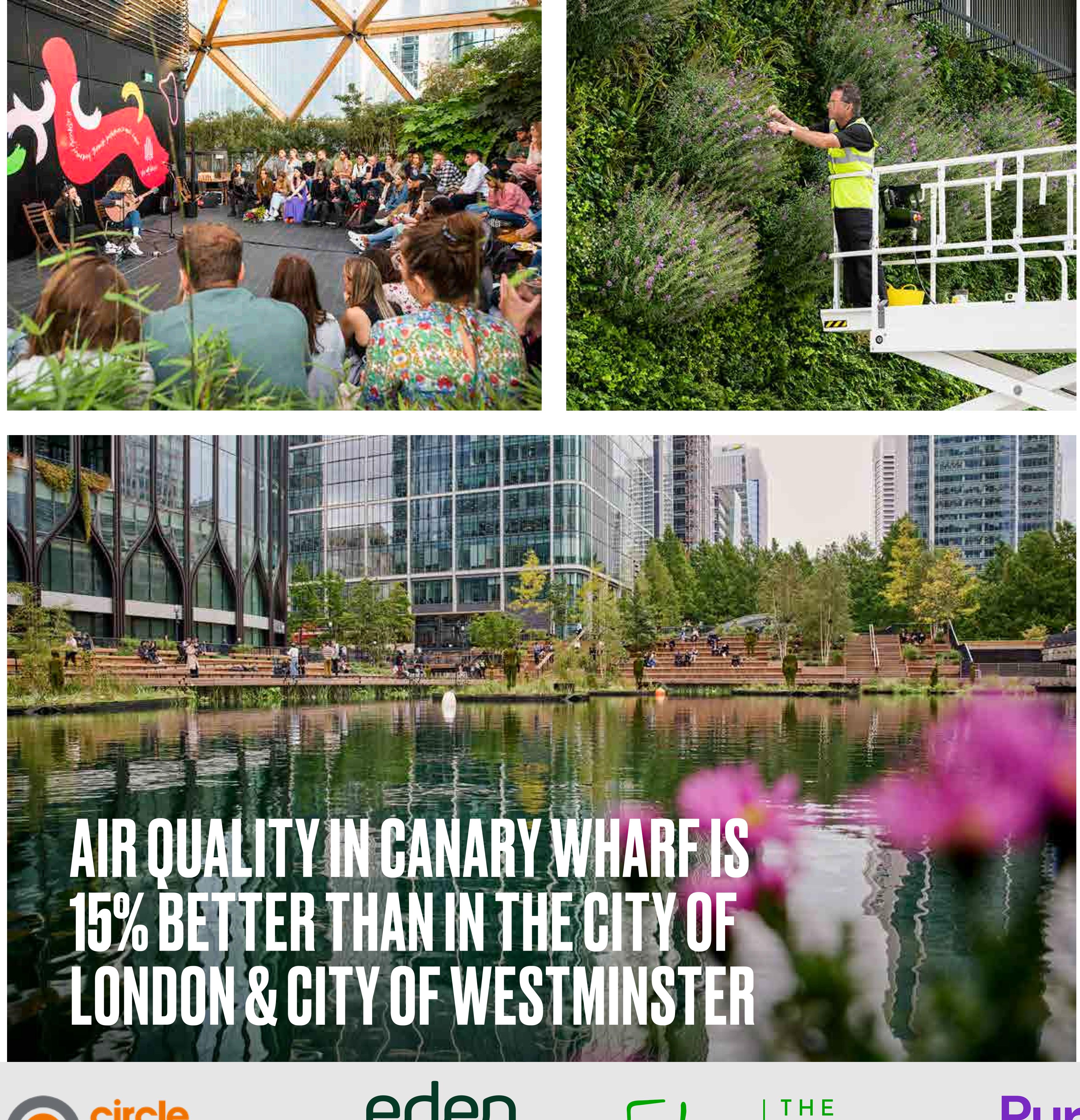
#### **CREATING SPACE FOR NATURE** Creating a place for nature as well as people



#### SOCIAL IMPACT

Creating positive change through shared social purpose, connecting our communities & customers

