20 WATER STREET

CANARY WHARF
GROUP

BELONG TO SOMETHING EXTRAORDINARY

Experience working in Wood Wharf for yourself...

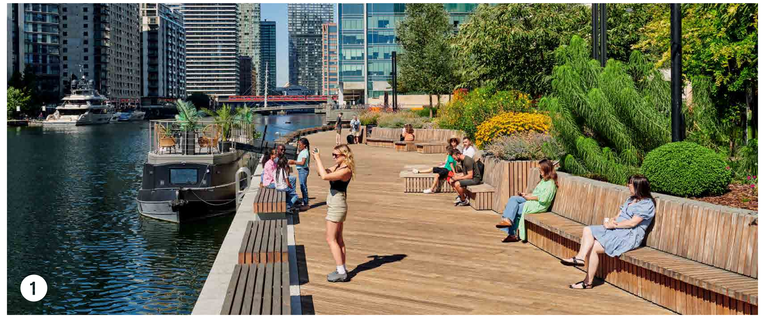
20 WATER STREET

WORK FLEXIBLY
TERRACES
LIFE SCIENCE
BOARDWALK
SUSTAINABILITY
BALCONIES
TECHNOLOGY
RETAIL
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.



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

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

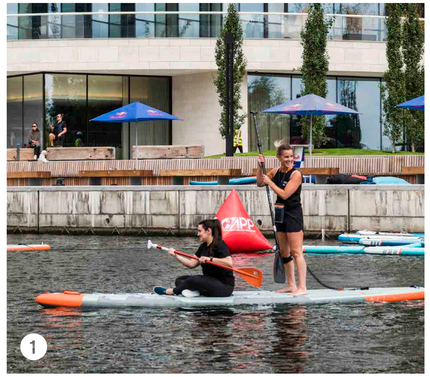
3 **20 Water Street Terrace**
Levels 10 & 12 offers a private terrace for the fresh-thinkers

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

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

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

IT'S ALL HERE.

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

GRAB & GO

COCO DI MAMA
GRIND
FIVE GUYS
BRERA

RESTAURANTS

FEELS LIKE JUNE
DISHOOM
HOVARDA
ROE

ENTERTAINMENT

FASTGAME
CAPITAL KARTS
ELECTRIC SHUFFLE
EVERYMAN

SHOPS

REISS
MMY WOOD WHARF
SANDRO
Aēsop

1 **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

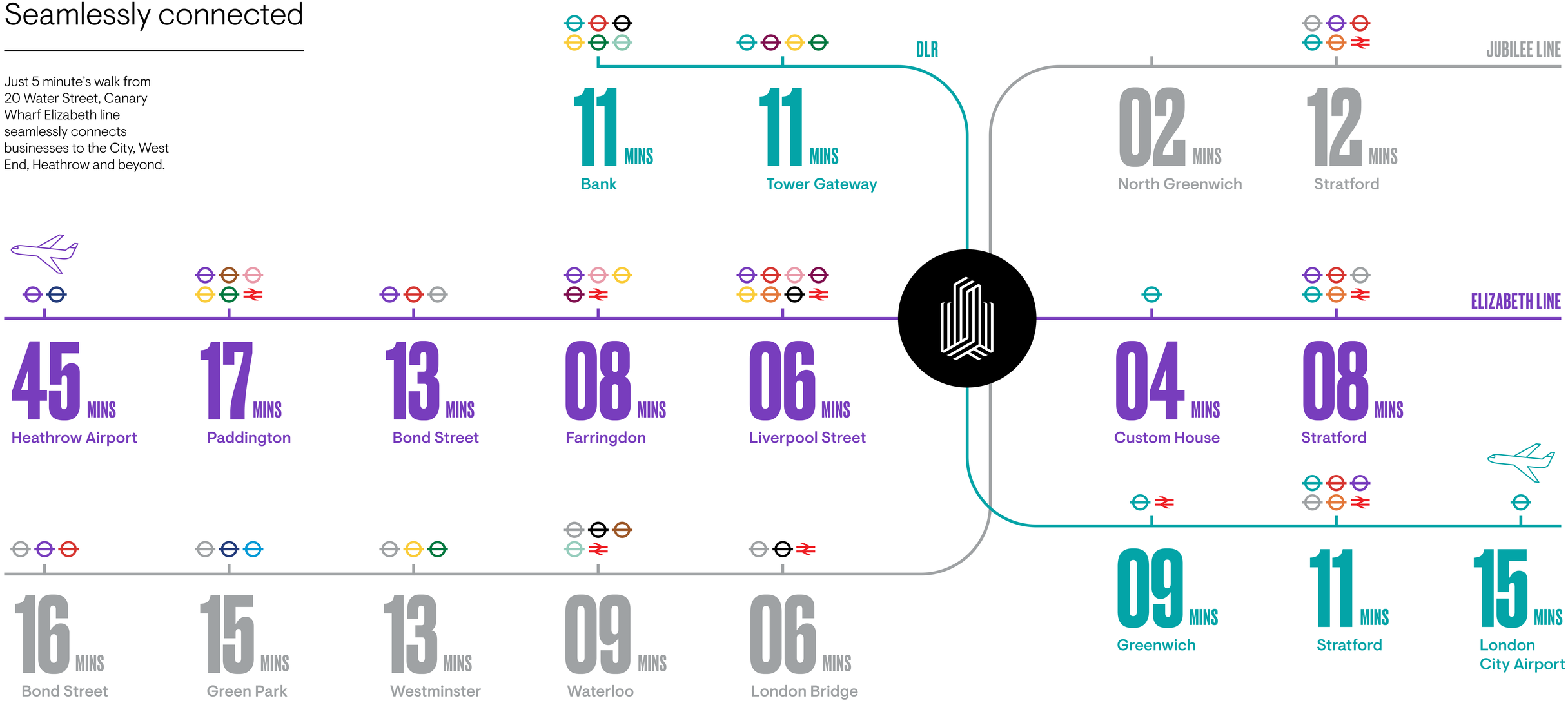
6 **Feels Like June**
A summer feel all year round

