

# Compton

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## Stratford

Sugar House Island - 1  
Cooperage Yard  
1 Sugar House Lane  
E15 2QD

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1 Cooperage Yard is a brand new  
CAT A office space at Sugar House  
Island

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**For Rent**  
5,543 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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## Stratford

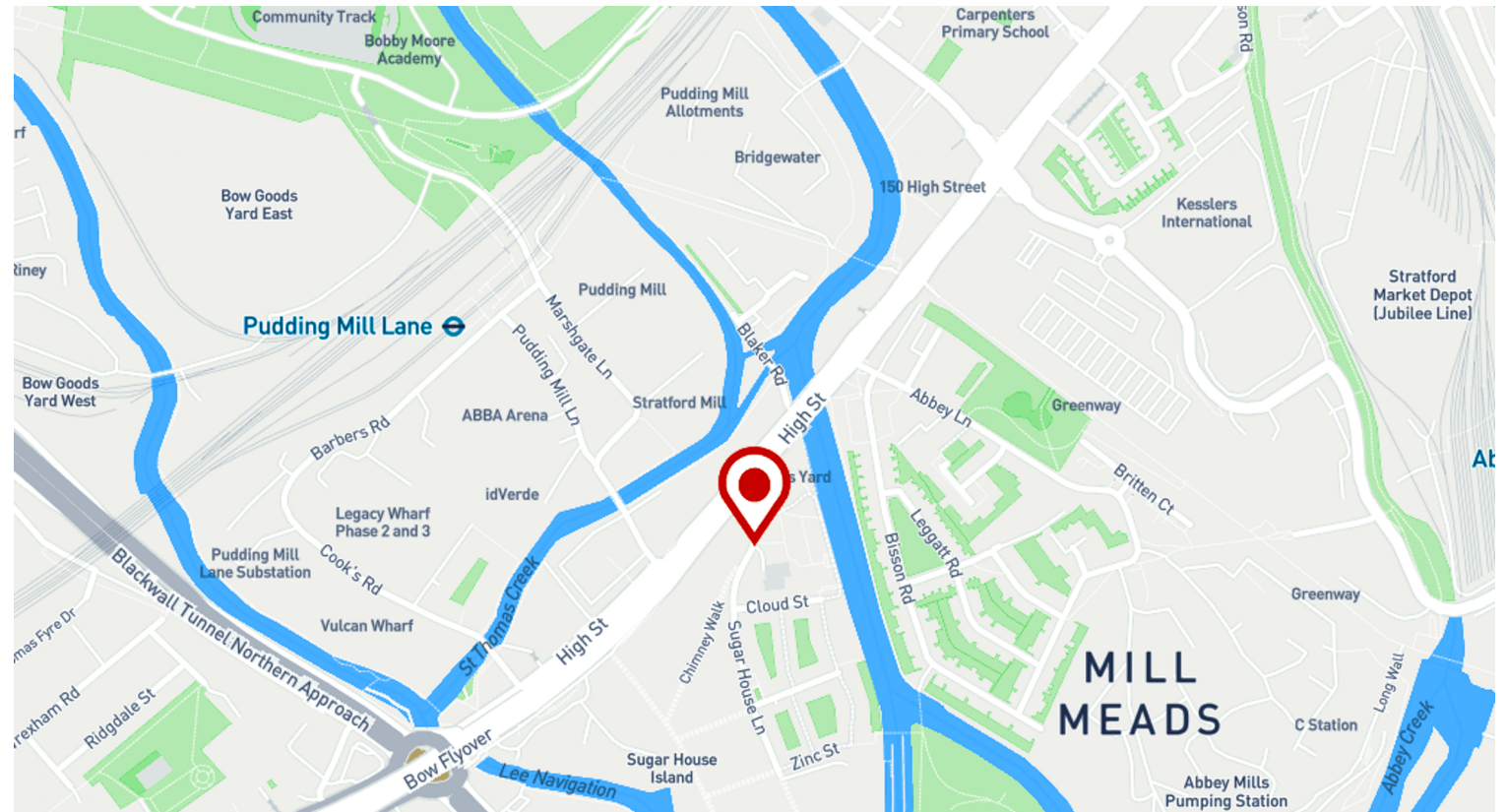
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## Location

Conveniently located within a 5 minute walk of Pudding Mill Lane, the development is located off High Street, Stratford, forming part of a wider mixed use development. There is an on site bar and supermarket, whilst there will also soon be a gym there as well. The scheme also will hold an outstanding offstead rated school which opened in September.

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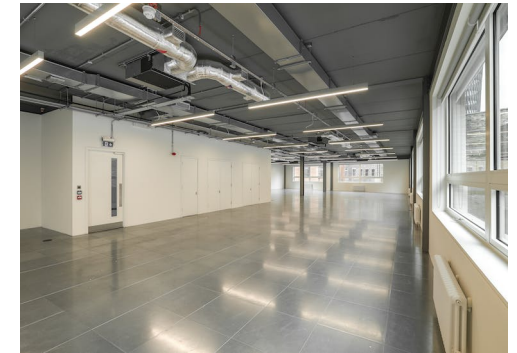
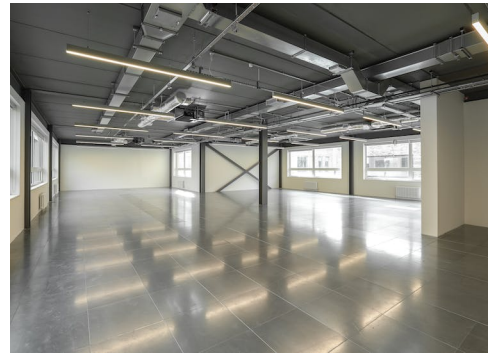
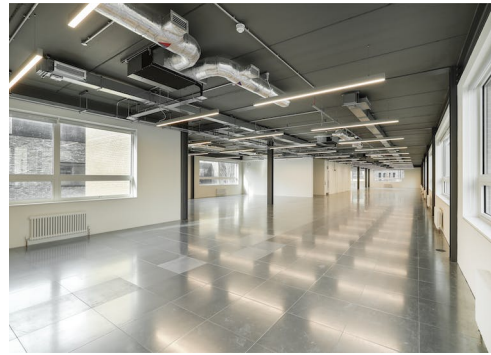
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## Amenities

