

Compton



Stratford

Sugar House Island
1 Sugar House Ln.
E15 2QD

Vastint uk is transforming the land
south of the olympic park into a
distinctive new urban environment

For Rent

3,000 to 65,000 ft²

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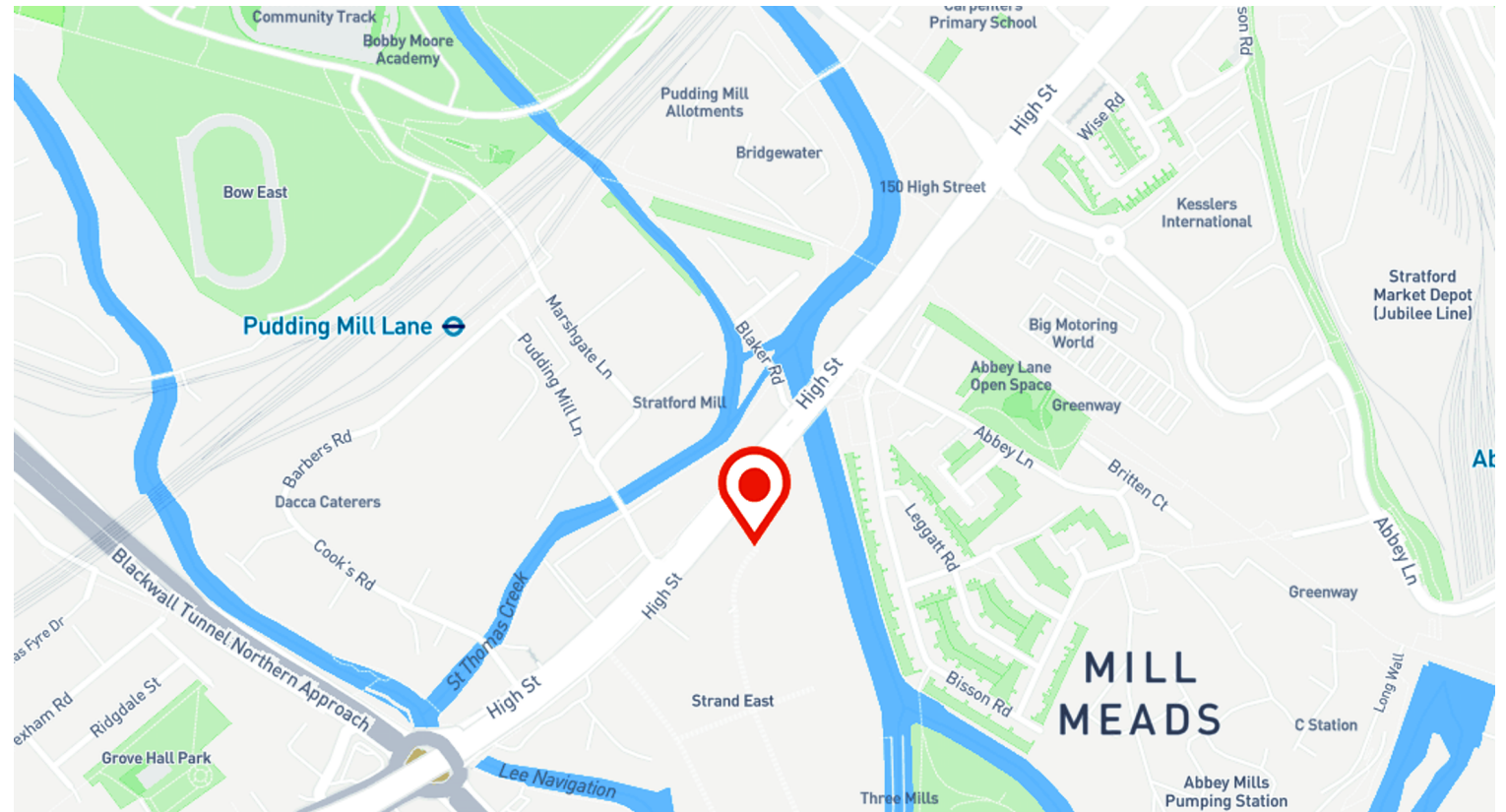
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Location

There's something to interest everyone in the local area. From open spaces and tranquil riverside walks to outdoor sculpture trails. From Westfield Stratford's hundreds of bustling shops, to a 250-year-old local market.

From well known bars and restaurants to independent pubs and microbreweries. From theatres and galleries to cinemas and Europe's largest casino. From state-of-the art international sporting venues and public facilities in The Queen Elizabeth Olympic Park to Grade-I listed buildings that have made history down the ages.