Location

VIRGIN ACTIVE
FAIRGAME
ELECTRIC SHUFFLE
CAPITAL KARTS
BIG EASY
EVERYMAN
BILLINGSGATE FISH MARKET
OPEN WATER SWIMMING
PERGOLA ON THE WHARF
THE IVY IN THE PARK
THIRD SPACE
CARAVAN
PADIUM
EDEN DOCK
640 EAST
DISHOOM
THIRD SPACE
FIVE GUYS
HAWKSMOOR
GOBOAT
TRIBE
THE CUBE
THE PELLIGON
20 WATER STREET
THE HUNGER GAMES ON STAGE
ROE
VERTUS EDIT
IN2SPORTS
MMY WOOD WHARF

Seamlessly connected

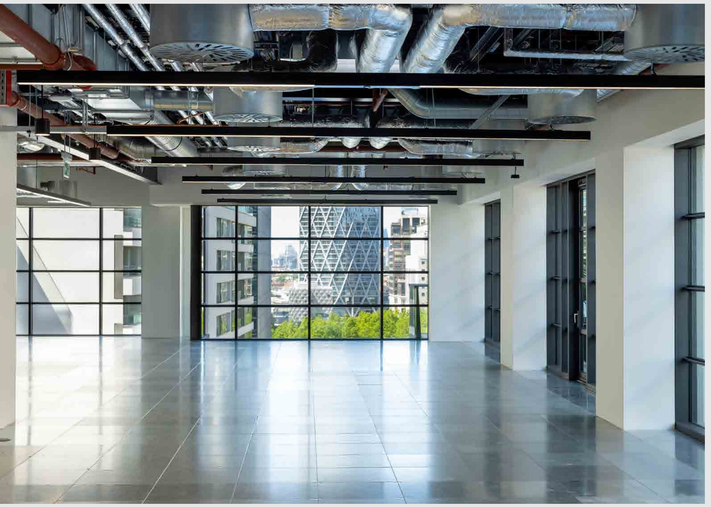
Just 5 minute's walk from 20 Water Street, Canary Wharf Elizabeth line seamlessly connects businesses to the City, West End, Heathrow and beyond.



TRANSPORT

Availability

57,454 SQ FT OF EXTRAORDINARY OFFICE SPACE AVAILABLE



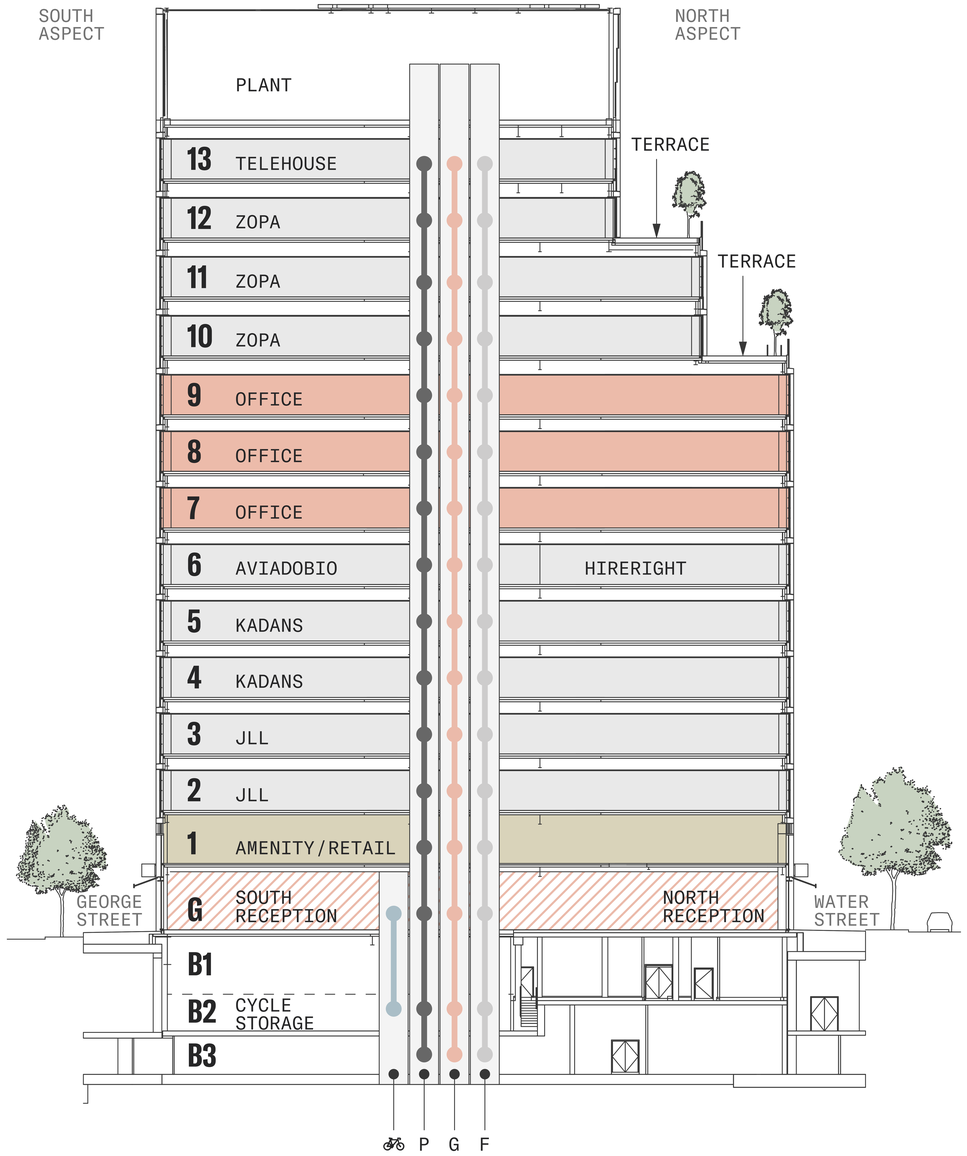
Work flexibly
Open floorplates, balconies and terraces to every level this is a workspace that you can be proud of.

