

ORDINARY

WALK

20
WATER
STREET

WOODRICK
JUST
GET

HEALTH & WELLBEING
TASTE THE WORLD



20 WATER STREET

10 PARK DRIVE

8 WATER STREET

15 WATER STREET

TRIBE

THIRD SPACE

Patty&Bun

VOW

HAWKSMOOR

amazonfresh



FOR PEOPLE SHAPING THE FUTURE OF LONDON

Welcome to Wood Wharf – a vibrant mixed-use neighbourhood designed to satisfy London's future ambitions – leading the city forward.

In a world of "always on", these thoughtfully designed offices, retail, restful waterside settings and welcoming green spaces provide a stimulating environment.

5

MILLION SQ FT MIXED-USE DEVELOPMENT

—
From Allies and Morrison to Herzog & de Meuron, Wood Wharf has been designed by some of the world's leading architects, bringing together a vision for tomorrow's workplace.

2

MILLION SQ FT OF WORKSPACE

—
A new London neighbourhood. Created for the curious, the imaginative, and the challengers of convention. A place to inspire creativity and collaboration, designed for people shaping the future of the world's most exciting city.

350,000

SQ FT OF HAND-PICKED RETAILERS AND LEISURE SPACE

—
Lively high streets mixed with intimate boutique arcades. Explore early morning juice spots, contemporary homeware, artisan bakers and some of the best restaurants London has to offer.

DIVERSE AND INSPIRING ARTS AND EVENTS

—
Day and night, 7 days a week, the neighbourhood is alive with entertainment. Authentic street food markets for adventurous appetites and beach volleyball during the summer. Cult movie screenings one evening, London Philharmonic performances the next.

OVER

3,800

APARTMENTS TO BE DELIVERED OVER THE NEXT FIVE YEARS

—
350 Hoxton Hotel Bedrooms

3,425 APARTMENTS TO RENT
2,827 Private
625 Intermediate & Affordable

912 APARTMENTS FOR SALE
80% Sold

—
Architecturally unique and striking in design, the residential spaces are the very best in city and waterside living.

The neighbourhood has everything a thriving community needs, from a new local primary school to its own doctors surgery.

9

ACRES OF INTERCONNECTED WATERSIDE WALKWAYS AND GARDENS

—
Boardwalks, squares and parks combine to create an oasis of urban green space in the heart of the city.

A HOME FOR LONDON'S ENTREPRENEURIAL SPIRIT

Designed with health and wellness in mind, these organically evolving public spaces combine creativity, culture and community for a new era of urban work-life-style.



THE VERY BEST
IN WATERSIDE WORKING

RAISING
THE BAR



15 Water Street - offering a hotel, health club and co-working space.

A NEIGHBOURHOOD
THAT'S ALIVE
DAY AND NIGHT
7 DAYS A WEEK



HEALTH &
WELLBEING





BUSTLING DAYS

10 George Street

VIBRANT NIGHTS



Union Square - Wood Wharf's bustling square hosts a number of events and markets, bringing people together.



The Lanes - a place to explore and discover the best retail.

HAND PICKED RETAIL AT THE LANES



Harbour Quay - waterside living with an array of ground floor retail.



The terrace villages enable people to connect with the outdoors providing flexible space for fresh thinking.

THE GREAT OUTDOORS

WORK
YOUR BODY



PEACEFUL PUBLIC SPACES



20 WATER STREET OVER 170,000 SQ FT OF FUTURE-READY WORK SPACE

An agile work environment that combines rich social experiences with flexible work zones and outside spaces.

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

- amazonfresh
- DISHOOM
- HAWKSMOOR
- the VOW
- MM
- THIRD SPACE
- GOBOAT
- THE LOWBACK
- Emilia's CRAFTED PASTA
- UP ULTIMATE PERFORMANCE
- TRIBE
- Patty&Sun





3 NEWEST LINES ON THE LONDON NETWORK

JUBILEE LINE 2 MINS WALK
 ELIZABETH LINE 5 MINS WALK
 DLR 6 MINS WALK

8 LONDON MAINLINE STATIONS ACCESSED WITHIN 10-30 MINS

3 INTERNATIONAL AIRPORTS ACCESSED WITHIN 10-40 MINS

HEATHROW, GATWICK & CITY AIRPORT

- 20 Water Street
- Commercial
- Residential (sales and rental)
- Residential (intermediate rent)
- Residential (affordable rent)
- Hotel/serviced apartments
- Community
- Retail
- Wood Wharf marketing suite





20 Water Street

“

Technological skills and creative design, engineering and even creative financial services are the new engines of London

”

—
Jason Syrett
Allies & Morrison

Architect Jason Syrett of Allies and Morrison, the same practice tasked with the Wood Wharf masterplan, took cues from the site's history as a thriving, working dock to inspire his vision for 20 Water Street. Syrett describes the building, along with neighbouring 15 Water Street, as gatehouses as they're amongst the first few buildings perceived when crossing the bridge from Canary Wharf. With that in mind, Allies and Morrison used materials to reflect the shift in character and feeling, while also connecting past with present.

“This was once a bustling dockside community with people loading and off-loading onto ships and railways. The modern working environment has moved away from that industrial scale to a new industry where technological skills and creative design, engineering and even creative financial services are the new engines of London.”

In order to achieve the transition, these new buildings employ masonry materials, and the warehouse-like spaces with an industrial feel are designed to attract a mixed community of businesses integrated with residential and retail space.

On a practical basis, that translates to smaller floor plates with a flexible open plan environment to accommodate scaling businesses that may take only one floor or part of one floor, rather than big open floors and multi-level offices.

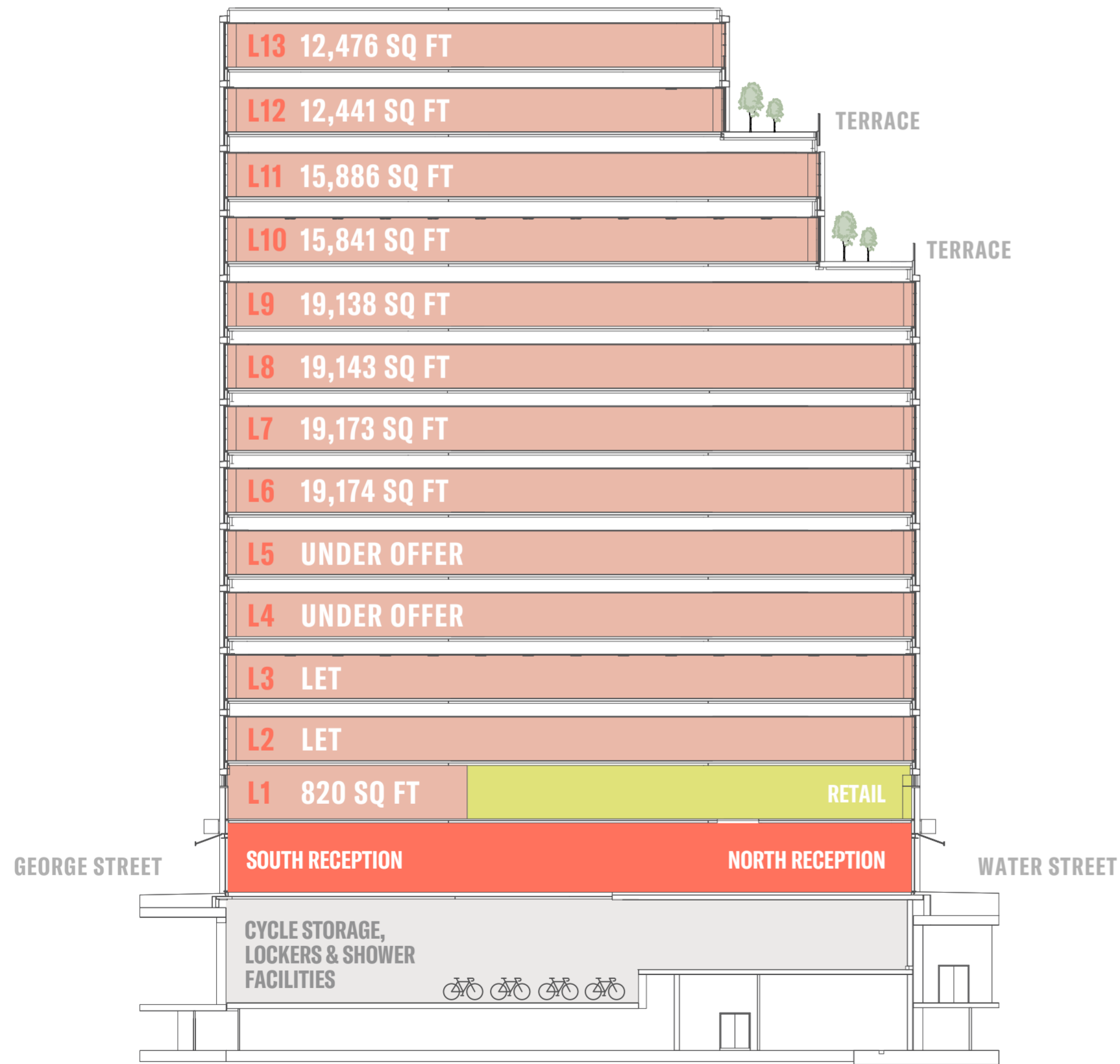
“20 Water Street is designed for denser occupation than the traditional Canary Wharf office towers, with more ventilation, data, and power. It really represents the way people work nowadays.”

