

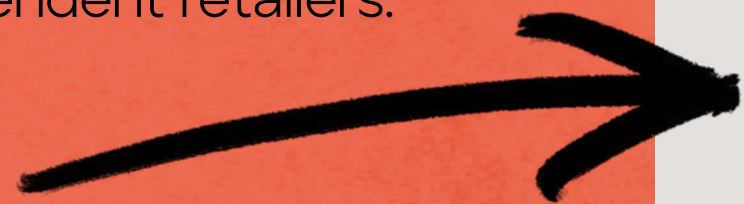
SUGAR HOUSE ISLAND

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	5,554	516	AVAILABLE
2.1B	1,681	156	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	UNDER OFFER

RESIDENTIAL QUARTER

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



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.



Here East
UCL
Loughborough
University

V&A East
London College
of Fashion

Stratford
International
Station
🚶 23min 🚲 13min

Westfield

Aquatics
Centre

Stratford Station
🚶 15min 🚲 5min

London
Stadium
66,000
CAPACITY

Sadler's Wells East
BBC Music Studios

Stratford High
Street Station
🚶 10min 🚲 5min

Pudding Mill
Lane Station
🚶 5min 🚲 3min

Bridgewater Triangle
Development
575
RESIDENTIAL
UNITS

HOLIDAY INN
353
ROOMS

WESTBRIDGE
HOTEL
80
ROOMS

ABBA Voyage
3,500
CAPACITY

950
RESIDENTIAL
UNITS

Pudding Mill
Development

TRAVEL LODGE
188
ROOMS

CHIMNEY WALK
OFFICES

SUGAR HOUSE
ISLAND

Bow Road
🚶 19min 🚲 5min

Cycle Superhighway

A12

SUGARHOUSEISLAND.COM

INTERESTED IN ISLAND LIFE? *Get in touch.*

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