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A modern office interior featuring a long, light-colored wooden table with several orange chairs. The room has large windows on the right side, providing a view of a cityscape. The ceiling is made of exposed wooden beams with recessed lighting. The floor is covered in a grey carpet. The overall atmosphere is bright and professional.

Stratford

Sugar House Island
1 Danes Yard
E15 2QD

Dane's Yard is the Creative Quarter
and first phase of Sugar House
Island, located just a stone's throw
from Stratford.

For Rent

1,569 to 11,783 ft²

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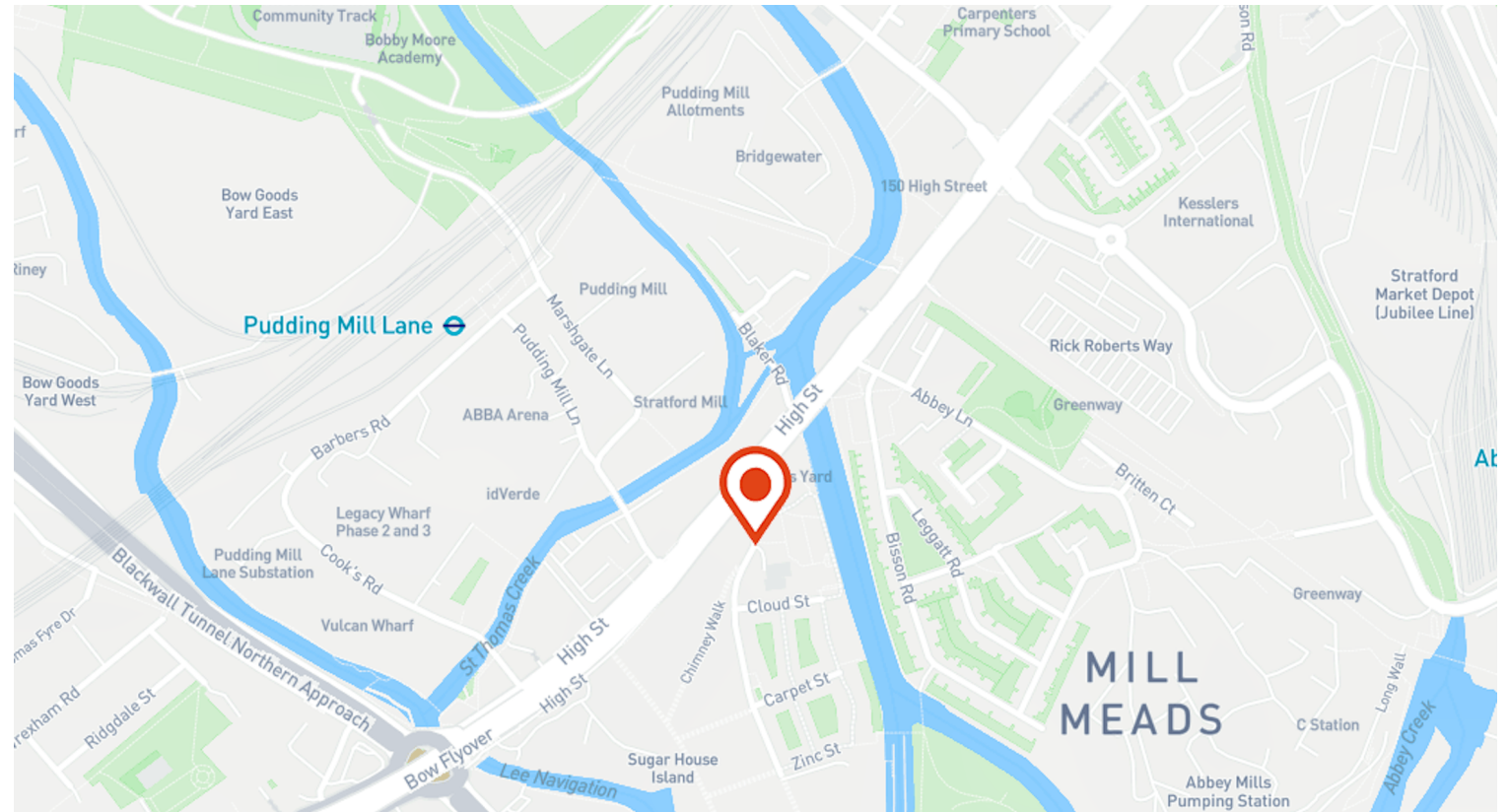
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Location

Eight stations, seven lines, five bus routes and two dedicated cycle routes connect Dane's Yard to the City and its surrounds. There's a bit of everything on Sugar House Island's doorstep. Canal-side and wetland walks, world-class sports facilities, pared-back bars of Hackney Wick, Westfield Stratford shopping centre and parks galore