		NIA	Floor Condition	Outdoor Space
Level 13		12,476 sq ft	-	Balconies
Level 12		12,441 sq ft	-	Terrace
Level 11		15,886 sq ft	-	Balconies
Level 10		15,841 sq ft	-	Terrace
Level 9	**Available**	**19,138 sq ft**	**Shell & Floor**	**Balconies**
Level 8	**Available**	**19,143 sq ft**	**Shell & Floor**	**Balconies**
Level 7	**Available**	**19,173 sq ft**	**Shell & Floor**	**Balconies**
Level 6		16,913 sq ft	-	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 Reception		1,432 sq ft		
South Reception		1,544 sq ft		
Retail		11,475 sq ft		
Total Available Office		**57,454 sq ft**		
Total Under Offer		**18,484 sq ft**		

KEY

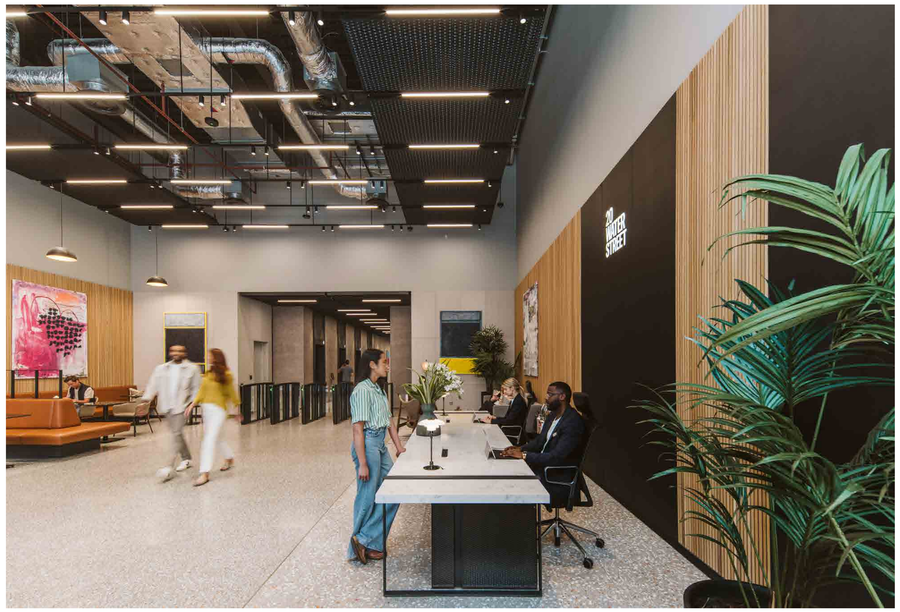
Available

Occupied



A warm welcome

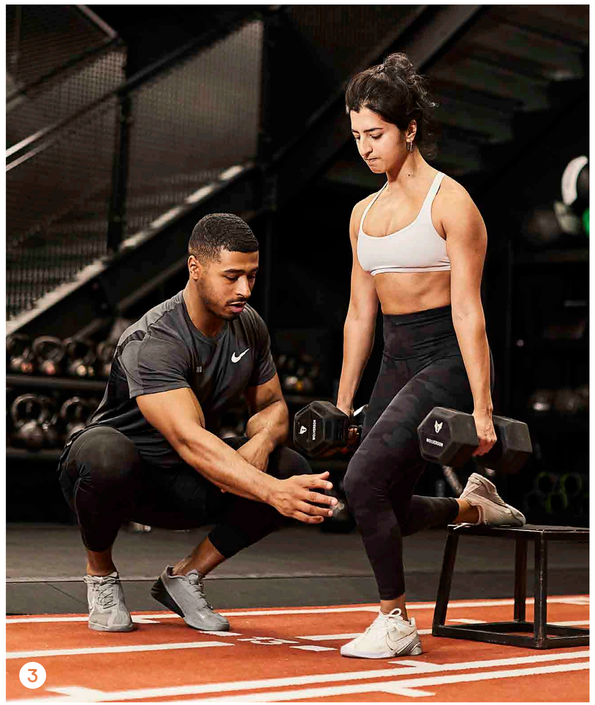
A warm welcome awaits you. Whether you're having a breakfast meeting, greeting a client, or catching up on emails.



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.

