

LONDON E15

CHIMNEY WALK

TYPE BUILDING - COLOUR WORKS - THE INK HOUSE

220,000 SQ FT
OF CAT A OFFICE SPACE
AVAILABLE NOW

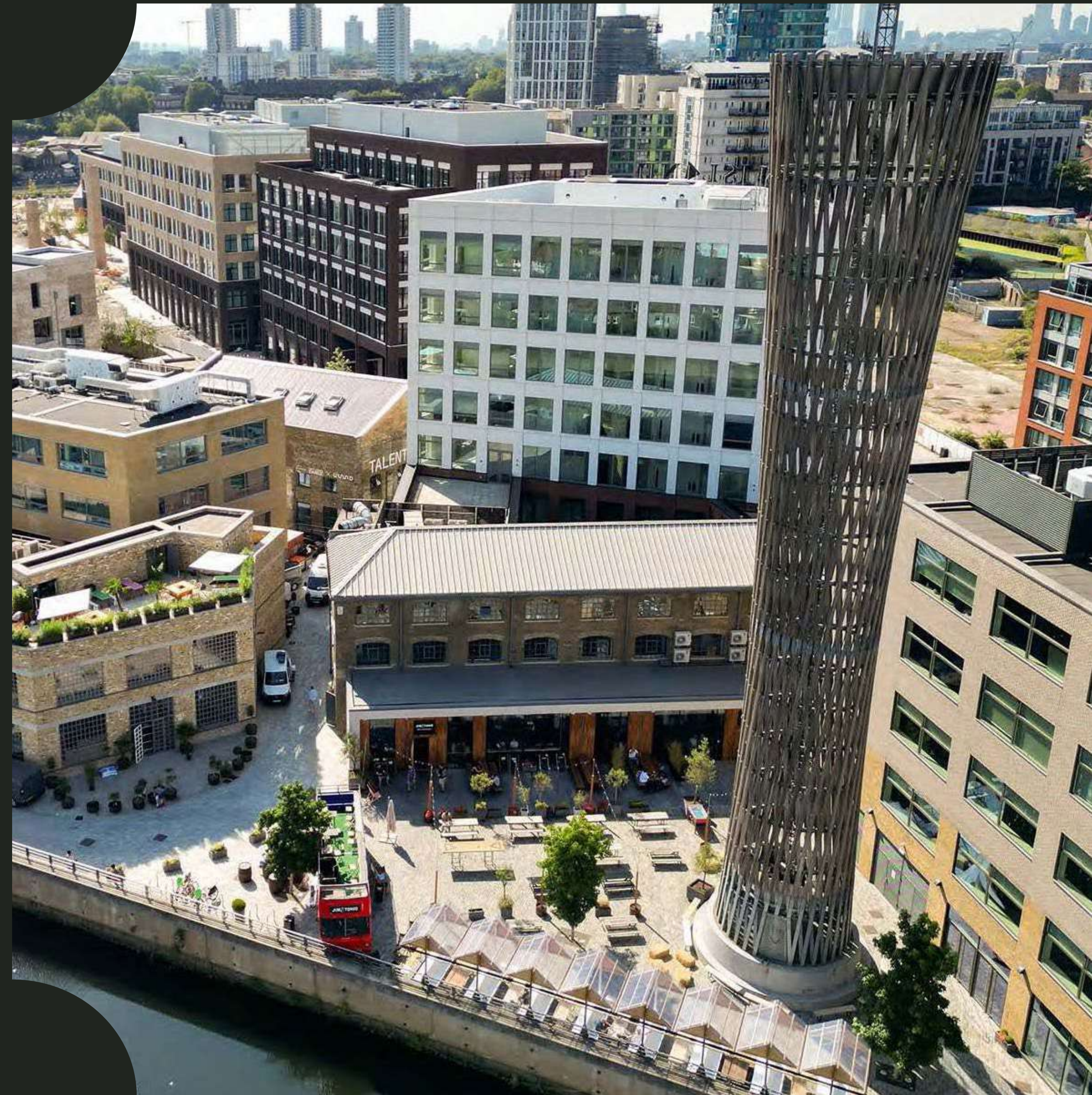
SUGAR HOUSE
ISLAND

DON'T CHOOSE AN OFFICE, CHOOSE AN ISLAND

Sugar House Island is a 26-acre neighbourhood in East London, a waterside haven built on a thousand years of reinvention. With all the right ingredients for a thriving business community, this is our contemporary take on island life.