But that intensity demands balance, which is why the team at Allies and Morrison has used balconies and terraces on the building to provide break out spaces and connect the buildings at many levels to outside spaces. With retail at the ground floor, balconies and roof terraces, Allies and Morrison's goal was to unite the office space with the wider environment. The development's engagement with the waterscape keeps the surroundings and the history of Wood Wharf relevant.

Interview by
Amy Guttman

THE BUILDING

134,092 SQ FT OF FLEXIBLE WORKSPACE AVAILABLE



ENHANCED BUILDING INFRASTRUCTURE

DUAL POWER SUPPLIES

Served by independent substations



Generous ventilation

STANDBY POWER

Space provision for tenant's standby generator

EPC 'B' RATING

210 BIKE SPACES
17 SHOWERS
210 LOCKERS

FOUR PIPE FAN COIL AIR CONDITIONING



ENTRY SYSTEM

DESIGN AND CONSTRUCTION

7,534 SQ FT OF ACCESSIBLE TERRACES & BALCONIES

1:8

occupational density
throughout

DUAL DOUBLE HEIGHT ENTRANCE LOBBIES



Wi-Fi throughout

DIVERSE RISERS

for telecommunications
and power

TARGETING BREEAM OUTSTANDING



Ability for
private entrance

3.7 M

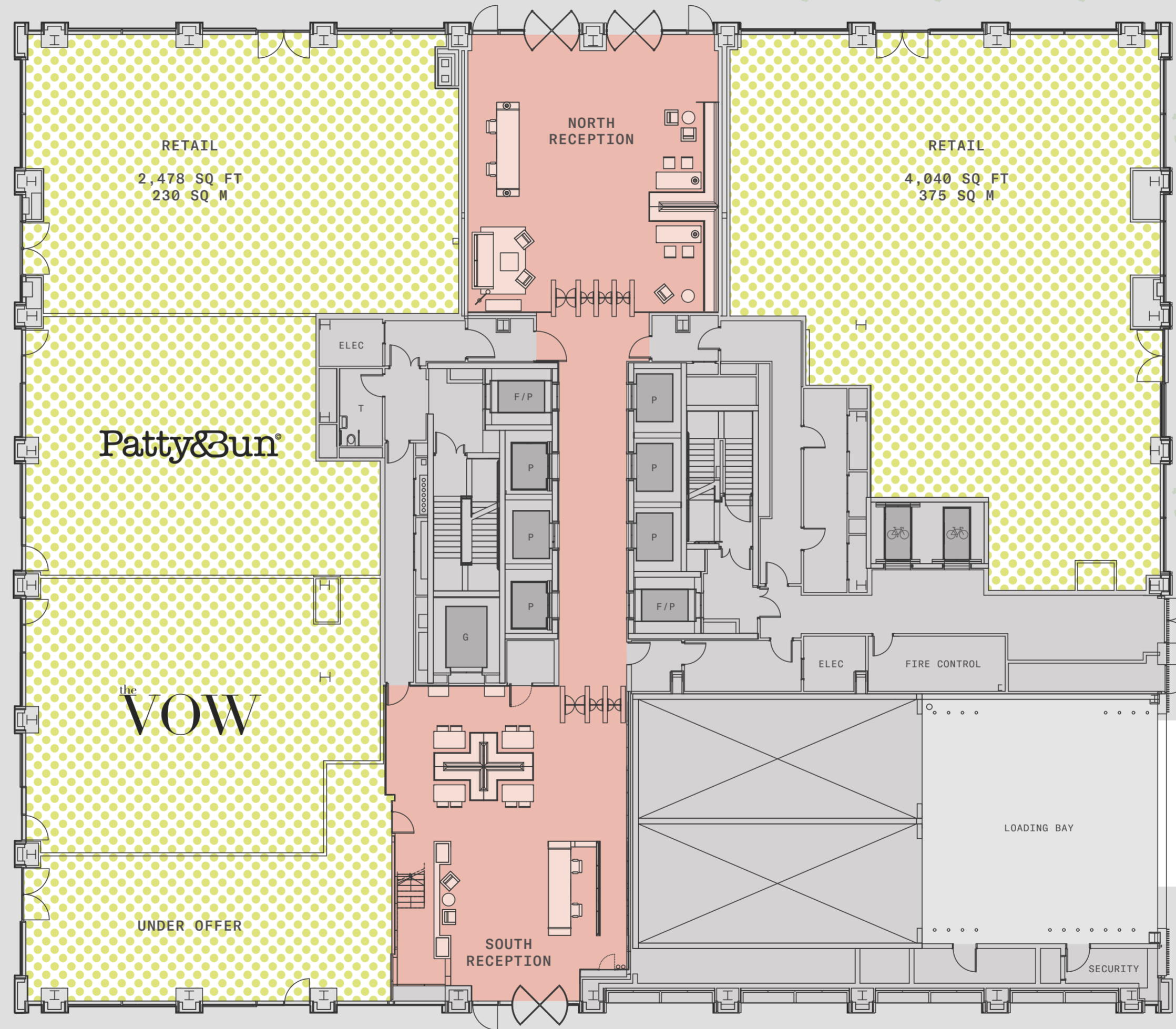
clear floor to
soffit height






BUILDING SPECIFICATION



GROUND FLOOR

NORTH RECEPTION 1,432 SQ FT
 SOUTH RECEPTION 1,544 SQ FT



-  N
-  Retail
-  Reception
-  Core
-  Lifts

Plans are not to scale
 For indicative purposes only

WATER STREET

CHARTER STREET

PARK DRIVE

GEORGE STREET



**THOUGHTFULLY
DESIGNED DUAL
ENTRANCE RECEPTION**



**A BUILDING THAT
TRULY LIVES UP TO
THE FUTURE OF WORK**



20 Water Street
- North reception

L1

RETAIL

12,001 SQ FT

AMENITY /
BREAKOUT SPACE

820 SQ FT

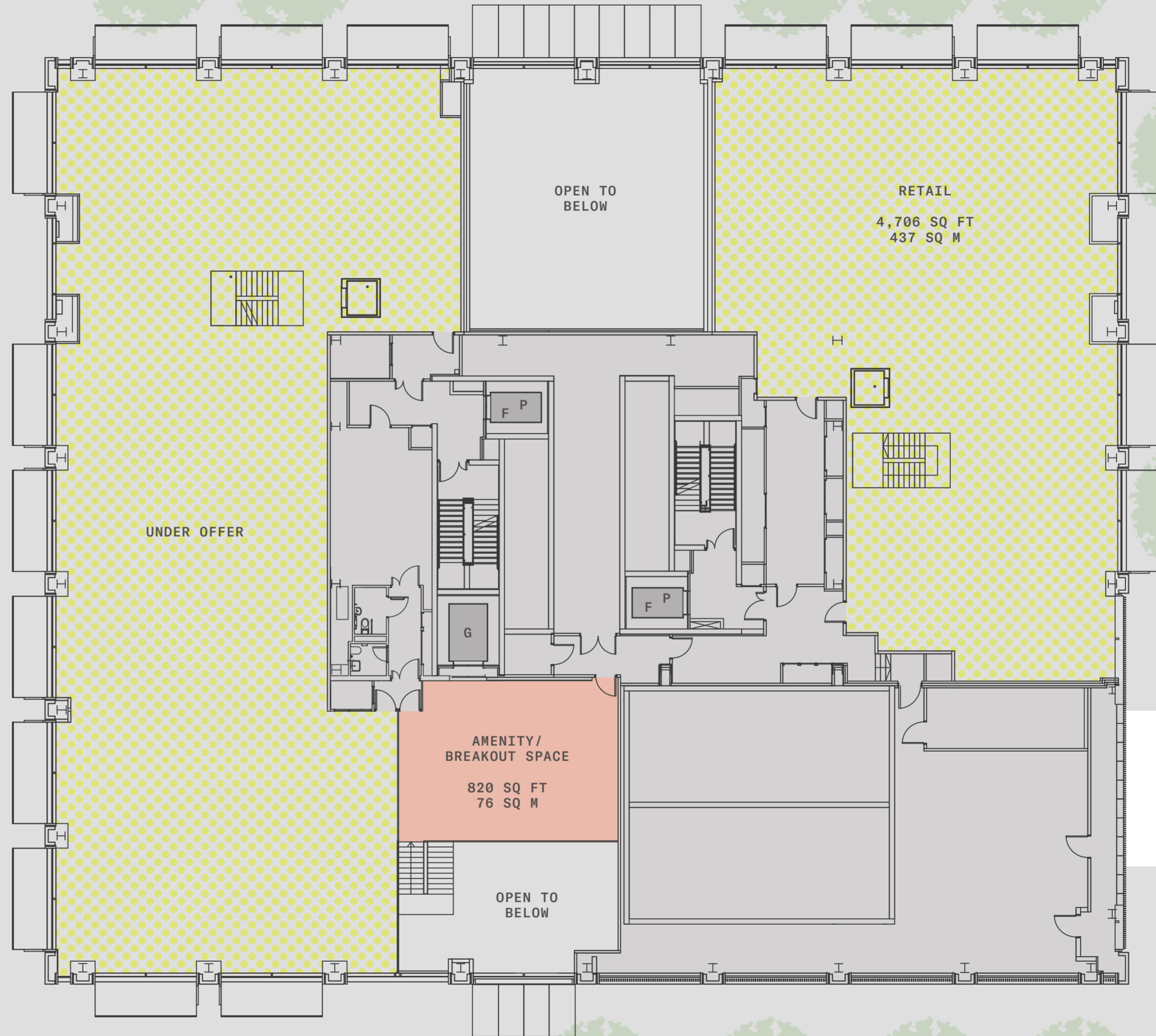


N

- Retail
- Reception
- Core
- Lifts

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For indicative purposes only