Your local neighbourhood



1 The Cube

2 Union Square

3 Third Space

4 Troubadour,
The Hunger games on Stage

5 Signorelli

6 Crate Brewery

Ground Floor

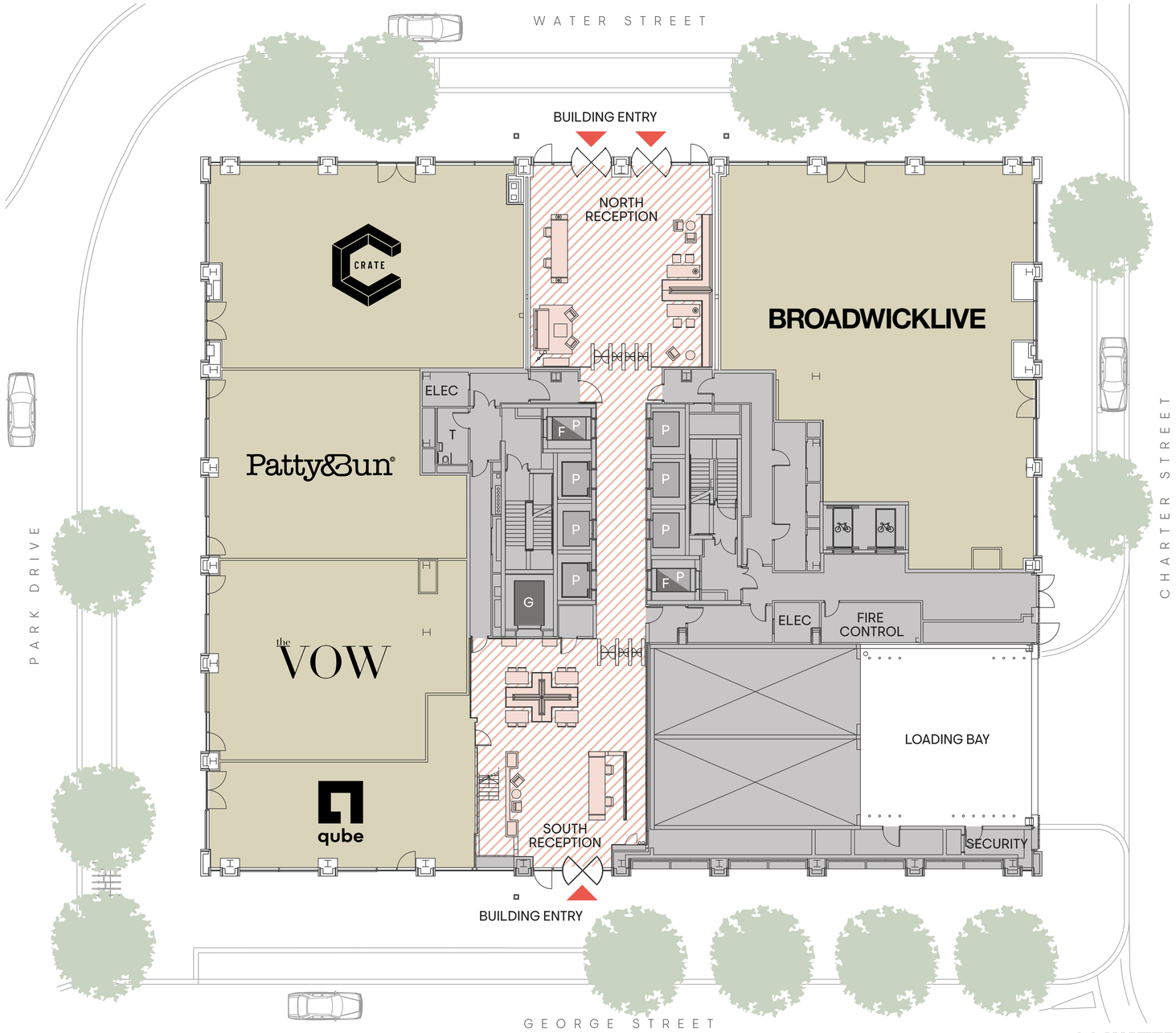
NORTH RECEPTION
1,432 SQ FT
133 SQ M

SOUTH RECEPTION
1,544 SQ FT
143 SQ M

KEY

- Retail
- Reception / Lift Lobby
- Core
- Lift
- Goods / Firemens' Lift

N



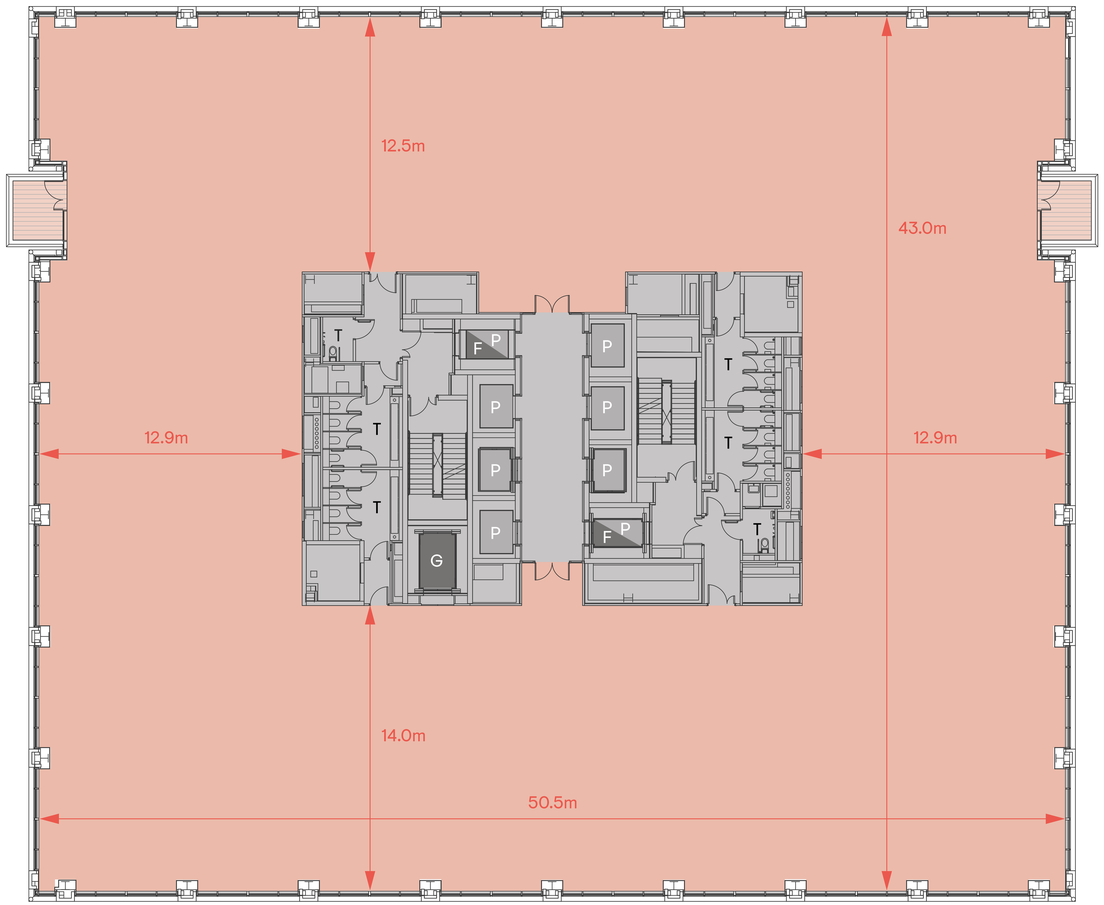
20 WATER STREET

Level 07-09

AVAILABLE

19,173 SQ FT
1,781 SQ M

FLOOR CONDITION
Available as Shell & Floor.



