

**EMBARGOED TO 00.01 ON THURSDAY 27 APRIL 2023**

## **BRITISH LAND UNVEILS 'THE GRAND PRESS', A UNIQUE WORKSPACE OFFERING AT CANADA WATER'S ICONIC PRINTWORKS**

27 APRIL 2023

- **Once Europe's largest printing facility, the Printworks building will be sensitively repositioned by Hawkins\Brown architects, integrating 158,000 sq ft of flexible workspace alongside a rich cultural offering**
- **A mixed-use centre inspired by the past, designed for the future**

British Land and AustralianSuper has have unveiled the highly anticipated future vision for the Printworks building in The Grand Press, a new workspace offering alongside, subject to planning permission, a unique cultural venue in the heart of the Canada Water Masterplan in central London.

The building, previously known as Harmsworth Quays, was once Europe's largest printing facility dating back to 1989. It now stands as central London's last major unconverted industrial building presenting the rare chance for reinvention. Architects Hawkins\Brown have been appointed to transform the building into a world class mixed-use facility. The plans retain and integrate much of its original character and features, whilst delivering sustainable workspace which will co-exist alongside innovative cultural and leisure uses, overlooking a new 3.5-acre park and a short stroll from the River Thames and historic docks.

The Grand Press will comprise 158,000 sq ft of Grade A workspace with strong sustainability, amenity, technological and wellness credentials. Spread over seven storeys with high ceilings and an abundance of natural light throughout, the highly adaptable and flexible workspaces will be centred around a vast atrium formed from the old printing press hall. The Grand Press promises a dramatic arrival experience, while over 10,000 sq ft of external terraces off the third to sixth floors will offer panoramic views across London, presenting a workspace experience like no other. The brand encapsulates the building's extraordinary architecture and pays homage to its industrial heritage, reflecting its history while bringing it forward into a new era.

In keeping with the wider Canada Water Masterplan, the extensive retrofit of the building will be a net zero carbon development, targeting superb sustainability credentials of BREEAM Outstanding as well as the WELL Gold certification for a design that is centred around occupiers' health and wellbeing. It has already achieved the maximum 5.5-star NABERS design-reviewed target rating for building efficiency, ensuring a viable long-term future for the upgraded Printworks.

Appealing to innovative corporates from multiple sectors, The Grand Press presents a rare proposition thanks to a proposed cultural venue which, subject to planning permission, will occupy the rear half of the building's famous press halls. The complex will also include a variety of proposed retail and F&B outlets at ground level, with the opportunity for a bespoke dedicated rooftop amenity space.

**Roger Madelin, Joint Head of Canada Water at British Land**, said: *"The Printworks building is one of the many gems within the Canada Water Masterplan; we have taken inspiration from its heritage to design a state-of-the-art complex that pays homage to the asset's evolution over the past three decades and offers a compelling blend of modern workspace, cultural experiences and leisure activities, fostering collaboration and creativity. We were keen to capture the extraordinary character and volume of this building through our ambitious retrofit programme, ensuring a long term and sustainable future for the reinvented Printworks which fully embraces its multi-layered potential."*

**Mike Wiseman, Head of Office Leasing at British Land**, said: *"The Grand Press will be one of the most exciting workspace schemes ever launched to the London market - a once-in-a-lifetime, globally unique opportunity for any forward-thinking business that uses workspace as a key representation of its own brand and its relationship with its employees. The iconic building complements the wider commercial offering that will be delivered across the Canada Water Masterplan, promoting a hive of business activity in this pocket of central London where*

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*occupiers will benefit from exceptional transport links, extensive food and retail options, and an abundance of surrounding green and blue spaces.”*

Key to the appeal of The Grand Press as a compelling office destination is its central location in London’s Zone 2 and strong connectivity, served by the Jubilee Line, London Overground and TfL bus services, making it accessible to more under-35 workers within a 45 minute commute than any other transport hub in central London, and with proximity to the best of art, culture, nature and nightlife that London has to offer. Canada Water’s 130 acres of surrounding woodlands, parks, docks and waterways will also be valued by increasingly wellness-conscious employers.

The redevelopment forms part of the second phase of the Canada Water Masterplan, with practical completion expected in Q3 2026. Phase 1 of the development includes 300,000 sq ft of highly sustainable workspace at Three Deal Porters and The Dock Shed on Deal Porters Way, and 33,000 sq ft of lab space at the Paper Yard’s life sciences quarter.

To find out more about the workspace available at Three Deal Porters, The Dock Shed, The Grand Press and lab space at the Paper Yard, contact [workspace@britishland.com](mailto:workspace@britishland.com) or visit [www.canadawater.co.uk/workspace](http://www.canadawater.co.uk/workspace).

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Media Enquiries:

Charlotte Whitley, British Land

07887 802 535

Giles Barrie, FTI Consulting

07798 926 814

**About British Land**

Our portfolio of high-quality UK commercial property is focused on London Campuses and Retail & Fulfilment assets throughout the UK. We own or manage a portfolio valued at £14.1bn (British Land share: £9.6bn) as at 30 September 2022 making us one of Europe’s largest listed real estate investment companies.

We create Places People Prefer, delivering the best, most sustainable places for our customers and communities. Our strategy is to leverage our best in class platform and proven expertise in development, repositioning and active management, investing behind two key themes: Campuses and Retail & Fulfilment.

Our three Campuses at Broadgate, Paddington Central and Regent’s Place are dynamic neighbourhoods, attracting growth customers and sectors, and offering some of the best connected, highest quality and most sustainable space in London. We are delivering our fourth Campus at Canada Water, where we have planning consent to deliver 5m sq ft of residential, commercial, retail and community space over 53 acres. Our Campuses account for 65% of our portfolio.

Retail & Fulfilment accounts for 35% of the portfolio and is focused on retail parks which are aligned to the growth of convenience, online and last mile fulfilment. We are complementing this with urban logistics primarily in London, focused on development-led opportunities.

Sustainability is embedded throughout our business. Our approach is focused on three key pillars where British Land can create the most benefit: *Greener Spaces*, making our whole portfolio net zero carbon by 2030, *Thriving Places*, partnering to grow social value and wellbeing in the communities where we operate and *Responsible Choices*, advocating responsible business practices across British Land and throughout our supply chain, and maintaining robust governance structures.

Further details can be found on the British Land website at [www.britishland.com](http://www.britishland.com)

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### **About AustralianSuper**

AustralianSuper manages more than £150 billion of members' retirement savings on behalf of more than three million members from around 441,000 businesses as at 28 February 2023. One in eight working Australians is a member of AustralianSuper, the nation's largest superannuation fund.

### **About the Canada Water Masterplan**

The Canada Water Masterplan is a 50:50 joint venture between British Land and AustralianSuper, working in partnership with Southwark Council to create a new town centre for London.

The Masterplan is a 53-acre, mixed-use scheme that will deliver around two million sq. ft of workspace to accommodate approximately 20,000 jobs, around one million sq. ft of retail, leisure, entertainment, education and community space, and around 3,000 new homes, of which 35% will be affordable.

With wellbeing embedded into the masterplan, and buildings to support low carbon living, the project will also create 12 acres of new open space, including a 3.5-acre park, a new Town Square, the first new high street in London for 100 years and 16 new streets.

The Masterplan was granted permission in late 2019. In March 2022 British Land entered into a 50:50 joint venture with AustralianSuper, Australia's biggest profit-to-member pension fund, providing additional funding to accelerate the major regeneration scheme, with Phase 1 expected to complete in Q4 2024.