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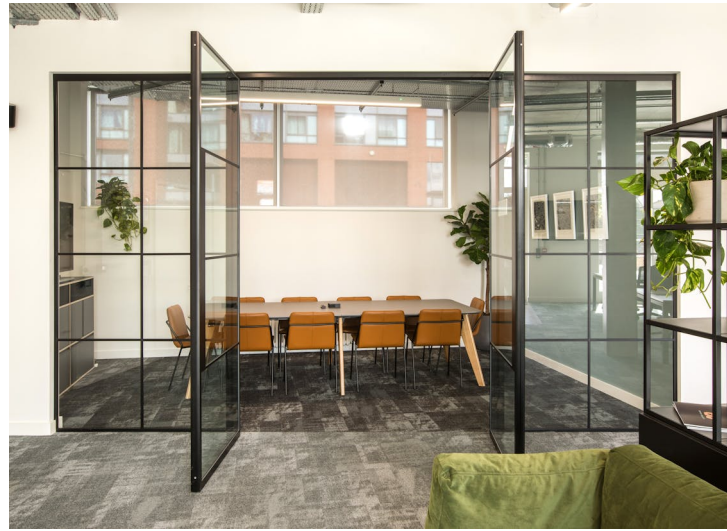
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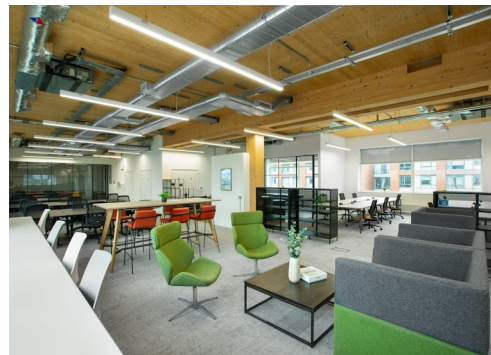
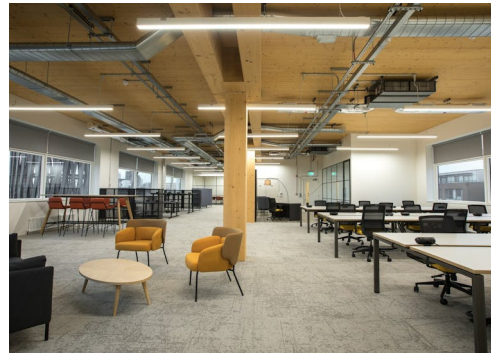
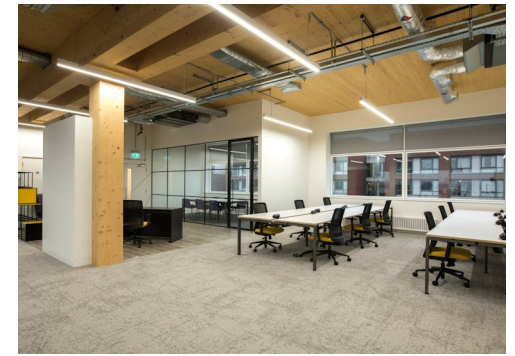
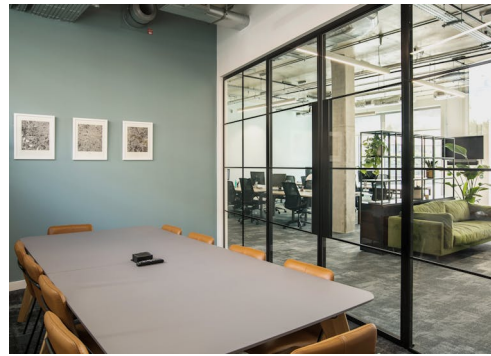
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Amenities

- Brand newly refurbished
- Ground & 4th Floor come fully fitted and furnished
- Remaining floors come partially fitted out with carpet flooring and kitchenette
- Great natural daylight throughout
- Fully accessible raised floors
- Video phone entry
- Full AC cooling & heating systems
- Fantastic views over Stratford
- Parking by separate negotiation

Description

Set in a pivotal position on the northern tip of the Island, 1 Dane's Yard's contemporary office space spans five storeys and commands a prominent High Street setting.

The Cross Laminated Timber (CLT) structure has excellent thermal efficiency and low running costs, with its heating supplied through Sugar House Island's district heat network.

Dane's Yard is the Creative Quarter and first phase of Sugar House Island, located just a stone's throw from Stratford. It's an eclectic, canal-side quarter with a mix of characterful offices and outdoor spaces. Tight alleyways, roof terraces and carefully crafted courtyards let conversation, creativity and collaboration flow.

Sugar House Island's award-winning vision will bring together a growing community with 1,200 new homes, 624,000 sq ft of office space and a mix of restaurants, retail and leisure occupiers amongst the waterways of east London.

Join the wave of tech, fashion and creatives forging east and play a role in carving this exciting part of the City. Effortlessly connected to the rest of London and with dedicated bike routes such as the Cycle Superhighway and Jubilee Greenway passing by parks and canals on their way to the Island, getting to and from work will be safe and scenic.

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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

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	£37.50	£15	£7.50	£17,085	£205,020	Available
3rd - 1 Dane's Yd.	3,417	£37.50	£15	£7.50	£17,085	£205,020	Let
2nd - 1 Dane's Yd.	3,417	£29.50	£15	£7.50	£14,807	£177,684	Available
1st - 1 Dane's Yd.	3,380	£29.50	£15	£7.50	£14,646.67	£175,760	Available
Ground - 1 Dane's Yd. copy	1,569	£37.50	£15	£7.50	£7,845	£94,140	Available

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Contact Us

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

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