WATER STREET



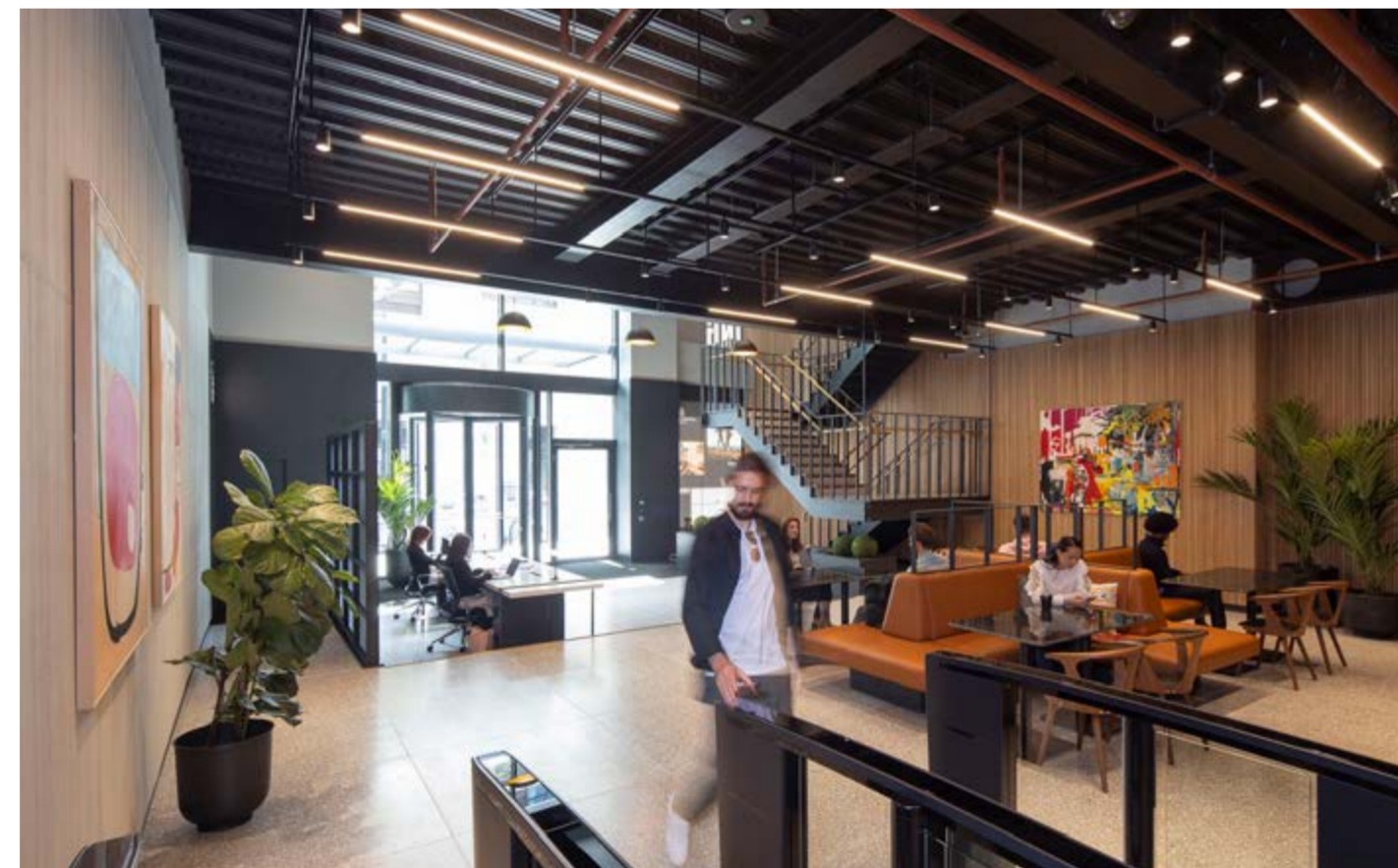
CHARTER STREET

GEORGE STREET

**SPACE TO MEET
AND GREET, OR
JUST TAKE A BREAK**



**A WORKSPACE
TO BE PROUD OF**



20 Water Street
- South reception

L6-9

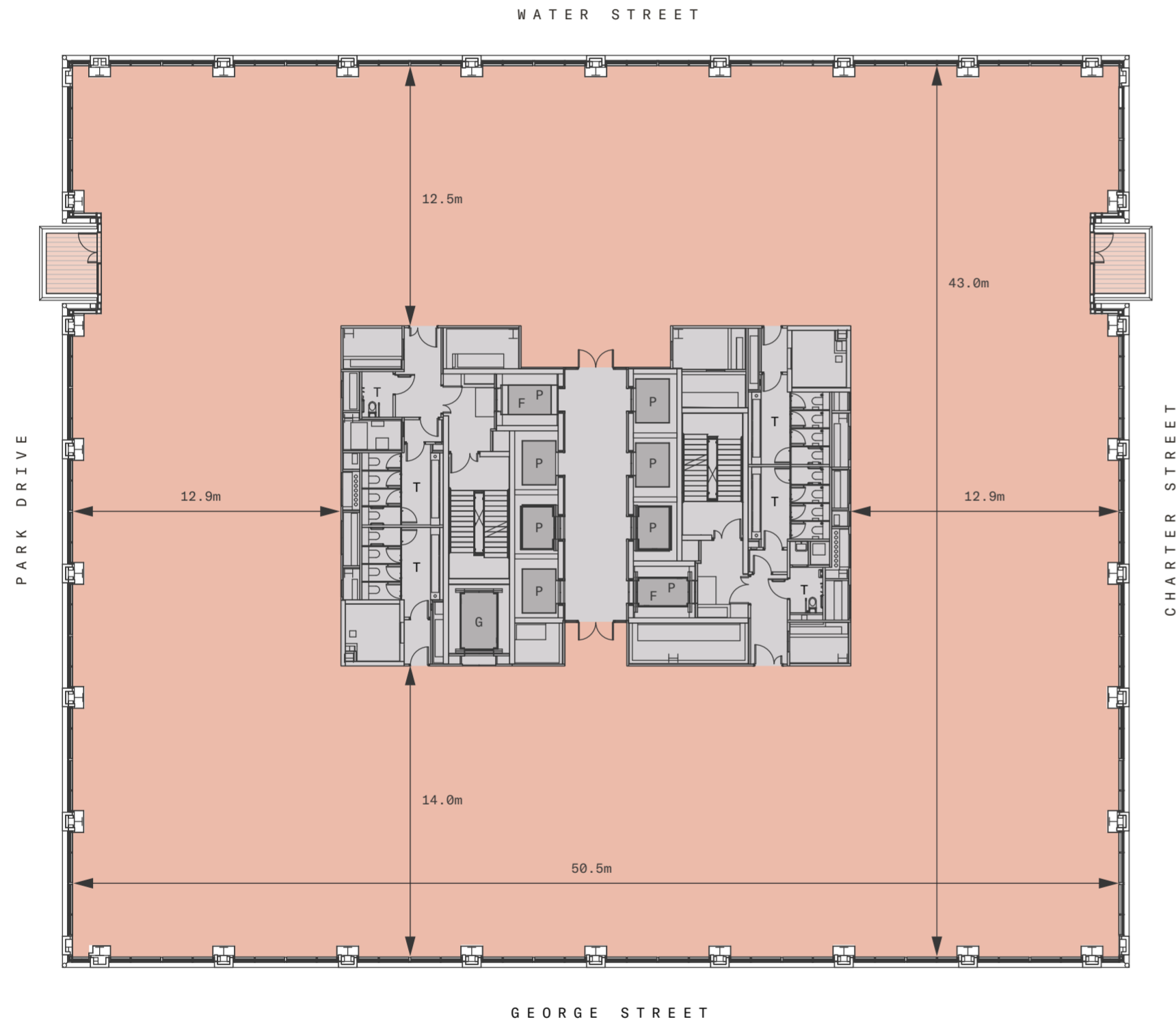
19,138 -
19,174 SQ FT



L10

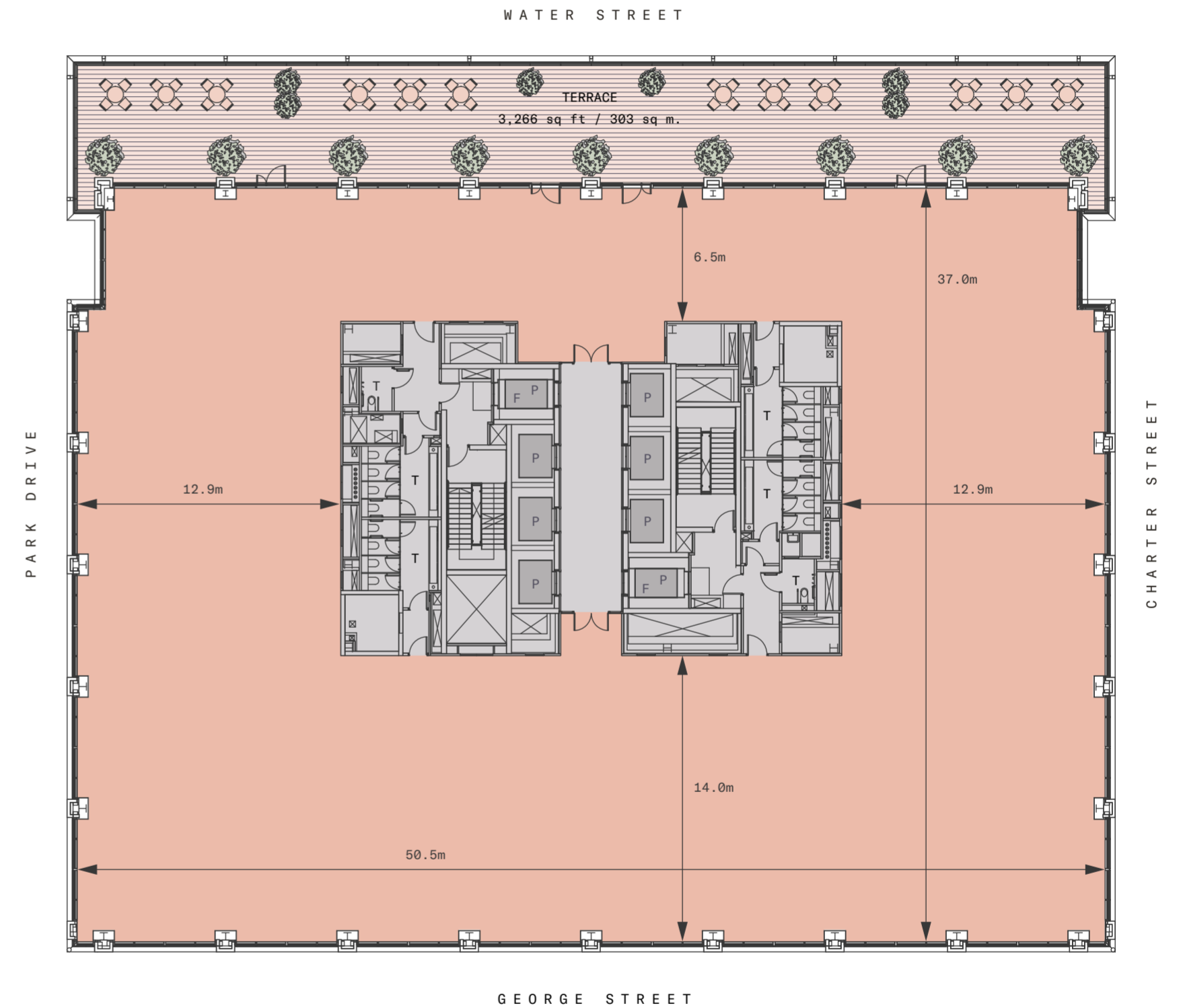
15,841 SQ FT

TERRACE:
3,266 SQ FT



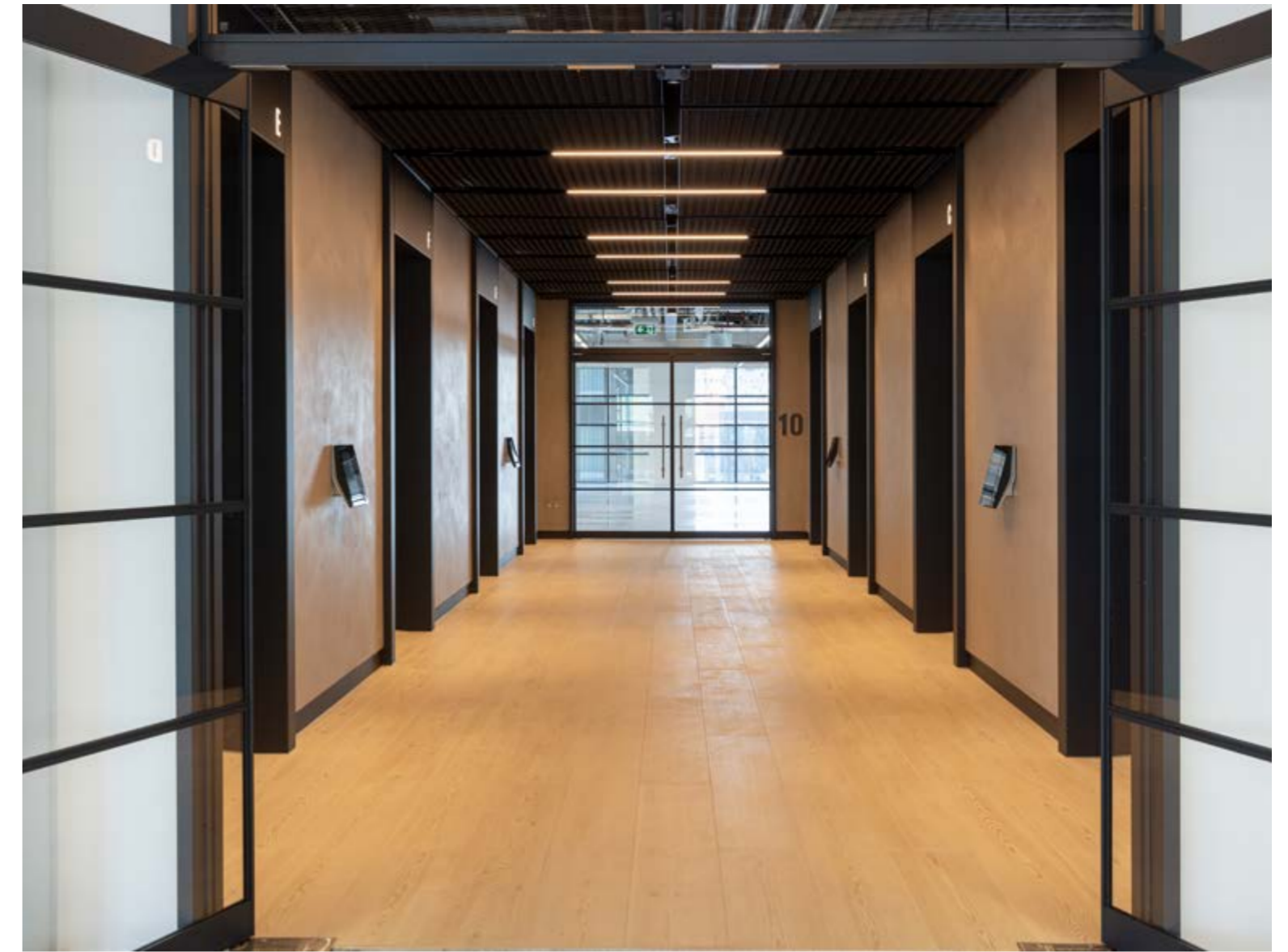