#### SOME OF OUR CORE PARTNERSHIPS AND COMMITMENTS







### FELIX PROJECT



## 

- Net Zero Carbon by 2040: CWG is committed to partnering with occupiers to enhance building performance.
- In-house Waste Management Team: Supporting our tenants with innovation opportunities to maximise recycling and circular economy initiatives.
- ESG Forums: Regular forums allow our tenants to be updated on initiatives, share ideas, and hear from industry experts.
- Felix Project Partnership: Help to tackle food poverty by volunteering for free to distribute meals and reduce food waste.
- 16.5 Acres of Parks and Gardens: Take advantage of our open spaces to lift your mood, productivity, and enjoy breaks at the award-winning Eden Dock, a place for nature and people to thrive.





### 20 Water Street Specification Summary

A BREEAM Outstanding building in the heart of the Wood Wharf neighbourhood. Designed in accordance with the 'WELL' building criteria to enhance the health, wellbeing and productivity of occupiers.

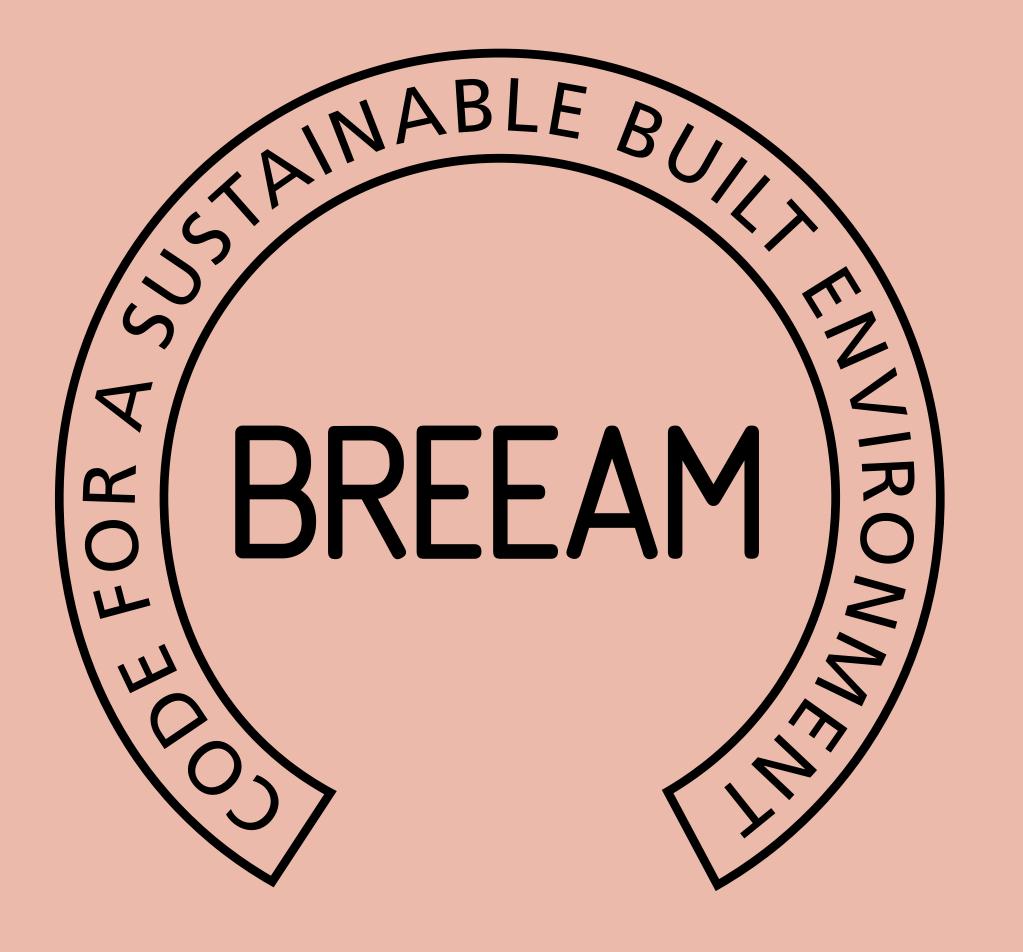
Aligned with the



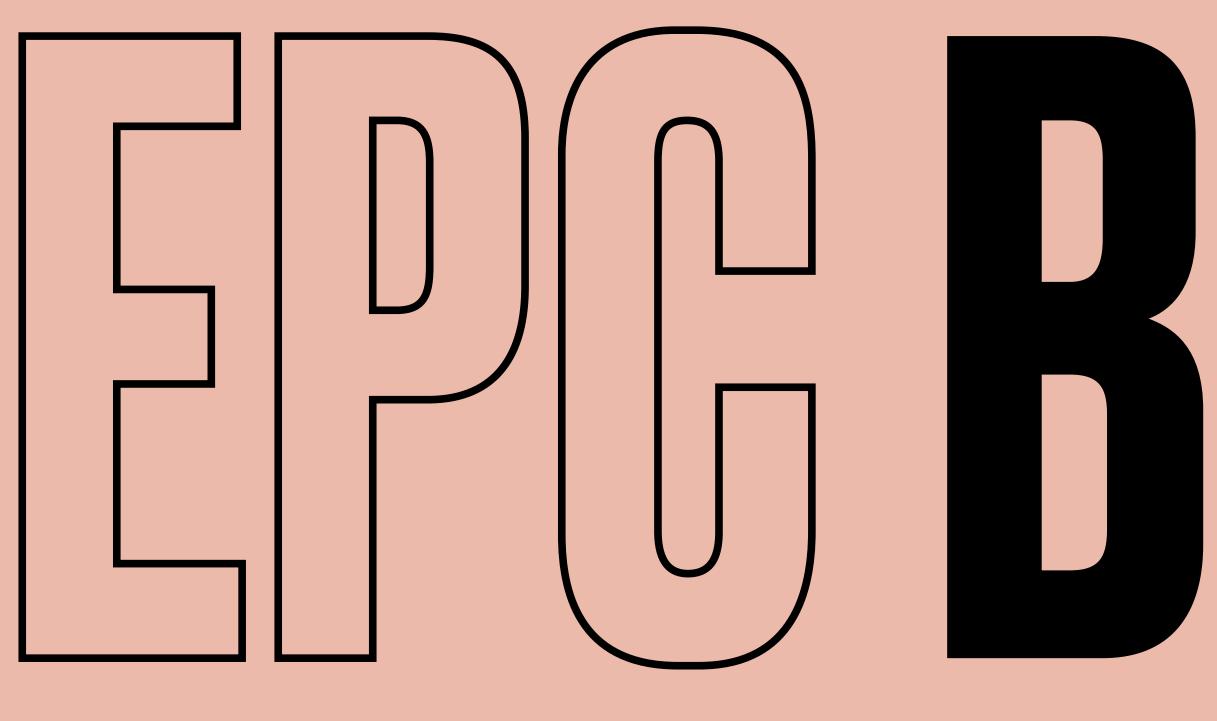
to support wellbeing of occupants

# NG SYSTEM

allowing detailed understanding of energy consumption for all systems



# D



with the potential of an A rating

# PNWFR

#### **OFFICE AREAS**

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

# TV MET BE

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

fibre communications with Wi-Fi 6 and 5G provision

**BES** 



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

# 







Luke Thurlow

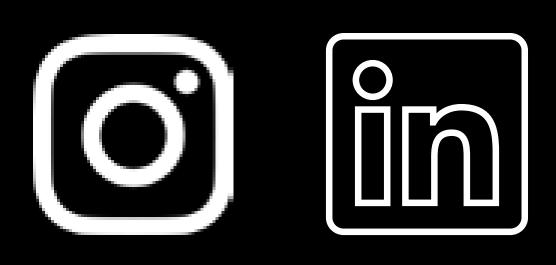
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#### Find out more on the 20 Water Street website

Download the Canary Wharf app



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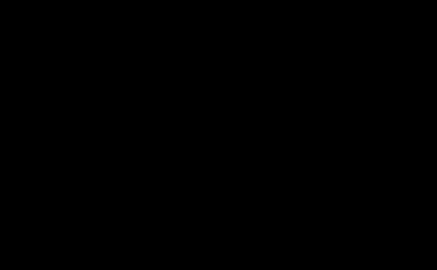
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#### CUSHMAN & WAKEFIELD

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