

CHIMNEY WALK

**TYPE
BUILDING**

— CHIMNEY —
WALK

**THE
INK HOUSE**

—
CHIMNEY
WALK

—
**COLOUR
WORKS**

CHIMNEY
WALK

**SUGAR HOUSE
ISLAND**

STRATFORD, E15

WHERE
CREATIVITY,
EDUCATION &
Collaboration
COME TOGETHER.

TEESIDE
UNIVERSITY

LIVERPOOL MEDIA
ACADEMY (LMA)

UNIVERSITY
COLLEGE LONDON

LOUGHBOROUGH
UNIVERSITY

LONDON COLLEGE
OF FASHION

STAFFORDSHIRE
UNIVERSITY



UCL EAST

PUDDING MILL
LANE STATION



BOOST EDUCATION

SCHOOL OF EDUCATION
AND COMMUNITIES

UNIVERSITY OF
EAST LONDON

MARYLAND
STATION



NEWHAM
COLLEGE

STRATFORD
STATION



THE LANGUAGE
FAIR

STRATFORD SCHOOL
ACADEMY

LONDON ACADEMY OF
EXCELLENCE STRATFORD

INTUITIVE HEALTH &
BEAUTY ACADEMY

THE TALENT
HOUSE

SCHOOL 360

WELCOME TO
SUGAR HOUSE ISLAND



EDUCATION EPICENTRE

EASY & WELL CONNECTED

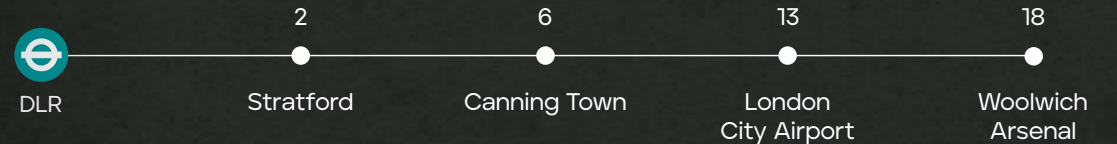


CYCLE TIMES



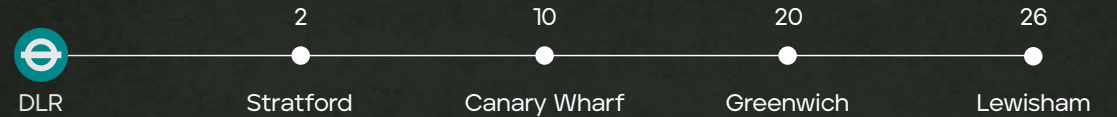
PUDDING MILL LANE

5 minutes 3 minutes



STRATFORD HIGH ST

10 minutes 3 minutes



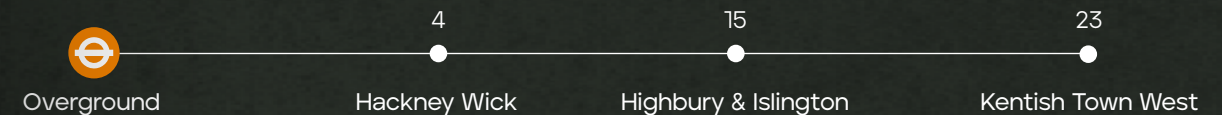
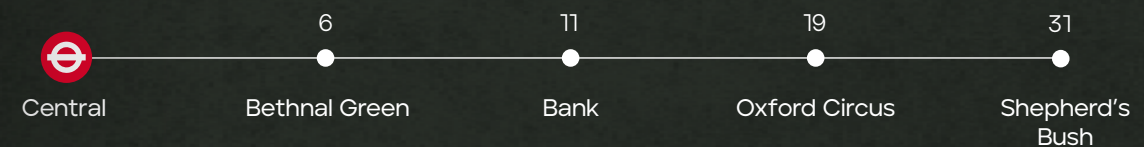
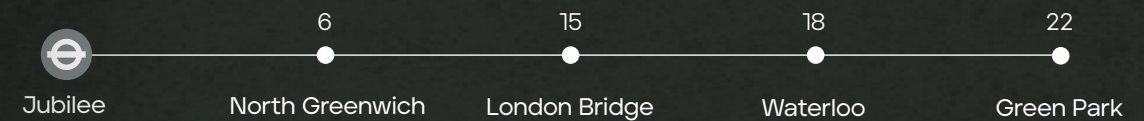
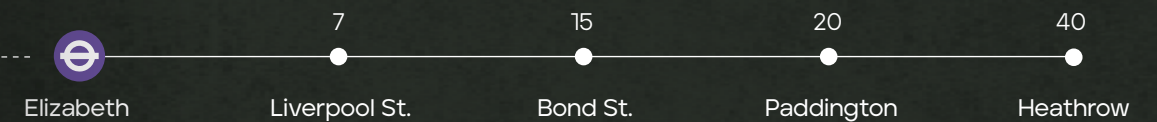
STRATFORD INTERNATIONAL

23 minutes 13 minutes



STRATFORD

15 minutes 5 minutes



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

Disclaimer:
*All travel times are sourced from Google Maps, the TFL website and trainline.com

3 BUILDINGS

MADE FOR EDUCATION

With E/F1 dual use consent in progress

Chimney Walk's three prominent buildings have been designed for modern-day educational facilities, with flexible column-free floor plates, openable windows, and roof terraces for relaxation and collaboration.

From the 3.5m ceiling heights to the large open-plan receptions Sugar House Island welcomes higher-education providers.

With large floor plates of up to 23,000 sq ft and the ability to be self-contained Sugar House Island can cater for education requirements from 5,000 up to 245,000 sq ft.