KEY

- Workplace Available
- Core
- Lift
- Goods / Firemens' Lift

N

FLOOR PLAN

20 WATER STREET

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 Gardens
2 Copy/Print areas

KEY

- Workplace Available
- Core
- Lift
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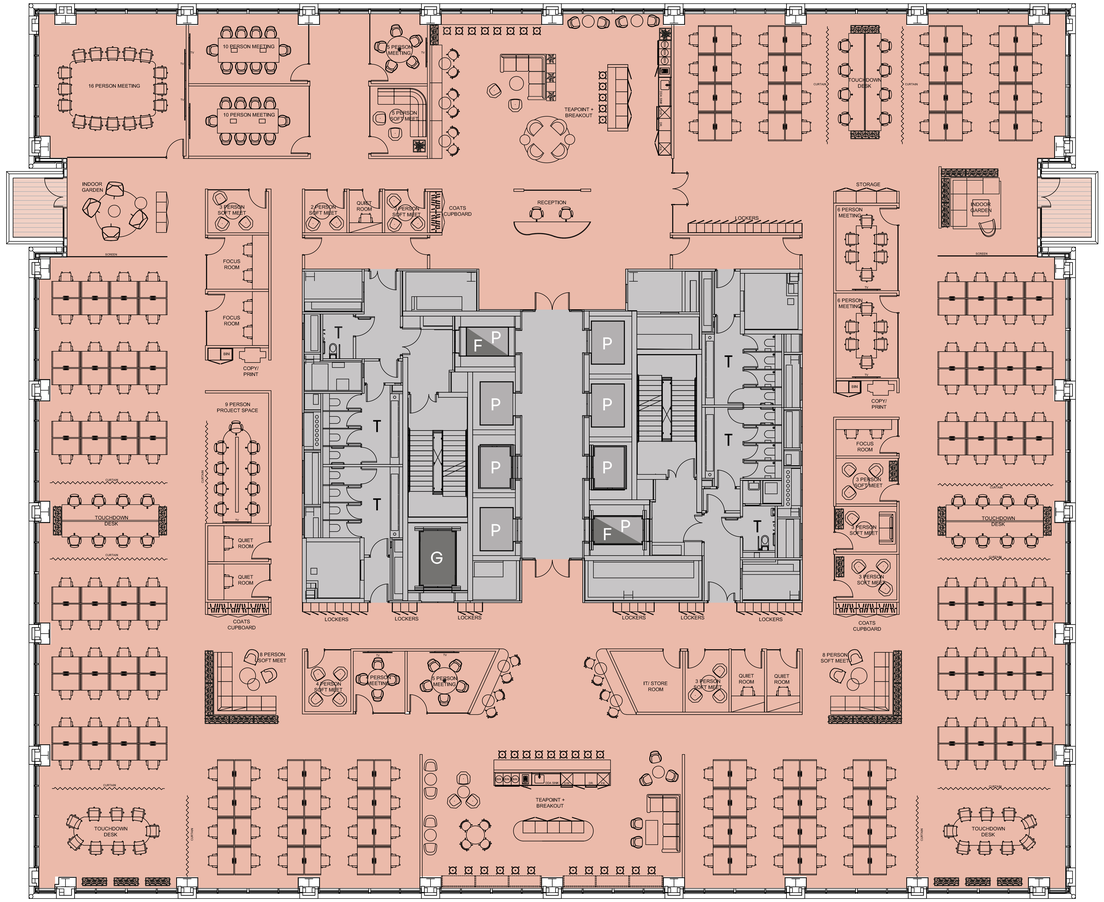