MASTERPLAN & AREA
STRATEGIES AWARD



THE ISLAND IN NUMBERS

26 ACRE
NEIGHBOURHOOD

40K
SQ FT
RETAIL

624K
OFFICE &
EDUCATIONAL SPACE

1,200
NEW
HOMES

5 MIN
WALK TO
OLYMPIC
PARK

2
EDUCATION
HUBS

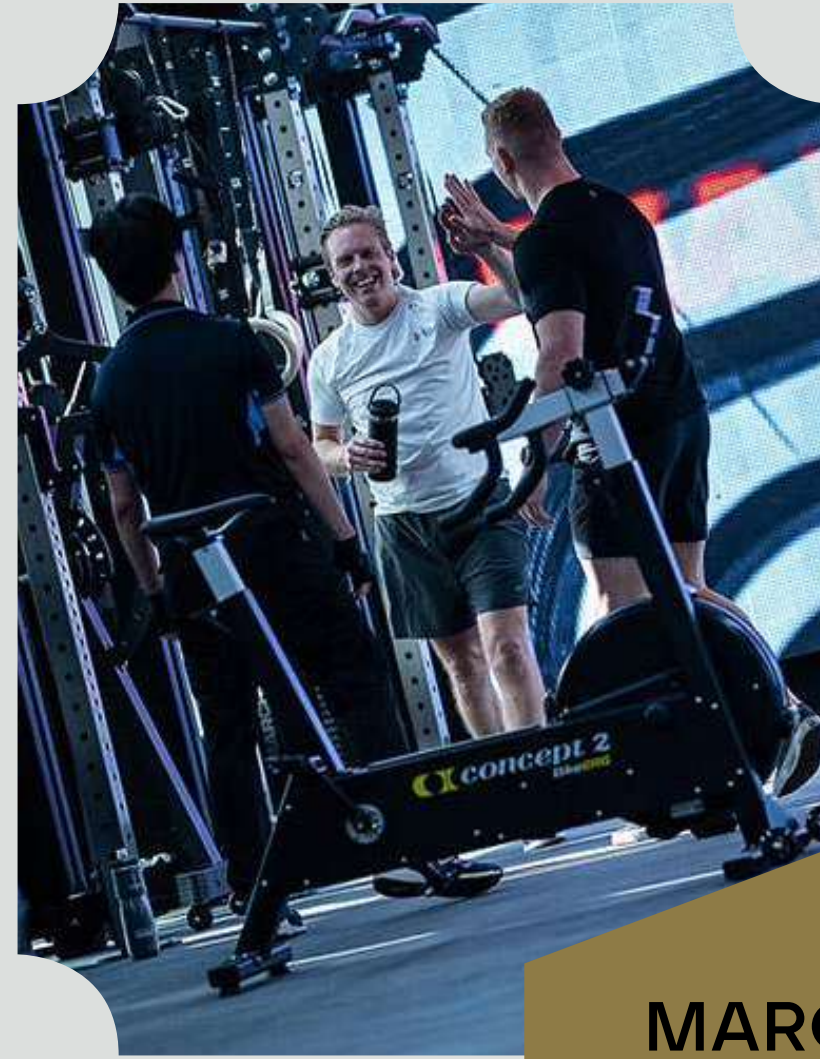
5 MIN
WALK TO
NEAREST STATION
(PUDDING MILL LANE)

3 ACRES
OF OUTDOOR
SPACE

74%
RESIDENTS AGED
18-30 YEARS OLD



THE RUM HOUSE



MARCHON



ISLAND BIKES



JIM & TONIC



THE MARKET

EVERYTHING IN ONE SPOT

Sugar House Island is a destination with huge appeal to employees. With ample amenities to hand, this is the perfect spot to grow a community of engaged workers.

YOUR OWN EAST LONDON ISLAND

- | | |
|--------------------------|----------------------------------|
| 1. Three Mills Studio | 9. Theatre Royal Stratford East |
| 2. Bow Arts | 10. Stratford East Picture House |
| 3. London Stadium | 11. Westfield Shopping Centre |
| 4. Arcelormittal Orbit | 12. Copper Box Arena |
| 5. Roman Road Market | 13. Lee Valley Velopark |
| 6. UCL | 14. Here East |
| 7. Aquatics Centre | |
| 8. East Bank Central Hub | |

PUDDING MILL LANE

5 MIN WALK
3 MIN CYCLE

STRATFORD HIGH STREET

10 MIN WALK
3 MIN CYCLE

STRATFORD

18 MIN WALK
5 MIN CYCLE

BROMLEY BY BOW

17 MIN WALK
6 MIN CYCLE

LONDON CITY AIRPORT

16 MIN DRIVE
35 MIN VIA DLR



A GOLDEN OPPORTUNITY FOR **BUSINESSES**

Vastint enables you to craft your own personalised space, whilst supporting you through your fit-out at every stage, allowing your team to flex and grow.