- Workspace
- Core
- Lifts

Plans are not to scale
For indicative purposes only



- Workspace
- Core
- Lifts

Plans are not to scale
For indicative purposes only



20 Water Street
Level 10



20 Water Street
- Terrace views

L12

12,441 SQ FT

TERRACE:
3,062 SQ FT

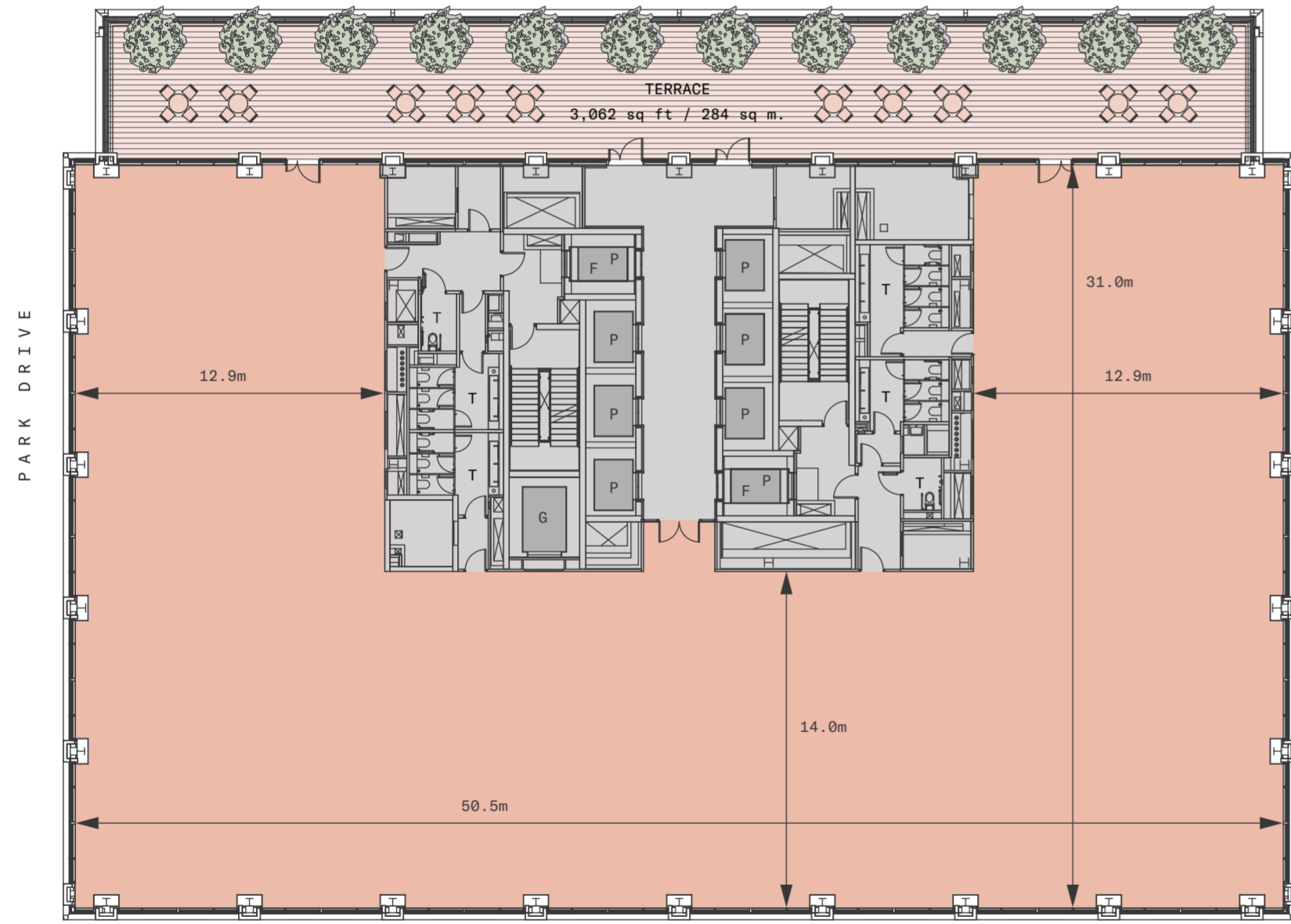


L13

12,476 SQ FT



WATER STREET



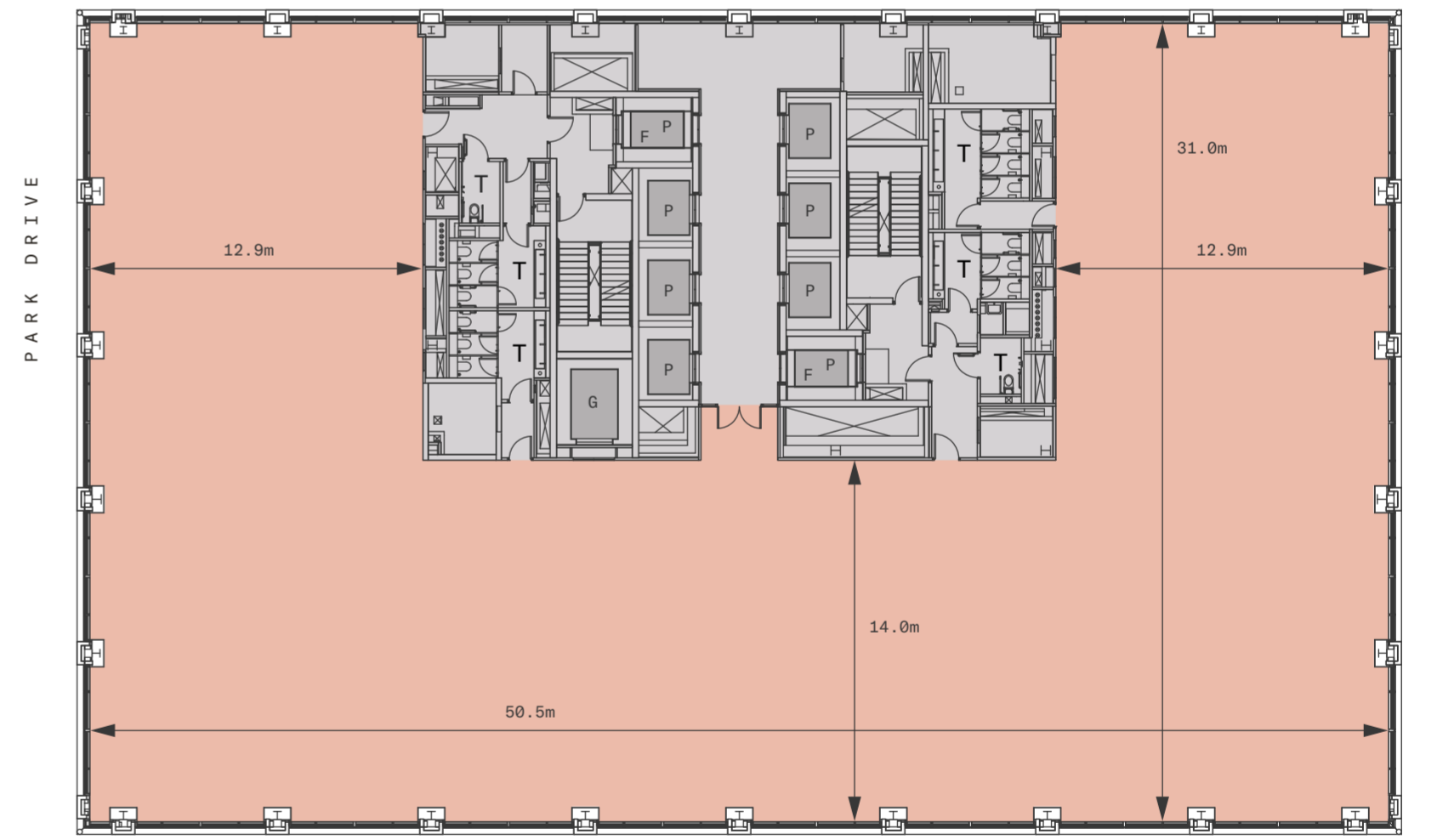
GEORGE STREET

CHARTER STREET

- Workspace
- Core
- Lifts

Plans are not to scale
For indicative purposes only

WATER STREET



GEORGE STREET

CHARTER STREET

- Workspace
- Core
- Lifts

Plans are not to scale
For indicative purposes only



L6-9

19,138 -
19,174 SQ FT

Open plan layout

Workspace allocation
Open plan desks: 210
Cellular offices: 12
Total headcount: 222