- Brand newly refurbished
- CAT A specification
- Fantastic natural daylight
- Fully accessible raised flooring
- Full AC cooling & heating systems
- Open-plan, low-energy lighting
- Modern suspended lighting
- WC's
- New key point...

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## 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



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## Floor Areas & Outgoings

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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
3rd - 1 Cooperage Yd.	4,144	£40	£15	£7.50	£21,583.33	£259,000	Let
2nd - 1 Cooperage Yd.	5,543	£37.50	£15	£7.50	£27,715	£332,580	Let
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
<b>Total</b>	<b>18,039</b>	<b>£37.50</b>	<b>£15</b>	<b>£7.50</b>	<b>£75,858.54</b>	<b>£910,302.50</b>	



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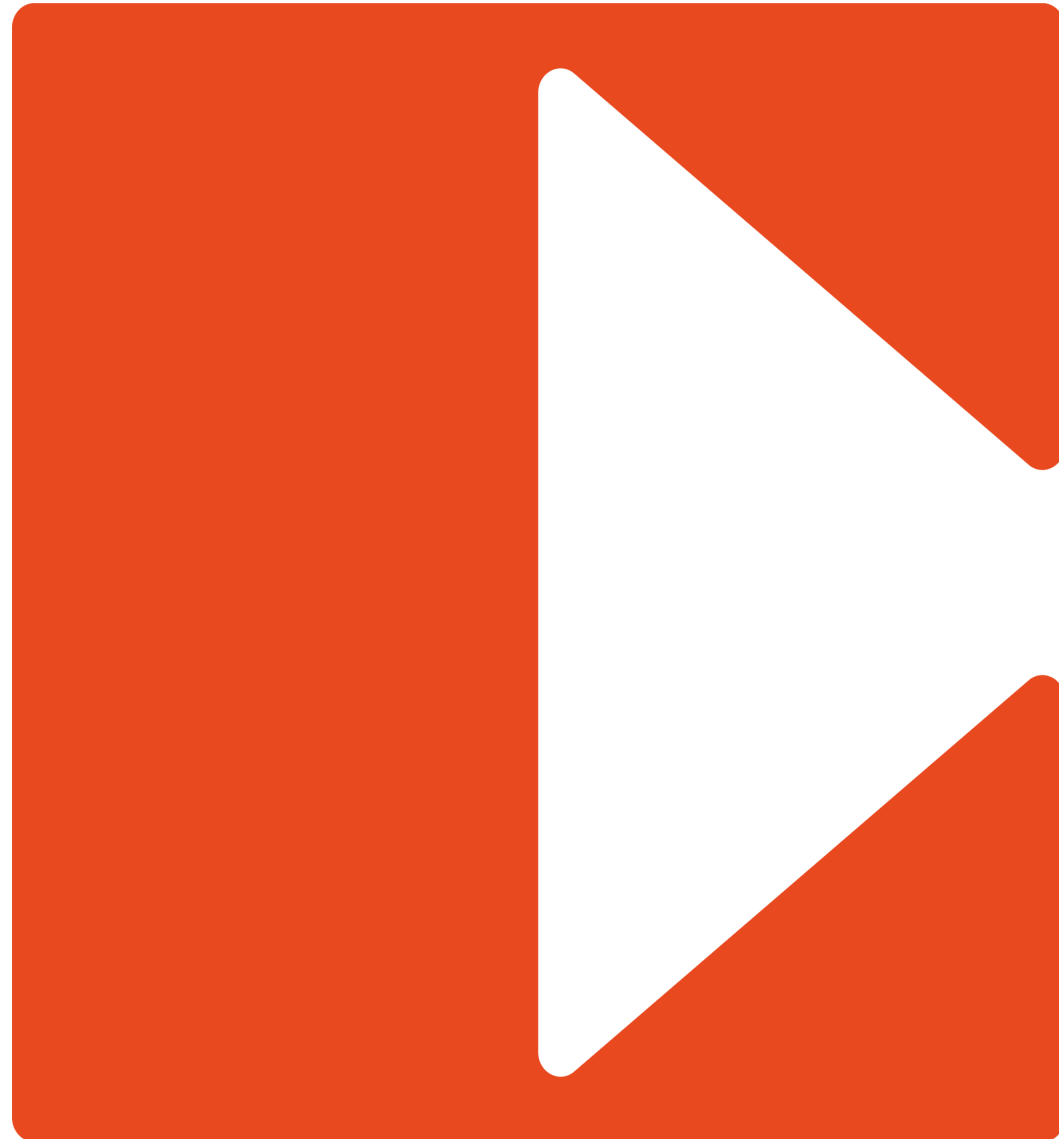
## Contact Us

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

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