

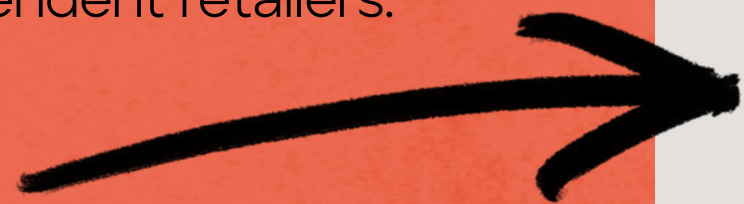
SUGAR HOUSE ISLAND

STRATFORD, E15

THE ISLE IN *Numbers*

Sugar House Island's award-winning vision will bring together a vibrant community of 6,000 people to live, work and unwind for a better quality of life amongst the waterways of east London.

The masterplan strikes a balance between homes, offices, creative workspaces and independent retailers.



Check out our stats

Masterplan & Area
Strategies Award

**NEW LONDON
AWARDS 2019**

WINNER

26
ACRE
NEIGHBOURHOOD

40,000
SQ FT RETAIL

624,000
SQ FT COMMERCIAL
SPACE

1,200
NEW HOMES

5
MINUTE WALK TO
NEAREST STATION

3
ACRES OF
OUTDOOR SPACE

40%
HOMES 3 BED
OR MORE

5
MINUTE WALK TO
QUEEN ELIZABETH
PARK

74%
RESIDENTS AGED
18-30 YEARS

2
EDUCATION
HUBS



ISLE OF *Opportunities*

Three of the Island's thirteen phases are already complete, with the fourth, 'Chimney Walk' opening to the public in 2023.

All four phases offer a variety of prime, ground-floor, flexible units suitable for retail, leisure and F&B uses.

Whether you're seeking a fancy high street frontage or a pedestrianised placement, the Island has a wide range of sizes and positions available.

*Find out more
on the next page*



LEASING OPPORTUNITIES

CHIMNEY WALK

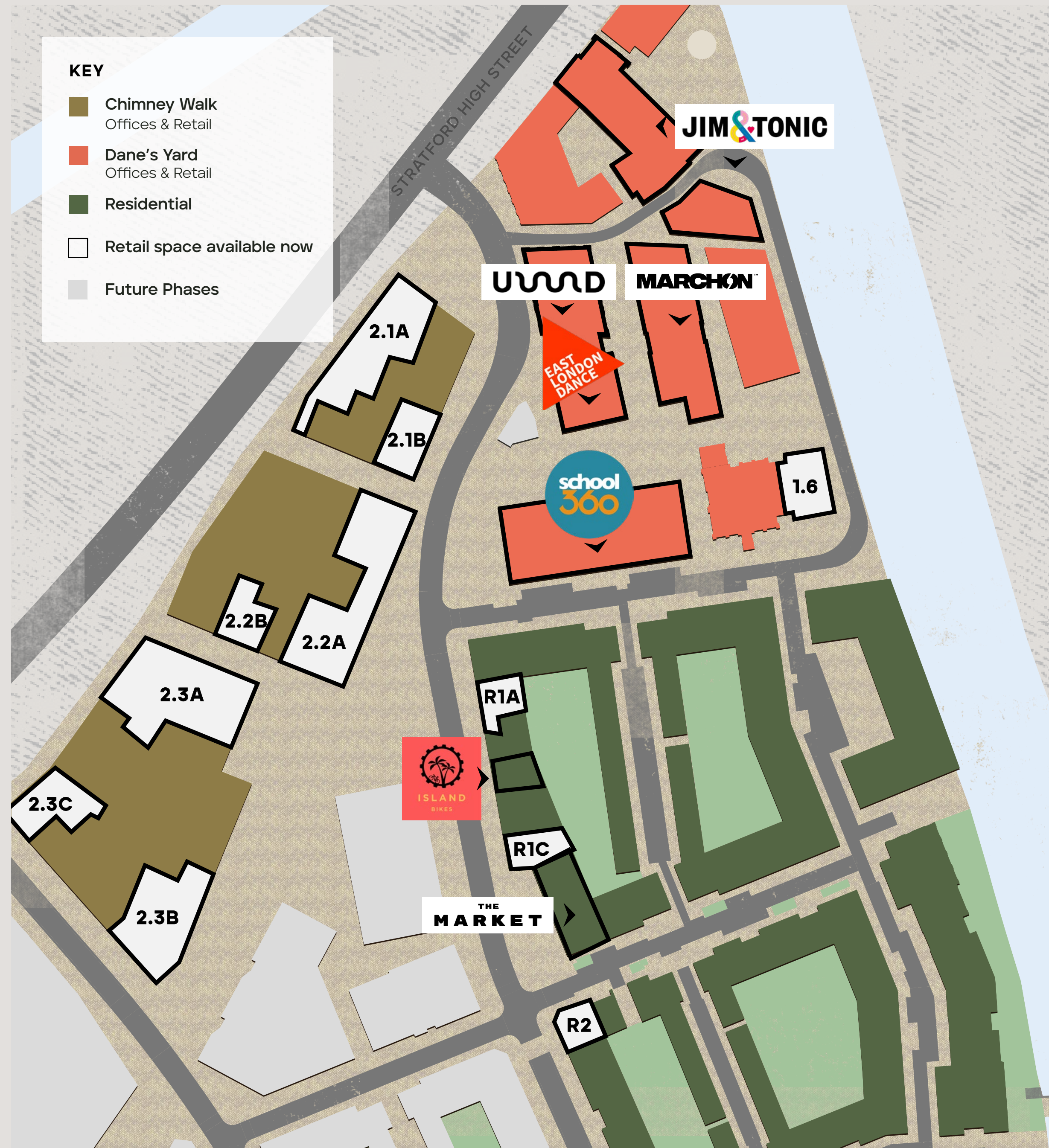
UNIT	NIA (sq ft)	NIA (m ²)	STATUS
2.1A	5,458	507	AVAILABLE
2.1B	2,519	234	AVAILABLE
2.2A	5,812	518	AVAILABLE
2.2B	1,937	180	AVAILABLE
2.3A	5,770	536	AVAILABLE
2.3B	4,423	411	AVAILABLE
2.3C	2,357	219	AVAILABLE