Indicative planning ratio
87 sq ft

Ancillary spaces

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



L6-9

19,138 -
19,174 SQ FT

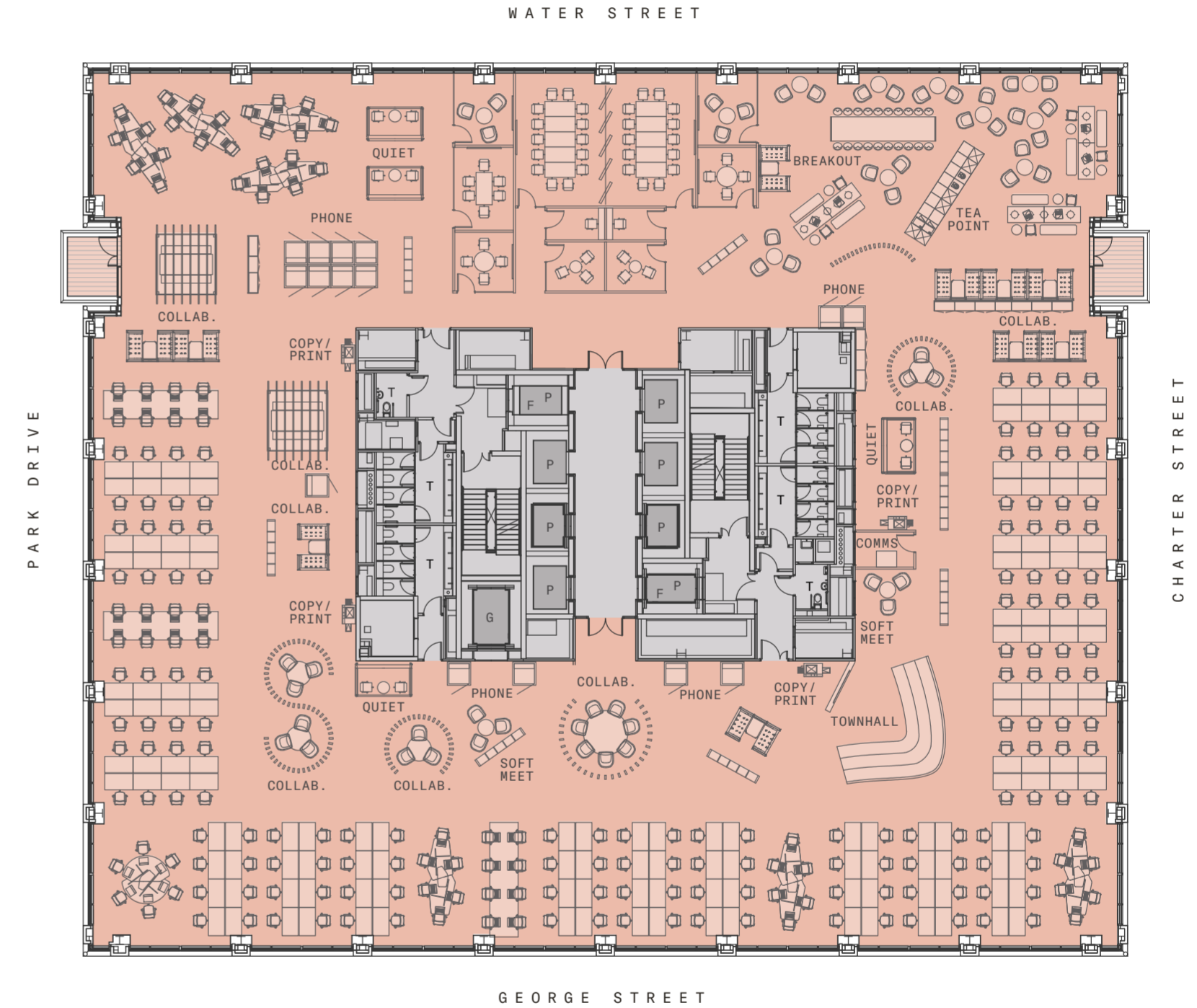
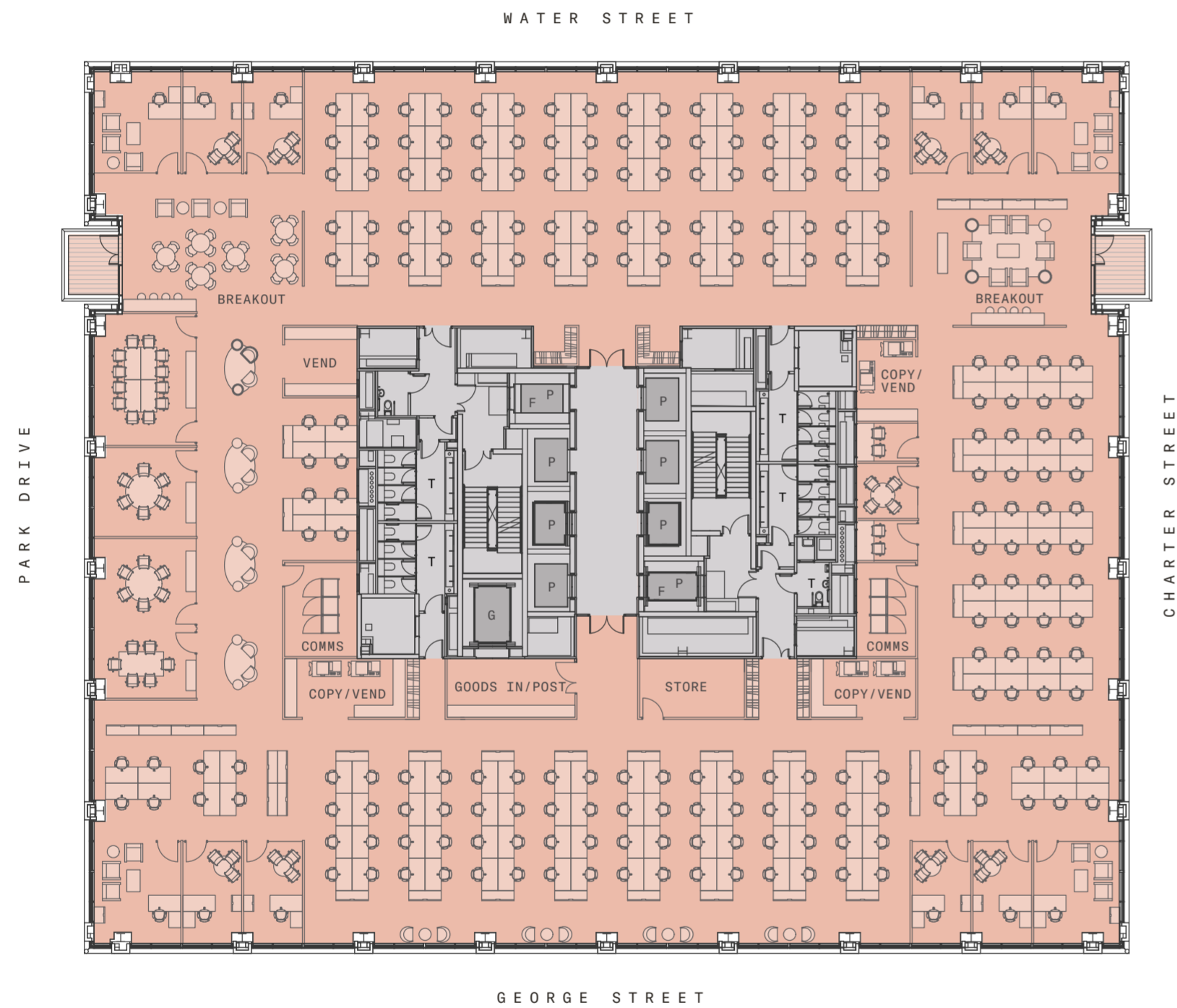
Creative layout

Workspace allocation
Open plan desks: 224
Total headcount: 224

Indicative planning ratio
86 sq ft

Ancillary spaces

- 2x Fourteen Person Meeting Rooms
- 1x Six Person Meeting Room
- 2x Four Person Meeting Room
- 3x Three Person Meeting Rooms
- 11x Soft Meeting and Collaboration Areas
- 6x Quiet Pods
- 4x Copy and Print Areas
- 1x Communications Room
- 1x Teapoint and Breakout Area
- 1x Townhall