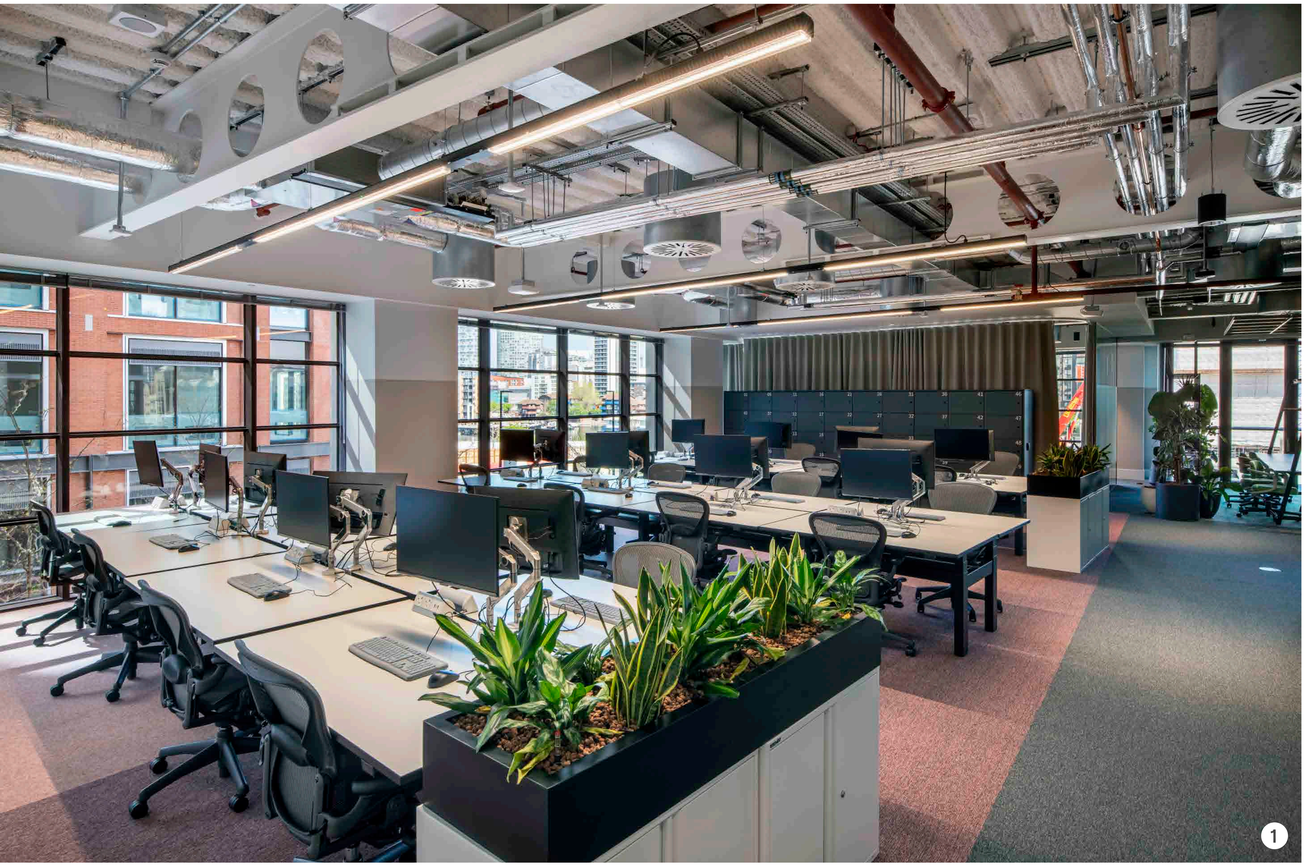
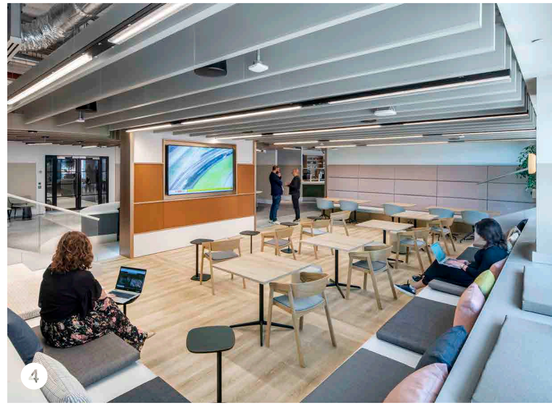


FLOOR PLAN

20 WATER STREET

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

EXTRAORDINARY SPACE FOR EXCEPTIONAL WORK

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.