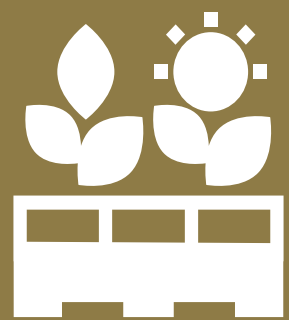
220K SQ FT
OF CAT A OFFICE SPACE

A HAVEN OF SUSTAINABILITY

Through sustainability certifications, interventions and management strategies, we have sought to minimise our impact on the environment.

BREEAM®

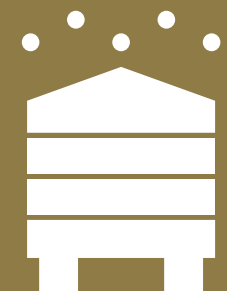
TARGETING
EXCELLENT



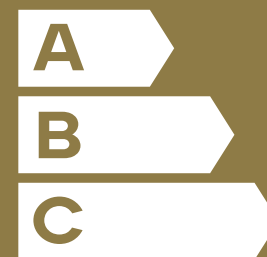
BIODIVERSE
ROOFS



RENEWABLE
ENERGY
SOURCE



BEEHIVES



EPC A





WELLNESS AT ITS CORE

Sugar House Island offers employees easy access to a wealth of green space, nature, arts and activities. Start the day off with a swim at the aquatics centre, stroll down the canal, then catch an after-work show at Stratford Theatre Royal.

TYPE BUILDING

The largest of the three buildings, Type Building boasts an expansive internal courtyard and two impressive terraces with views across the island – the perfect space for an engaged, forward-thinking workforce to call home.

5

PASSENGER
LIFTS

5

FLOORS

2

LOBBIES

2 LARGE

ROOFTOP GARDENS

GREEN

CENTRAL COURTYARD





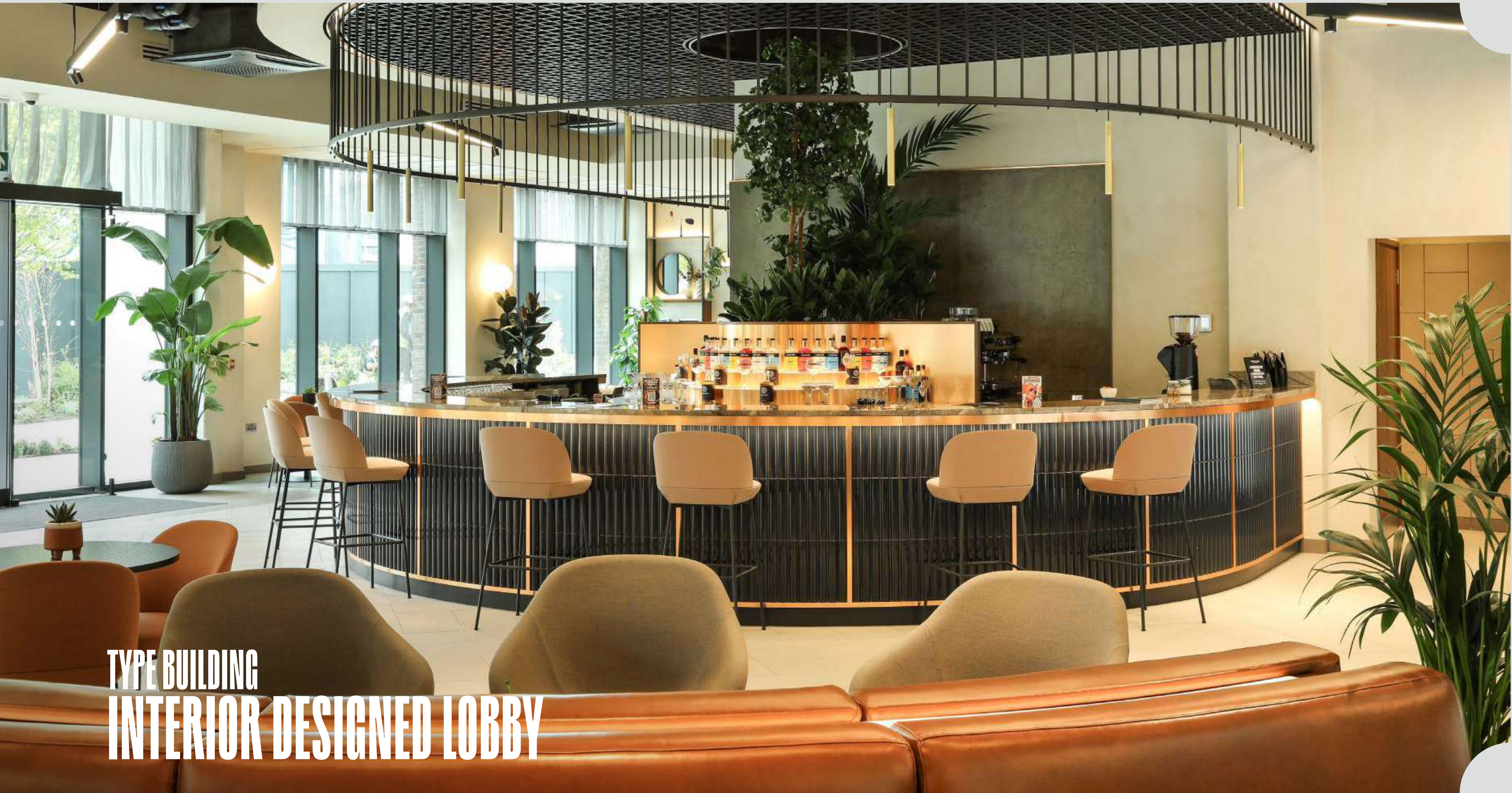
**TYPE BUILDING
INTERIOR DESIGNED LOBBY**