DANE'S YARD

UNIT	NIA (sq ft)	NIA (m ²)	STATUS
1.6	2,116	196.6	AVAILABLE

RESIDENTIAL QUARTER

UNIT	NIA (sq ft)	NIA (m ²)	STATUS
R1A	821	76.3	UNDER OFFER
R1C	1,210	112	AVAILABLE
R2	753	70	AVAILABLE



MEET THE *Neighbours*


As the Island grows, so do the number of independent businesses and organisations that occupy it.

Already home to a bustling riverside bar, functional fitness facility, convenience store and specialist bicycle shop; Sugar House Island seeks exciting operators to join its thriving new community.




 **Jim & Tonic at The Print House**
Award-winning, sustainable, urban gin company, Jim and Tonic, set up their primary brand house here at Sugar House Island in the summer of 2022 with a fully equipped bar and restaurant. The restaurant connects to Jim & Tonic's gin distillery, complete with a tasting room. Jim & Tonic will be opening its second premises at Sugar House Island in 2023, offering private event spaces and a rooftop bar.





 **MARCHON**
MARCHON is a functional fitness facility, offering fitness classes which challenge all areas of training, and offering a flexible timetable and welcoming members of all abilities.



 **The Market**
Independently owned and operated convenience store, The Market stocks all of your daily essentials.

The Market is open
Monday to Sunday 08:00 - 22:30.

 **School 360**
Innovative new primary school, School 360 is the latest offering from The Big Education Trust, following the success of Ofsted 'Outstanding' rated sister school, 'School 21. Currently educating its first two intakes of students, the rest of the school plays host to a collection of education-related charities and not-for-profits..

 **Talent House**
East London Dance and UD Music have teamed up to create the UK's first national Talent House for Urban Culture at Sugar House Island. The Talent House's state-of-the-art facilities include dance and recording studios which see a crowd of young creatives passing through their doors every week.

