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 spaces, restful waterside settings and welcoming green spaces provide a stimulating environment.

<table>
<thead>
<tr>
<th>FOR PEOPLE SHAPING THE FUTURE OF LONDON</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>5 MILLION SQ FT MIXED-USE DEVELOPMENT</strong></td>
</tr>
<tr>
<td>From Allies and Morrison to Herzog &amp; de Meuron, Wood Wharf has been designed by some of the world’s leading architects, bringing together a vision for tomorrow’s workplace.</td>
</tr>
</tbody>
</table>

| **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. |

| **UP TO 3,600 NEW HOMES WITH UP TO 25% AFFORDABLE HOUSING ON SITE** |
| Architecturally unique and striking in design, the residential spaces are the very best in city and waterside living. |

The neighbourhood will have everything a thriving community needs, from a new local primary school to its own doctor’s 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. |

| **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 bakeries and some of the best restaurants London has to offer. |

| **DIVERSE AND INSPIRING ARTS AND EVENTS** |
| Day and night, seven 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. |

| **92 NEW HOMES WITH UP TO 25% AFFORDABLE HOUSING ON SITE** |
| Architecturally unique and striking in design, the residential spaces are the very best in city and waterside living. |
| The neighbourhood will have everything a thriving community needs, from a new local primary school to its own doctor’s surgery. |

| **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. |

| | **UP TO 3,600 NEW HOMES WITH UP TO 25% AFFORDABLE HOUSING ON SITE** |
| | Architecturally unique and striking in design, the residential spaces are the very best in city and waterside living. |

The neighbourhood will have everything a thriving community needs, from a new local primary school to its own doctor’s 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. |

| | **DIVERSE AND INSPIRING ARTS AND EVENTS** |
| | Day and night, seven 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. |

| **92 NEW HOMES WITH UP TO 25% AFFORDABLE HOUSING ON SITE** |
| Architecturally unique and striking in design, the residential spaces are the very best in city and waterside living. |
| The neighbourhood will have everything a thriving community needs, from a new local primary school to its own doctor’s surgery. |
A HOME FOR LONDON’S ENTREPRENEURIAL SPIRIT

Designed with health and wellness in mind, these organically evolving public spaces will combine creativity, culture and community for a new era of urban work-life-style.
The Lanes – a place to explore and discover the best retail.

The Terrace Villages enable people to connect with the outdoors, providing flexible space for fresh thinking.

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

Union Square – Wood Wharf’s bustling square hosts a range of events and markets, bringing people together.
An agile work environment that will combine 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.
3 NEAREST LINES ON THE LONDON NETWORK
JUBILEE LINE 3 MIN WALK
ELIZABETH LINE 5 MIN WALK
DLR 6 MIN WALK

8 LONDON MAINLINE STATIONS ACCESSED WITHIN 10–30 MINS

3 INTERNATIONAL AIRPORTS ACCESSED WITHIN 10–40 MINS
HEATHROW, Gatwick & CITY AIRPORT

Wood Wharf marketing suite
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.

Today’s workforce demands balance, which is why the team at Allies and Morrison has used balconies and terraces on the building to provide breakout 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 means the surroundings and the history of Wood Wharf relevant.

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

Jason Syrett
Allies and Morrison

Interview by Amy Guttman

THE BUILDING

Wood Wharf
214,460 SQ FT
OF FLEXIBLE WORKSPACE

ENHANCED BUILDING INFRASTRUCTURE

DUAL POWER SUPPLIES
Served by independent substations

DUAL DOUBLE HEIGHT ENTRANCE LOBBIES

STANDBY POWER
Space provision for tenant’s standby generator

TARGETING BREEAM OUTSTANDING

FOUR PIPE FAN COIL AIR CONDITIONING

7,534 SQ FT
OF ACCESSIBLE TERRACES & BALCONIES

1:8 occupational density throughout

DUPLICATE RISERS
for telecommunications and power

204 BIKE SPACES
17 SHOWERS
215 LOCKERS

Ability for private entrance

215 LOCKERS

3.7 M clear floor to soffit height
L2–9
19,267 SQ FT

L12
12,543 SQ FT
TERRACE:
3,175 SQ FT

L10
15,942 SQ FT
TERRACE:
3,175 SQ FT

L13
12,543 SQ FT
A PLATFORM TO TRANSFORM YOUR BUSINESS

5G & WI-FI 6

“What sets us apart is interconnectivity within the buildings and across the neighbourhood. With our strong tech partnerships we are able to introduce both 5G and Wi-Fi 6, the next generation of innovative tech and high speed networks.”

Mark Nallen, Head of Technology and Innovation, Canary Wharf Group

BREAKING THE PLASTIC HABIT

7 water refill stations installed:
OVER 100,000 bottles refilled since September 2018

OVER 4 MILLION COFFEE CUPS RECYCLED since February 2017

100% ELECTRICITY PURCHASED FROM RENEWABLE SOURCES SINCE 2012

5 MILLION + single use plastic items eliminated and recycled

Zero waste to landfill from managed areas since 2009

PLASTIC FREE

The world’s 1st commercial district to be awarded community status from environmental charity Surfers Against Sewage

For up to date progress: breakingtheplastichabit.co.uk and sustainability.canarywharf.com