- Workspace
- Core
- Lifts

Plans are not to scale
For indicative purposes only

- Workspace
- Core
- Lifts

Plans are not to scale
For indicative purposes only

L10

15,841 SQ FT

TERRACE:
3,266 SQ FT

Open plan layout

Workspace allocation
Open plan desks: 182
Cellular offices: 2
Total headcount: 184

Indicative planning ratio
87 sq ft

Ancillary spaces

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



L12

12,441 SQ FT

TERRACE:
3,062 SQ FT

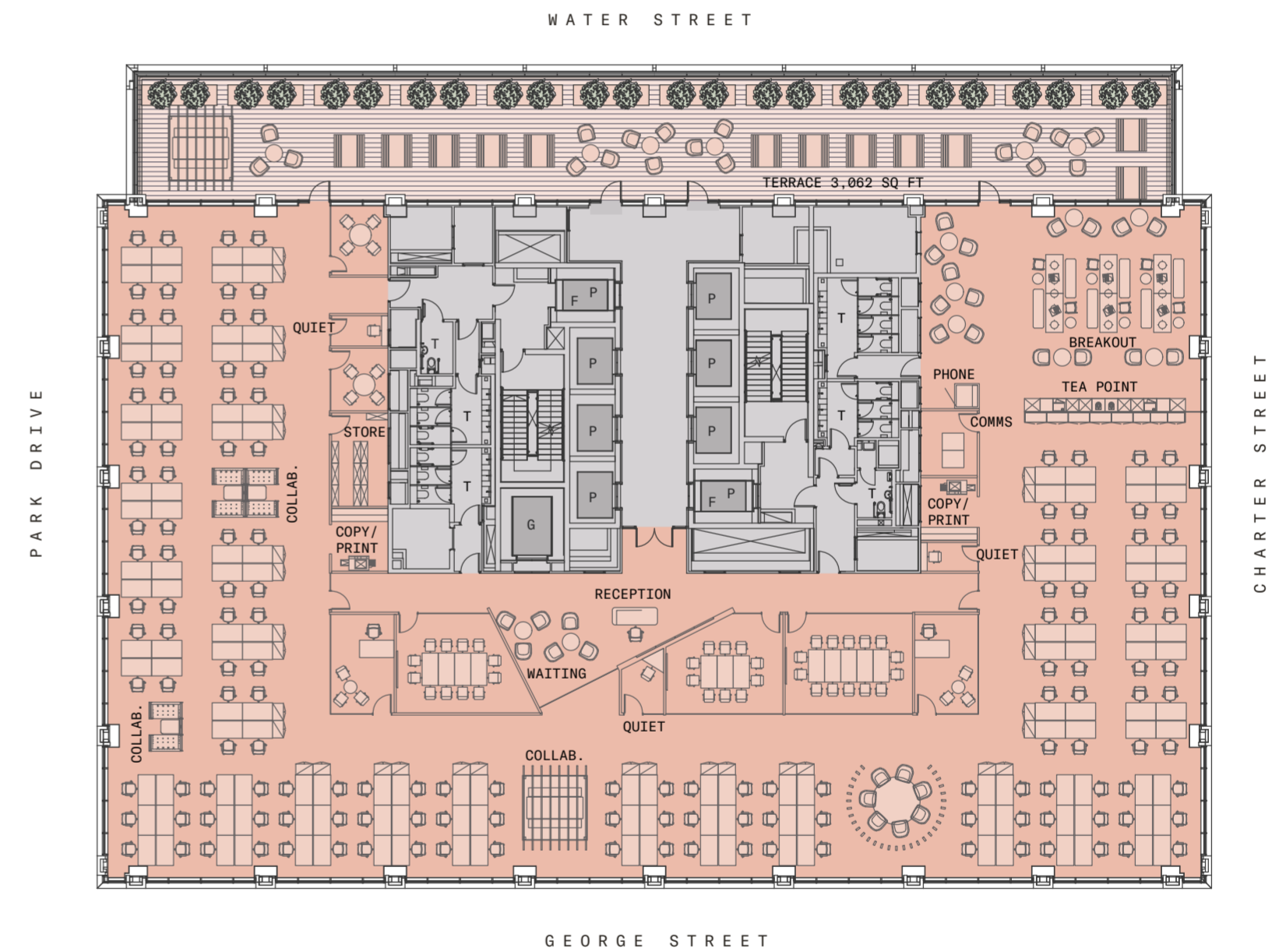
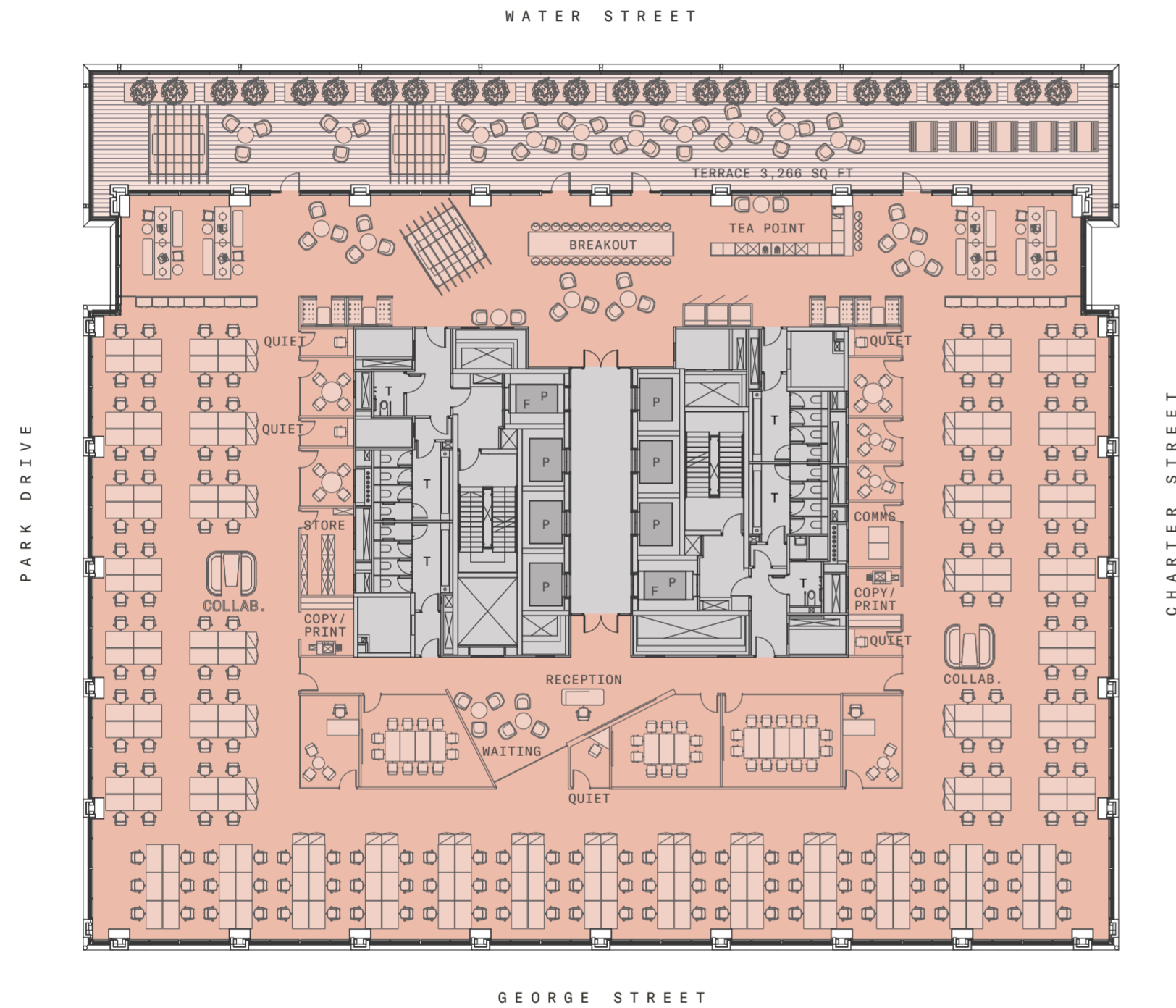
Open plan layout

Workspace allocation
Open plan desks: 146
Cellular offices: 2
Total headcount: 148