Sugar House Island has eight stations within walking distance, connecting into the Central Line, District Line, Elizabeth Line, DLR, Hammersmith & City Line, Jubilee Line, National Rail and the Overground. Santander Cycles, planned for the top of Sugar House Lane, make it quick and easy to get about; and Stratford Station is close by with its fast connections into London and beyond. The site offers connections of up to 10 Gigabits per second within offices, as well as WiFi across the development.

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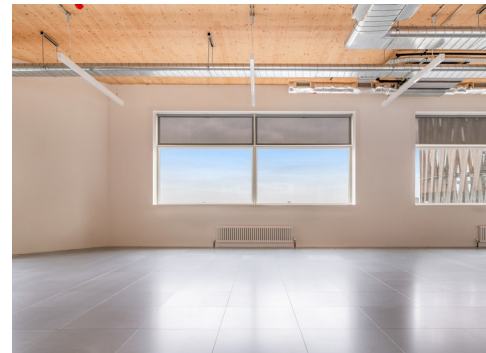
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Amenities

- CAT A finish
- Hyperfast broadband
- Video phone entry
- Raised floors
- Full AC cooling & heating systems
- Open-plan, low-energy lighting

Description

Sugar House Island fuses the best of original East London with the delights of the City, forging a new canal-side neighbourhood. A place of opportunity, a place to live, create and flourish.

Our award-winning vision will bring together a growing community of 6,000 people to live, work and forge a better quality of life amongst the waterways of East London. Dane's Yard is the first chapter of the Island.

Original warehouses rub shoulders with contemporary architecture in a unique space carefully designed for creatives.

Welcome to Dane's Yard, the creative quarter and first chapter of Sugar House Island. This former industrial corner has been beautifully reimaged into a stirring hub just a stone's throw from Stratford.

Dane's Yard is now a home for creative and transformative organisations – an eclectic, canal-side quarter with a mix of bright, characterful workspaces and outdoor spots.

A place with a social heart that reinvigorates when work stops. Every corner reveals a hive of activity; tight alleys, roof terraces and a carefully crafted courtyard lets conversation, creativity and collaboration flow.

Once an historic industrial hotspot, Dane's Yard is again a place for innovating and collaborating together. Here, it's not business to business, it's neighbour to neighbour.

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Content

Watch the film



View in Virtual Reality



View in Virtual Reality



View in Virtual Reality



View in Virtual Reality



View on Website



Specifications

Sugar House Island is a 26-acre mixed-use neighbourhood. This quietly spectacular new corner of London will deliver:

- 624,000 ft² (58,000m²) of office space, bringing 2,500 jobs to the local area.
- 1,200 homes, ranging from family-sized mews houses to riverside apartments.
- A 350-bedroom hotel.
- Restaurants & bars, cafés and shops, all with an independent theme.
- More than three acres of parks & yards, and a riverside walk.
- Three new bridges connecting into surrounding areas.
- Plans for a two-form entry primary school.

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Floor Areas & Outgoings

The accommodation comprises of the following

Name	Sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /month	Total /year	Availability
4th - 1 Dane's Yd. Fully Fitted	3,417	£45	£15	£7.50	£19,220.63	£230,647.50	Available
3rd - 1 Dane's Yd.	3,417	£37.50	£15	£7.50	£17,085	£205,020	Available
2nd - 1 Dane's Yd.	3,417	£37.50	£15	£7.50	£17,085	£205,020	Available
1st - 1 Dane's Yd.	3,380	£35	£15	£7.50	£16,195.83	£194,350	Available
Ground - 1 Dane's Yd.	1,550	£35	£15	£7.50	£7,427.08	£89,125	Let
6th - 1 Sugar House Ln.	3,384	£40	£15	£7.50	£17,625	£211,500	Available
5th - 1 Sugar House Ln.	3,384	£40	£15	£7.50	£17,625	£211,500	Available
4th - 1 Sugar House Ln.	3,384	£37.50	£15	£7.50	£16,920	£203,040	Available
3rd - 1 Sugar House Ln.	3,384	£37.50	£15	£7.50	£16,920	£203,040	Available