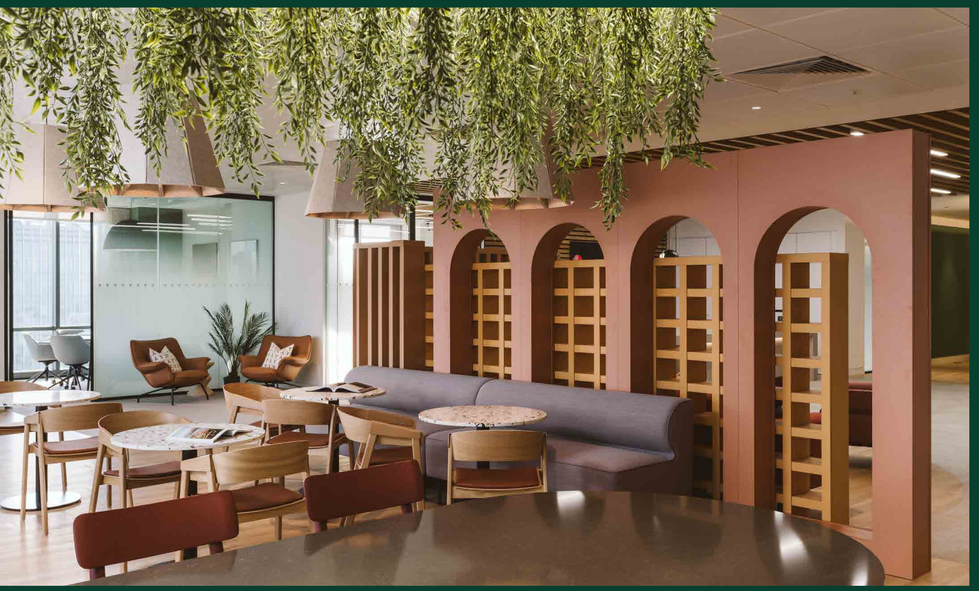
MadeFor:

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



HEXAWARE

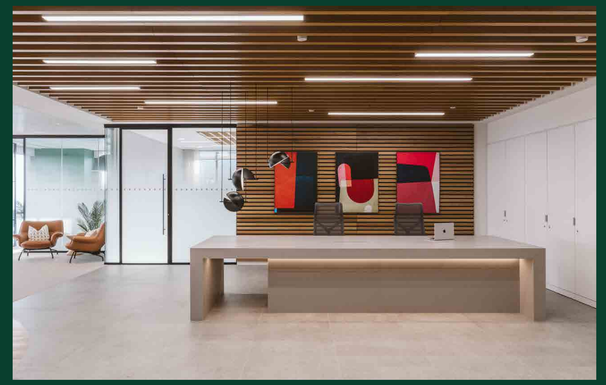
General Optical Council

ZOPA

OKX

HYPERVOLT

HERSHEY'S



MADEFOR:

Style
Simplicity
Flexibility
Bespoke flooring
Organic materials
Bar area
Scalable
Sustainable
Future-proofed
Company branding
Finishing touches
Built-in storage
Breakout spaces
Tech-led
Soft furnishings
Iconic architecture
5G & WiFi 6
Foliage
Meeting rooms
Flexible spaces
Architectural lighting
One-off antiques
Games area
Modular
Ready & waiting
Connected
Supported

20 Water Street

CASE STUDY
ZOPA

Designed to foster collaboration and inspire creativity for their 900 employees, Zopa's new headquarters at 20 Water Street marks a major milestone in their growth journey.

Totalling 45,000 sq ft, Zopa's new office includes library focus rooms, workshops for collaborative projects and a large breakout area that doubles as an event space for all-hands meetings.

"As we continue to scale, investing in a best-in-class workspace reinforces our ambition, culture, and commitment to attracting and retaining top talent."
Ian Kendrick, Chief People Officer

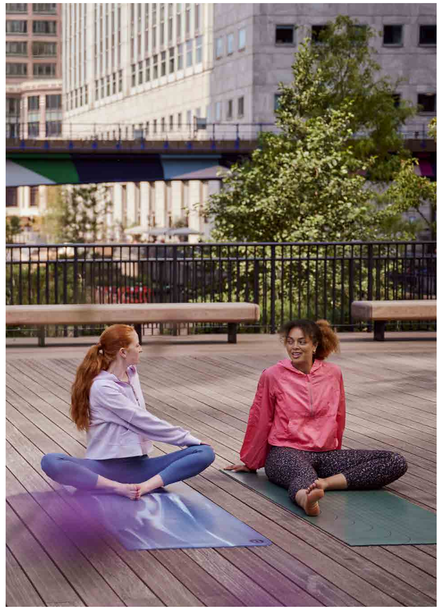
For further information, please visit our website:
offices.canarywharf.com/madefor