Indicative planning ratio
85 sq ft

Ancillary spaces

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



- Workspace
- Core
- Lifts

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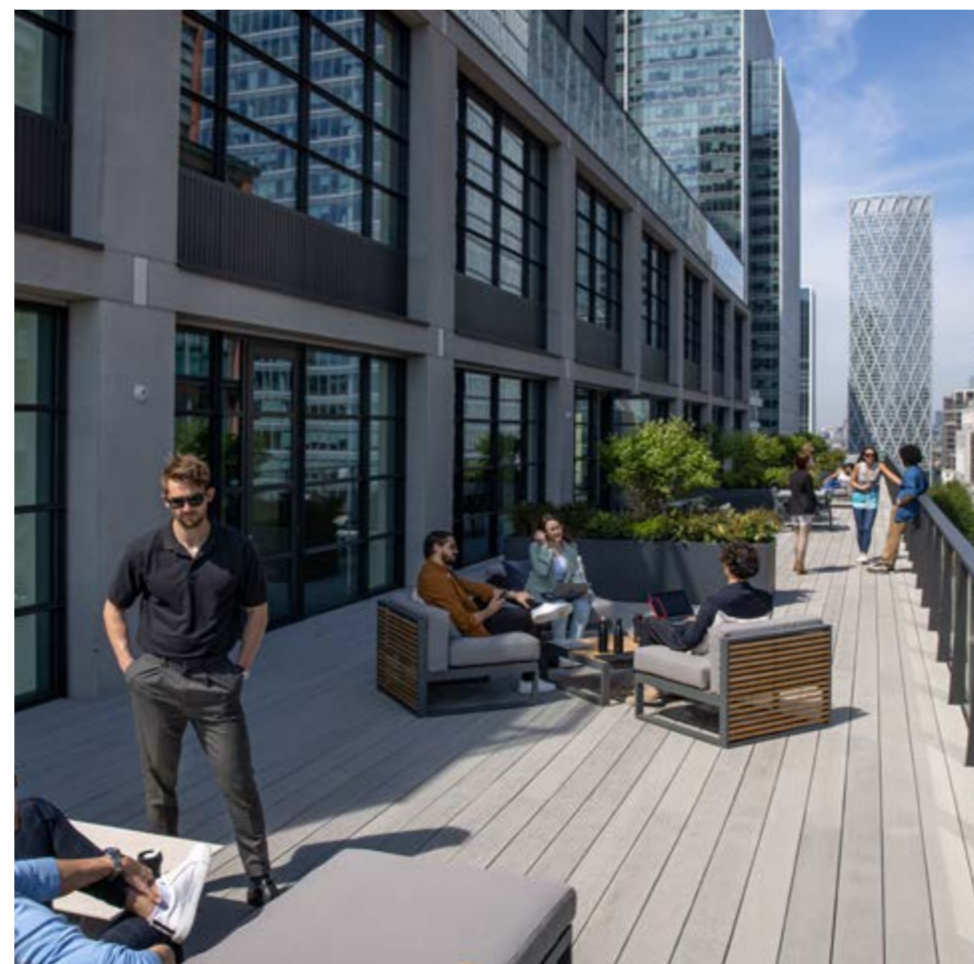
- Workspace
- Core
- Lifts

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**SEAMLESS SPACES
WHERE BUSINESS AND
WELLBEING COMBINE**

**INSPIRING VIEWS TO
ENERGISE YOUR DAY**



20 Water Street
- Level 10

A PLATFORM TO TRANSFORM YOUR BUSINESS

5G & WIFI

Future proofed, superfast connectivity



ALL WOOD FROM FSC CERTIFIED SUSTAINABLE FORESTS

LARGEST SUSTAINABLE DEVELOPER IN THE UK



ZERO WASTE TO LANDFILL FROM MANAGED AREAS SINCE 2009

AMAZON CLIMATE PLEDGE

The first in our sector to join

25% LOWER NOX EMISSIONS THAN THE REST OF CENTRAL LONDON*

100% ELECTRICITY PURCHASED FROM RENEWABLE SOURCES

since 2012

NET ZERO CARBON BY 2030

1st commercial centre to be awarded

PLASTIC FREE

communities status from environmental charity Surfers Against Sewage

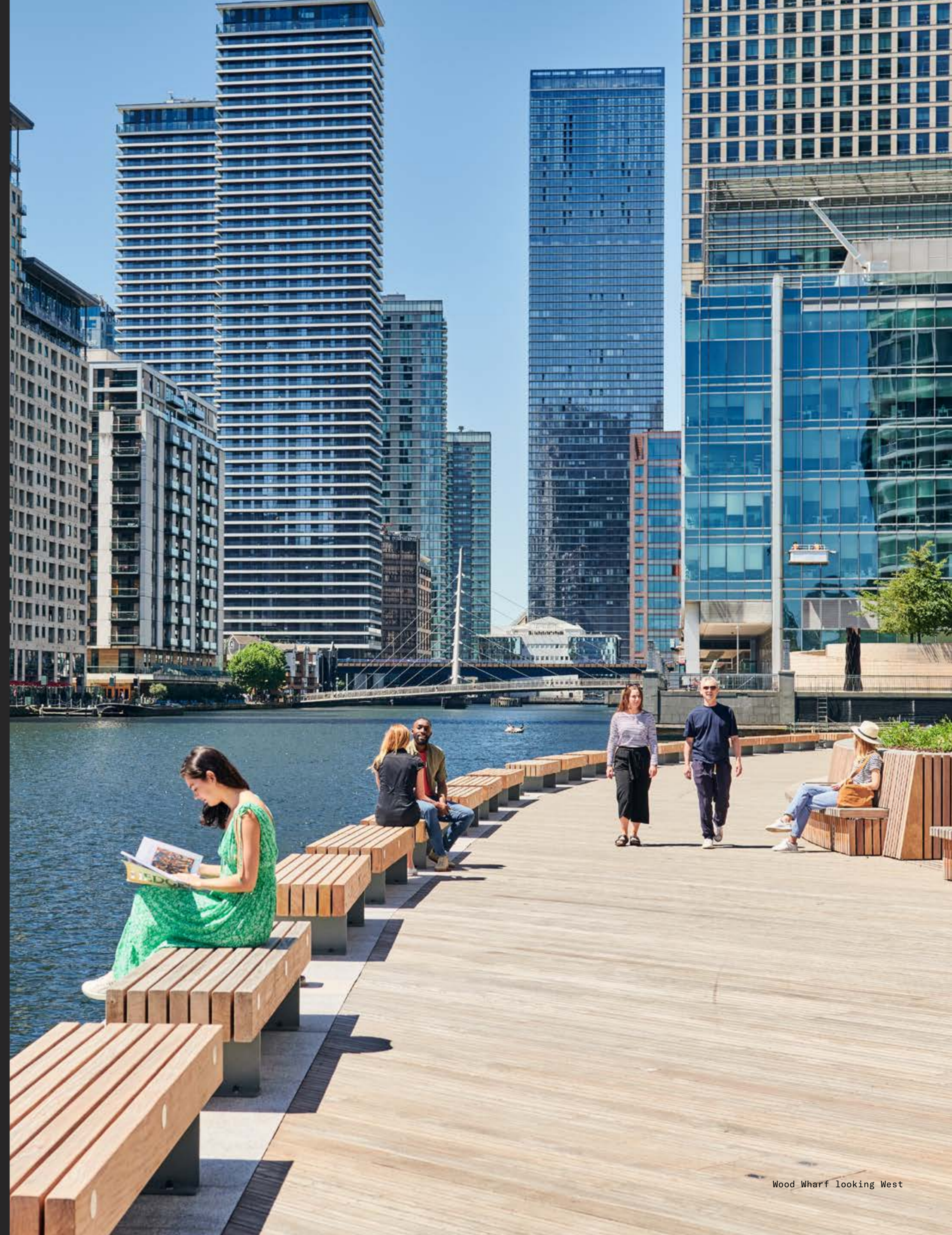
BREEAM®

Targeting Outstanding

9 MILLION

single use plastic (SUP) items eliminated and recycled

EPC 'B' RATING



Richard Howard
Cushman & Wakefield
+44 (0)7764 810217
richard.howard@cushwake.com

Tim Plumbe
Cushman & Wakefield
+44 (0)7768 146280
tim.plumbe@cushwake.com

Eleanor Reed
Cushman & Wakefield
+44 (0)7860 267086
eleanor.reed@cushwake.com

Tom Bremner
Cushman & Wakefield
+44 (0)7860 200972
tom.bremner@cushwake.com

Anna Biggin
CBRE
+44 (0)7931 842687
anna.biggin@cbre.com

David Perowne
CBRE
+44 (0)7739 814720
david.perowne@cbre.com

Tarun Mathur
Canary Wharf
+44 (0)20 7418 2358
tarun.mathur@canarywharf.com

Ben Stanley
Canary Wharf
+44 (0)20 7418 2789
ben.stanley@canarywharf.com

Katie Oliphant
Canary Wharf
+44 (0)20 7418 2145
katie.oliphant@canarywharf.com

Luke Thurlow
Canary Wharf
+44 (0)7522 305878
Luke.Thurlow@CanaryWharf.com



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Watch the 20 Water Street film here:
vimeo.com/604849019

WOOD WHARF