**TYPE BUILDING
INTERIOR DESIGNED LOBBY**



**TYPE BUILDING
INTERIOR DESIGNED LOBBY**



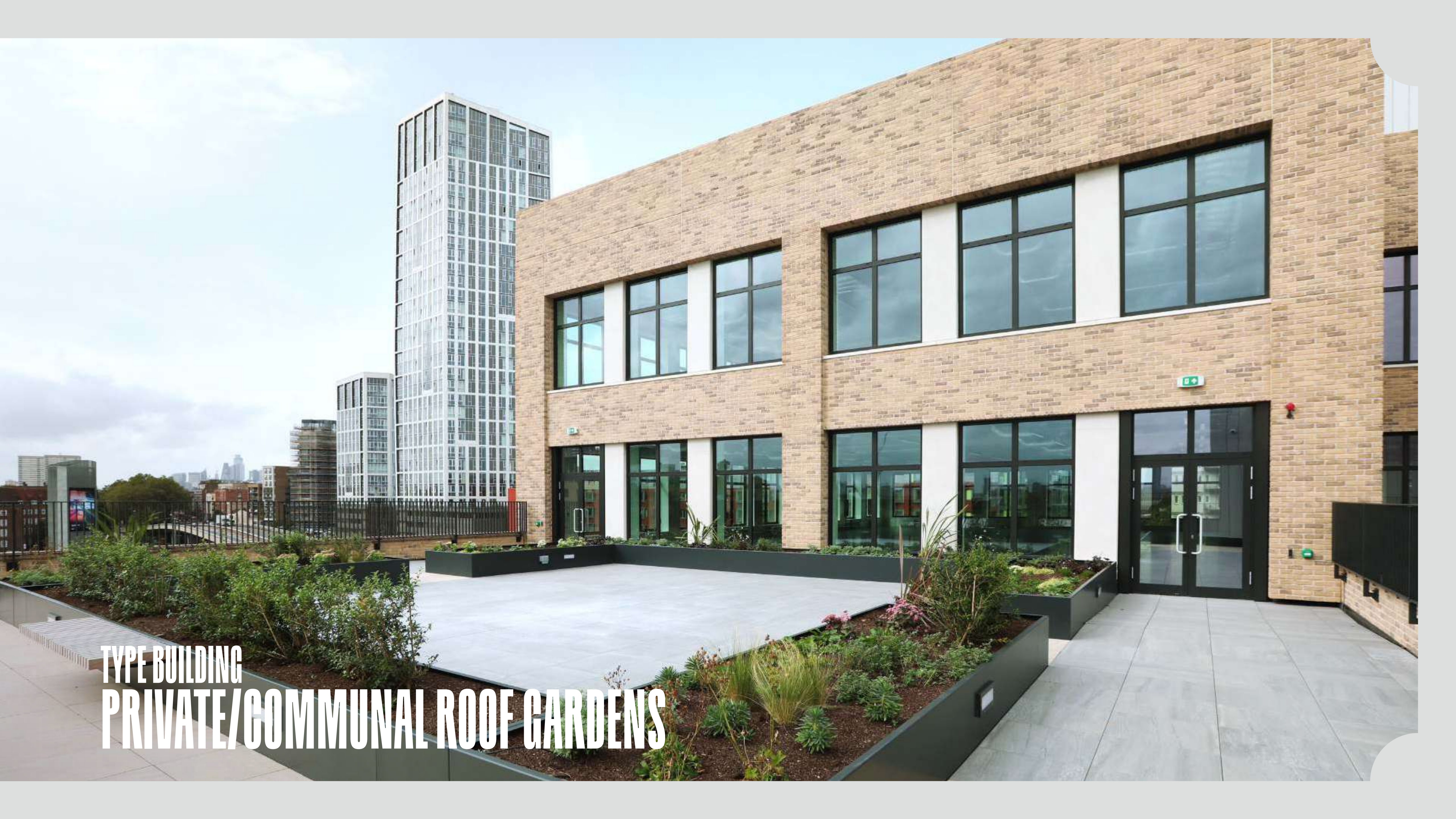
**TYPE BUILDING
INTERIOR DESIGNED LOBBY**