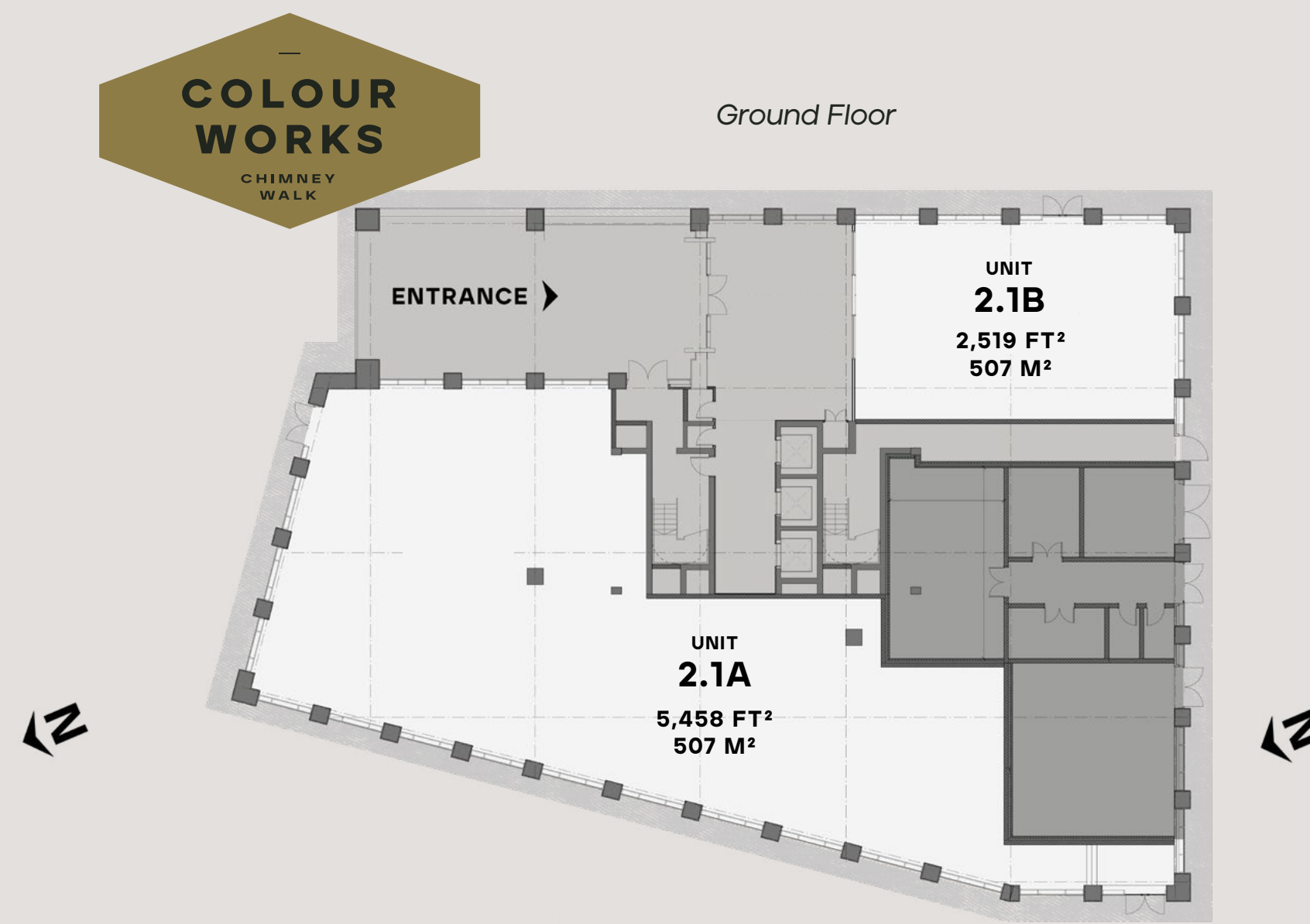
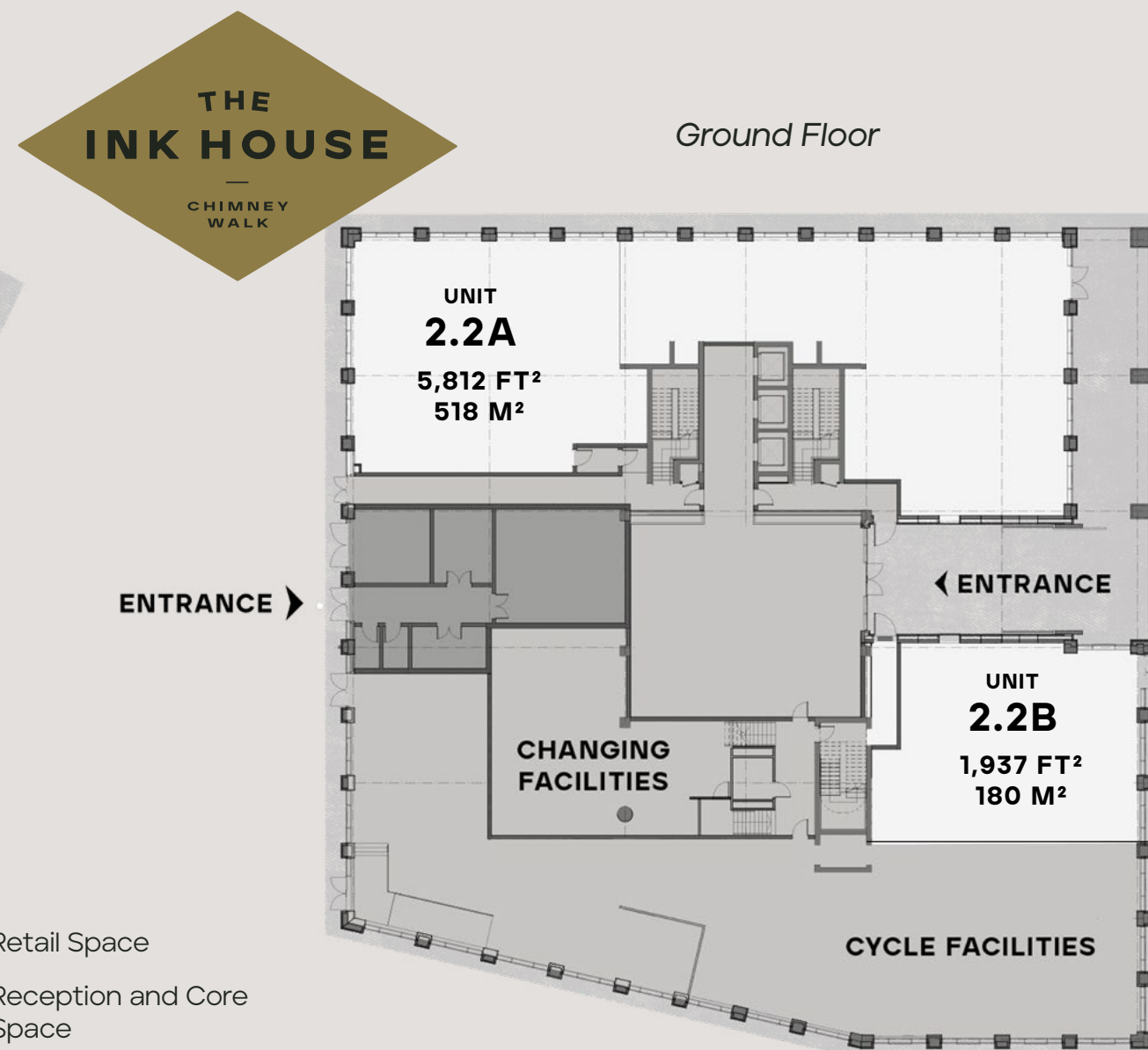