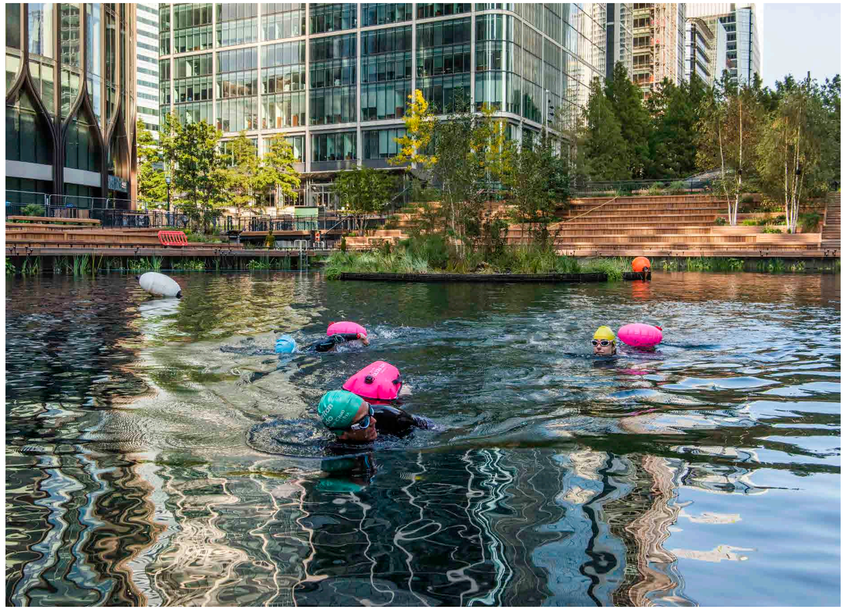
Eden Dock

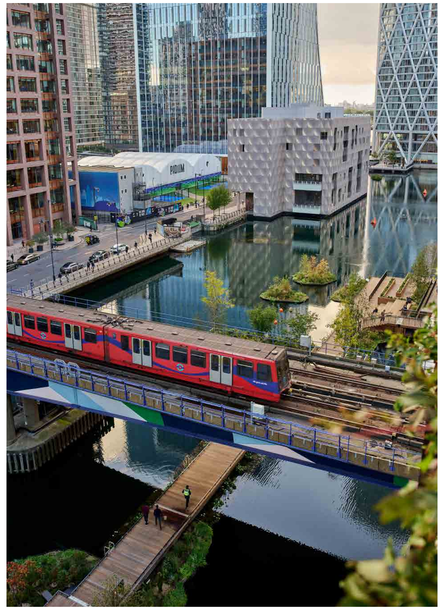
Together with the Eden Project, we are excited to unveil Eden Dock, a waterfront oasis in the heart of Canary Wharf. Aquatic islands, marine habitats, art installations and engaging water activities combine to create a place for nature and people. Dive into open-water swimming, rejuvenate with yoga or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







ESG

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.

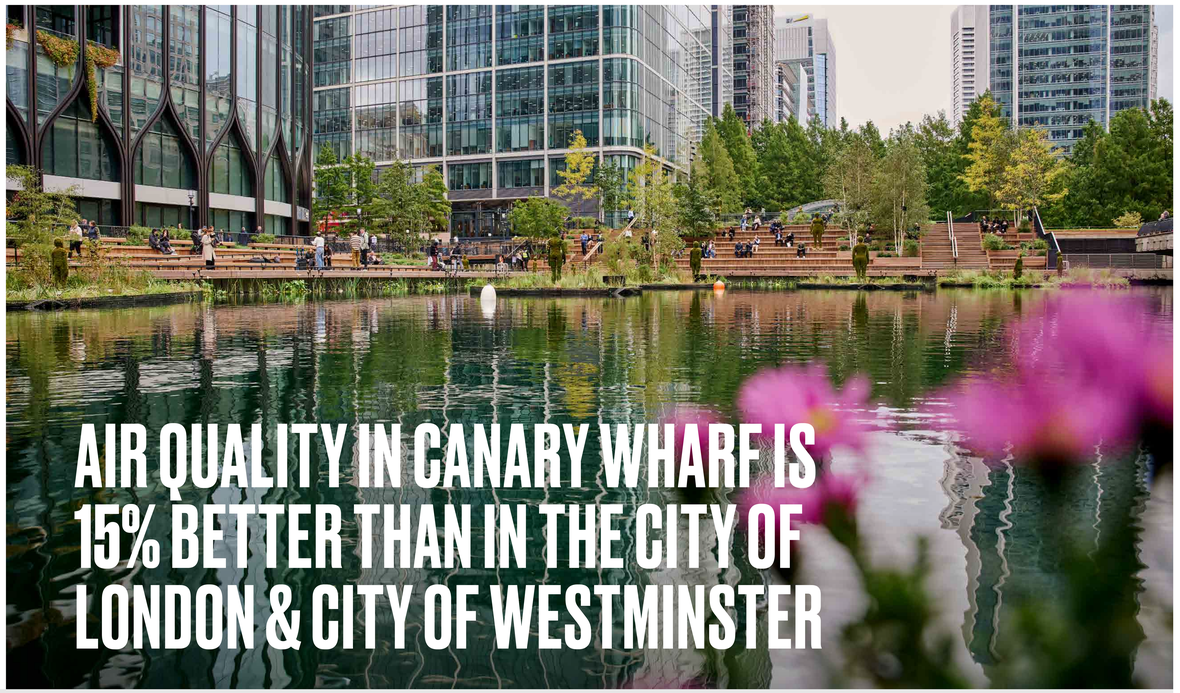
Our strategy focuses on four key areas:

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



KEY ACHIEVEMENTS

- **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.

ZERO WASTE TO LANDFILL
in managed areas since 2009

100%
electricity sourced renewably since 2012

SOME OF OUR CORE PARTNERSHIPS AND COMMITMENTS

circle collective · eden project · Felix THE FELIX PROJECT · Purple Tuesday · SCIENCE BASED TARGETS DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

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.

CODE FOR A SUSTAINABLE BUILT ENVIRONMENT
BREEAM

BREEAM OUTSTANDING

2 FIFTY METRE TERRACES

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 & RESILIENT

fibre communications with Wi-Fi 6 and 5G provision

8 PASSENGER LIFTS

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

Aligned with the

WELL CERTIFICATION

to support wellbeing of occupants

EPC B

with the potential of an A rating

FULLY ACCESSIBLE

150mm raised floor depth

DESIGN LOADING

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

SMART ENERGY METERING SYSTEM

allowing detailed understanding of energy consumption for all systems

POWER LOAD DENSITIES

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

2.75M

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

SHOWERS & CHANGING FACILITIES

GET IN TOUCH.

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Find out more on the 20 Water Street website

Download the Canary Wharf app

CANARY WHARF GROUP