TYPE BUILDING
CENTRAL COURTYARD



**TYPE BUILDING
TYPICAL FLOOR**



**TYPE BUILDING
PRIVATE/COMMUNAL ROOF GARDENS**

TYPE BUILDING FLOORPLANS

FLOOR	NIA	TERRACE
	SQ FT	SQ FT
5	12,182	
4	12,182	7,960
3	22,371	
2	22,371	
1	21,391 (LET)	
G (LOBBY 2)	3,283	
G (LOBBY 1)	708	
TOTAL	94,488	7,960

GROUND FLOOR



1ST FLOOR



4TH & 5TH FLOOR



Office Space
 Reception and Core Space
 Plant Space
 Terrace

Not to scale, for indicative purposes only



THE INK HOUSE

GLASS

ATRIUM LOBBY

5

FLOORS

ROOF GARDENS

PRIVATE/COMMUNAL

3

PASSENGER LIFTS

BIO-DIVERSE

GREEN ROOF

The Ink House is a building designed for the modern worker, with a rooftop boasting views across Stratford and the Queen Elizabeth Olympic Park.




**THE INK HOUSE
GLASS ATRIUM LOBBY**



**THE INK HOUSE
GLASS ATRIUM LOBBY**



THE INK HOUSE
GLASS ATRIUM LOBBY



**THE INK HOUSE
THREE PASSENGERS LIFT**



**THE INK HOUSE
TYPICAL FLOOR**

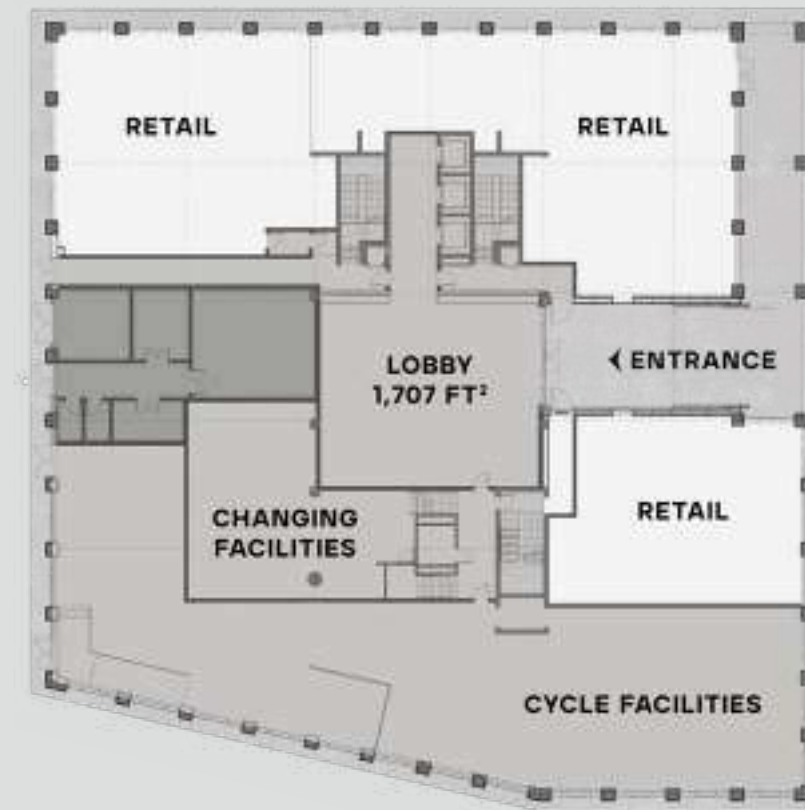


**THE INK HOUSE
PRIVATE/COMMUNAL ROOF GARDENS**

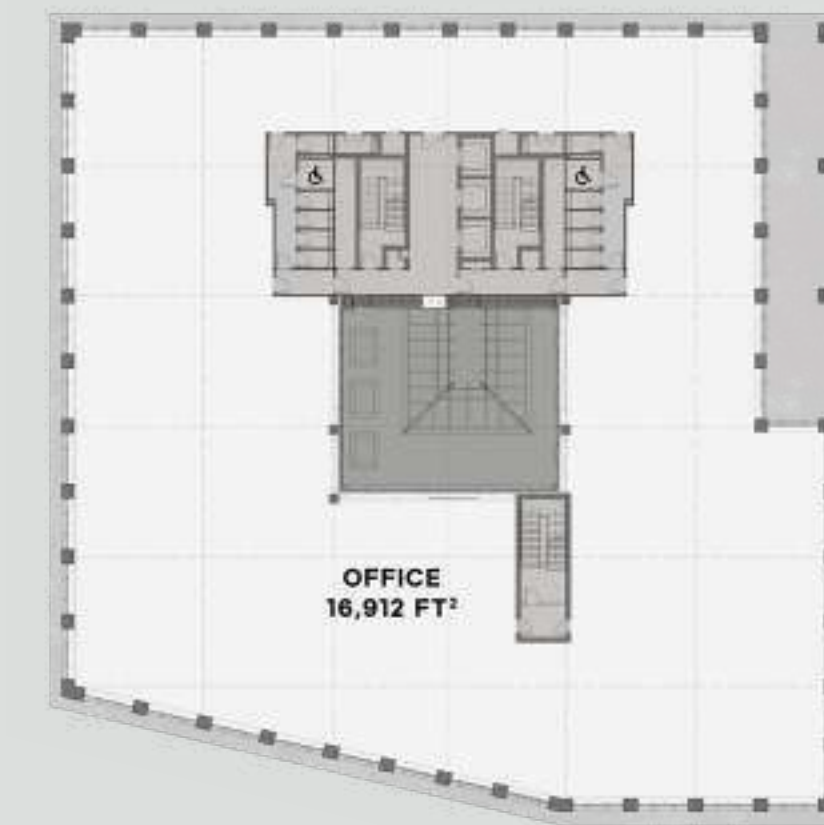
THE INK HOUSE FLOORPLANS

FLOOR	NIA	TERRACE
	SQ FT	SQ FT
5	6,023	
4	5,993	5,273
3	18,065	
2	18,065	
1	16,912	
G	1,707	
TOTAL	66,765	5,273

GROUND FLOOR



1ST FLOOR



2ND & 3RD FLOOR



5TH FLOOR



Office Space
 Reception and Core Space
 Plant Space
 Terrace (4th floor only)

Not to scale, for indicative purposes only

COLOUR WORKS

Colour Works forms the gateway to Sugar House Island. Its generously-sized sixth-floor roof terrace is south-facing, offering a picturesque spot for casual meetings or lunch.