CHIMNEY WALK

Completing 2023

Chimney Walk is Sugar House Island's largest phase of commercial, bringing over 23,000 sq ft of ground floor retail space. The floors above contain over 220,000 sq ft of office space, providing room for up to 2,000 new workers. The pedestrianised plaza will become a hive of activity as office workers, visitors and those passing through enjoy the amenity on

offer. The space is designed to accommodate street food markets and outdoor seasonal events. Chimney Walk takes its name from the 19th century industrial chimneys which have been carefully restored in their original positions amongst the pedestrianised public realm.



Not to scale, for indicative purposes only

EASY ACCESS, PLENTY TO *Discover*

Eight Stations, seven lines, five bus routes and two dedicated cycle paths keep you effortlessly connected with the city and its surrounds.



INTERESTED IN ISLAND LIFE? *Get in touch.*

GCW.

Philippe Micheal
Philippe.micheal@gcw.co.uk
02076 474 815
07855 437 116

Simon Horner
Simon.Horner@gcw.co.uk
02076 474 807
07970 479 458

CFC

Craig Fisher
Craig@cfcommercial.co.uk
07947 534 589

John Giblin
John@cfcommercial.co.uk
07867 505 604

Annabel Magnay
Annabel@cfcommercial.co.uk
07722 008 841

DISCLAIMER: The contents of this brochure are provided for general information only. Vastint UK Residential Limited and its parent company Vastint UK Services Limited ("Vastint") make no representations, warranties or guarantees, whether express or implied, that the contents are accurate, complete or up to date. Images, descriptions and measurements of apartments, buildings and the development are for illustrative purposes only and may not reflect the final design, layout, features, furniture or materials used. When making decisions, such as financial decisions or whether to sign up to a tenancy agreement, you should not rely only on the content of this brochure, and you should seek necessary professional advice. The contents of this brochure should not be taken as being any form of financial, legal or other advice or recommendations. Vastint's liability for non-fraudulent misrepresentation is excluded to the fullest extent permitted by law.

SUGARHOUSEISLAND.COM

JOIN US IN