Name	Sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /month	Total /year	Availability
2nd - 1 Sugar House Ln.	3,294	£40	£15	£7.50	£17,156.25	£205,875	Available
1st - 1 Sugar House Ln.	5,360	£35	£15	£7.50	£25,683.33	£308,200	Available
Ground - 1 Sugar House Ln. Communal Tenant Lounge	2,497	-	On application	On application	£0	£0	Unknown
3rd - 1 Cooperage Yd.	4,144	£40	£15	£7.50	£21,583.33	£259,000	Available
2nd - 1 Cooperage Yd.	5,543	£37.50	£15	£7.50	£27,715	£332,580	Available
1st - 1 Cooperage Yd.	5,543	£35	£15	£7.50	£26,560.21	£318,722.50	Available
Ground - 1 Cooperage Yd. Gym Unit	2,809	-	On application	On application	£0	£0	Let
1st - 2 Cooperage Yd.	4,682	-	On application	On application	£0	£0	Let
Ground - 2 Cooperage Yd.	3,520	-	On application	On application	£0	£0	Let
Total	66,109	£532.50	£210	£105	£264,801.66	£3,177,620	

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

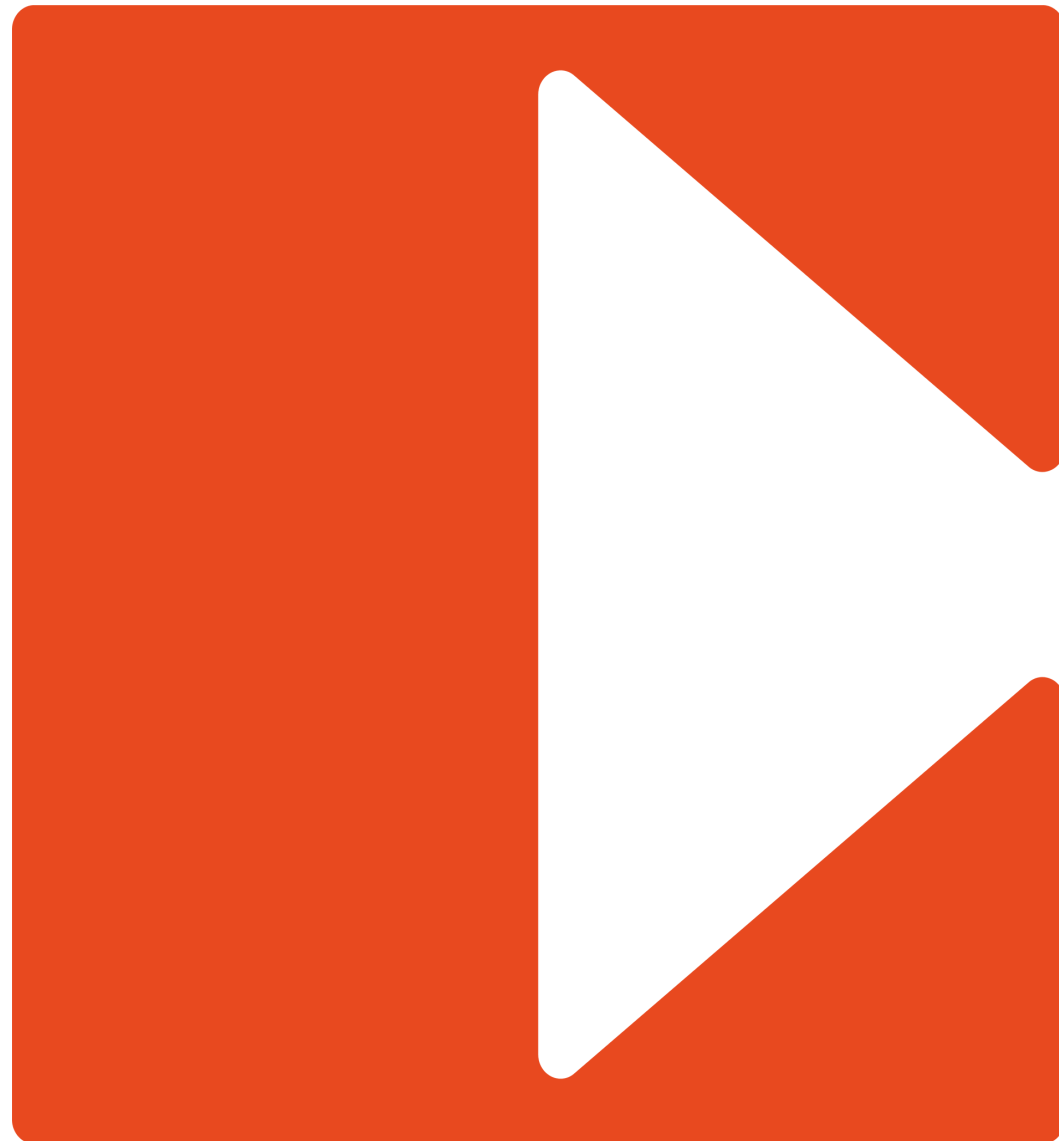
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