SOUTH FACING

ROOF TERRACE

6

FLOORS

3

PASSENGER
LIFTS

INTERIOR DESIGNED

LOBBY





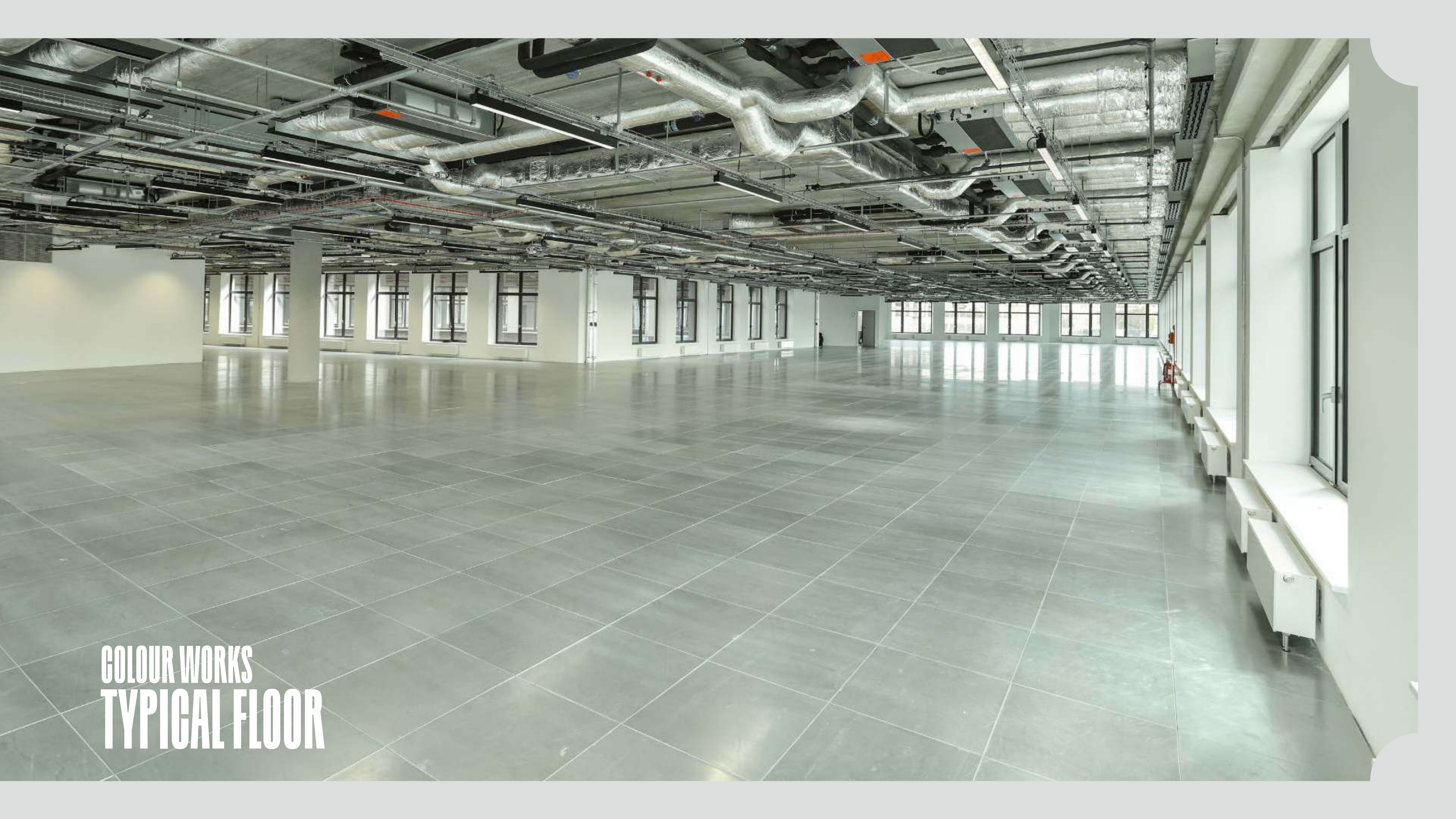
**COLOUR WORKS
INTERIOR DESIGNED LOBBY**



**COLOUR WORKS
INTERIOR DESIGNED LOBBY**



**COLOUR WORKS
INTERIOR DESIGNED LOBBY**



**COLOUR WORKS
TYPICAL FLOOR**

COLOUR WORKS FLOORPLANS

FLOOR	NIA	TERRACE
	SQ FT	SQ FT
6	7,192	3,323
5	10,604 (UNDER OFFER)	
4	10,604	
3	10,604	
2	10,604	
1	9,170	
G	731	
TOTAL	59,509	3,323

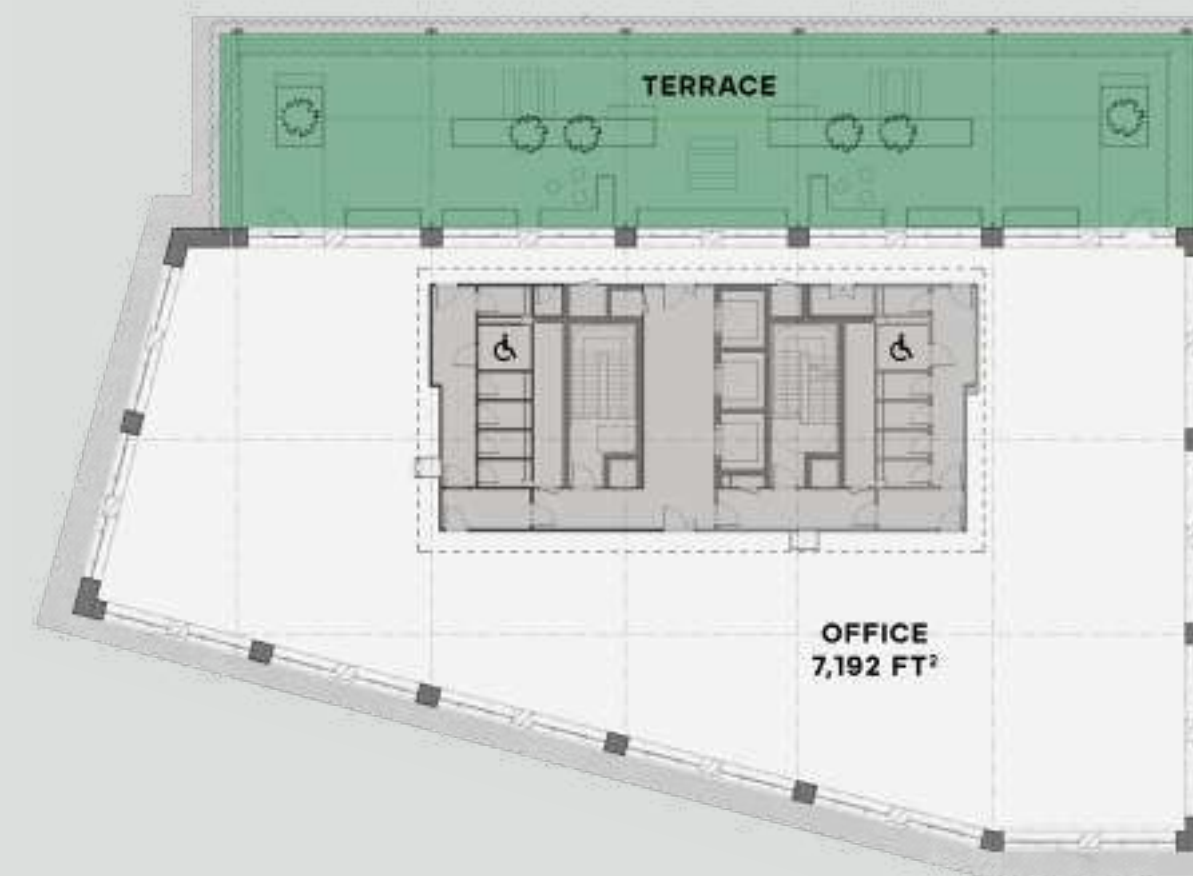
GROUND FLOOR



TYPICAL FLOOR



6TH FLOOR



Office Space
 Reception and Core Space
 Plant Space
 Terrace

Not to scale, for indicative purposes only

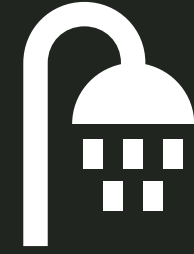




152 LOCKERS



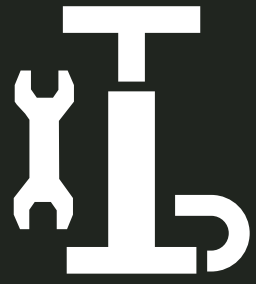
250 SECURE CYCLE SPACES



28 SHOWERS & CHANGING FACILITIES



SECURE PARKING BY SEPARATE NEGOTIATION



BICYCLE REPAIR STATION



FULLY FIT OUT LOBBIES



ELECTRIC CHARGING POINTS



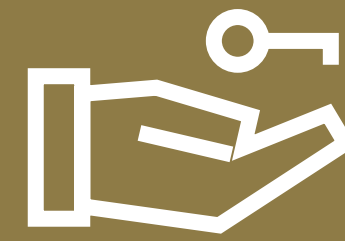
STATE-OF-THE-ART FACILITIES THROUGHOUT

SPECIFICATION & TECHNOLOGY

The Chimney Walk offices are targeting BREEAM Excellent with flexible floorplates, usable windows and energy-efficient facilities.



BREEAM[®]
Targeting Excellent



SECURE ACCESS
CONTROL



AIR
CONDITIONING



WATER
MONITORING



SECURITY



VISITOR
MANAGEMENT



WASTE
MANAGEMENT

1:8

OCCUPATIONAL
DENSITY



VENTILATION
SYSTEM



FLOOR TO
SOFFIT HEIGHT



NATURAL
VENTILATION



RADIATORS



FIRE DETECTION
SYSTEM



WHO WE ARE



Vastint is an international real estate organisation with over 30 years of experience. The goal of Vastint is to create long-term value through property investments. The cornerstones of our operations are the management of portfolio properties and the development of commercial real estate, including residential development and sales.

At Vastint UK, we specialise in unlocking the potential of large city sites to create truly mixed-use regeneration schemes. We want to create distinct urban environments inspired by how people enjoy working and living in the modern world.

As a developer, we have a long-term commitment to the places we create, retaining, managing and growing the communities we build. Vastint UK's head office is based on the Island, so by becoming a tenant at Sugar House Island, you will also become our neighbour.



INTERESTED IN ISLAND LIFE? CONTACT US



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