Three acres of canalside public realm space surrounding multiple restaurants and bars make Sugar House Island a special destination to study and collaborate.



TYPE BUILDING
— CHIMNEY WALK —

COLOUR WORKS
— CHIMNEY WALK —

THE INK HOUSE
— CHIMNEY WALK —

**Make a home
on the Isle of
Opportunity**

'Full Application for Dual Use of Buildings Mu2.1 and Mu2.2 for Office Use Falling within Class E(g) (i), and Further Education Falling within Class F1(a) of the Town and Country Planning (Use Classes) Order 1987 as amended'.

SUPER SUSTAINABLE BUILDINGS



Targeting BREAAAM Excellent with flexible floor plates, openable windows and energy efficient facilities, Chimney Walk has been designed with sustainability and student well-being in mind.



TARGETING BREEAM EXCELLENT
TARGETING EPC A
RENEWABLE ENERGY SOURCES
BIO-DIVERSE ROOFS
BEE HIVES



SPEC & FACILITIES

E/F1 DUAL USE
CONSENT
IN PROGRESS

DESIGNED WITH THE END USER IN MIND, THE THREE BUILDINGS OFFER LARGE WINDOWS, NATURAL VENTILATION AND A SUPER GENEROUS M&E CAPACITY.



BREEAM®
Targeting Excellent

- ACCESS CONTROL
- AIR CONDITIONING
- WATER MONITORING
- LOW CARBON HEATING
- NATURAL VENTILATION
- SECURITY & CCTV
- VISITOR MANAGEMENT
- WASTE MANAGEMENT
- UP TO 10GB SUPER FAST FIBRE
- M&E CAPACITY
- 1:8 OCCUPANCY
- VENTILATION SYSTEM
- FLOOR TO SOFFIT HEIGHT 3.5m
- 100% DALI CONTROLLED LED LIGHTING
- OPENABLE WINDOWS
- RADIATORS
- FIRE DETECTION SYSTEMS
- CAT A FIT OUT
- FLEXIBLE COLUMN FREE FLOOR PLATES

'Full Application for Dual Use of Buildings Mu2.1 and Mu2.2 for Office Use Falling within Class E(g) (i), and Further Education Falling within Class F1(a) of the Town and Country Planning (Use Classes) Order 1987 as amended'.



TYPE BUILDING
— CHIMNEY WALK

THE INK HOUSE
— CHIMNEY WALK

COLOUR WORKS
— CHIMNEY WALK

WHAT'S AVAILABLE

THE BUILDINGS

BUILDING	STOREYS	NIA (sq ft)	TERRACE (sq ft)	MIN SPACE AVAILABLE (sq ft)	MAX SPACE AVAILABLE (sq ft)
A TYPE BUILDING	6	94,488	7,960	5,920	94,488
B THE INK HOUSE	6	66,765	5,273	2,852	66,765
C COLOUR WORKS	7	59,509	3,323	3,509	59,509

THE RULES OF THE GAME

East

LONDON'S

WEST

WORKSP

THOSE WITH

TYPE BUILDING

— CHIMNEY —
WALK

The largest of the three buildings, Type Building boasts an expansive internal courtyard and two impressive terraces with views across the Island.

A beautiful central courtyard connects the two industrial-style lobbies, the larger of which features a coffee bar and hotel lobby-style design with areas to ponder, relax and collaborate.

A huge executive lounge with full amenities is located on the ground floor and is available for tenants to enjoy and use for private events.

FIVE FLOORS

CENTRAL COURTYARD

TWO LOBBIES

FIVE PASSENGER LIFTS

TWO LARGE ROOF GARDENS



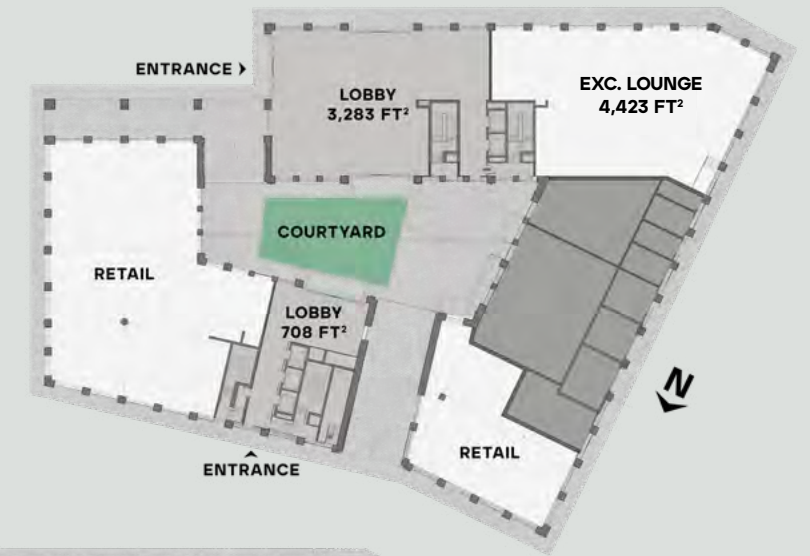
TYPE BUILDING

— CHIMNEY —
WALK

FLOOR	NIA (sq ft) / (m ²)	TERRACE (sq ft) / (m ²)
5	12,182 / 1,131.7	
4	12,182 / 1,131.7	7,960 / 739.5
3	22,371 / 2,078.3	
2	22,371 / 2,078.3	
1	21,391 / 1,987.2	
G (Lobby 1)	3,283 / 305.0	
G (Lobby 2)	708 / 65.8	
TOTAL	94,488 / 8,777.9	7,960 / 739.5

QUALITY
BRITAIN

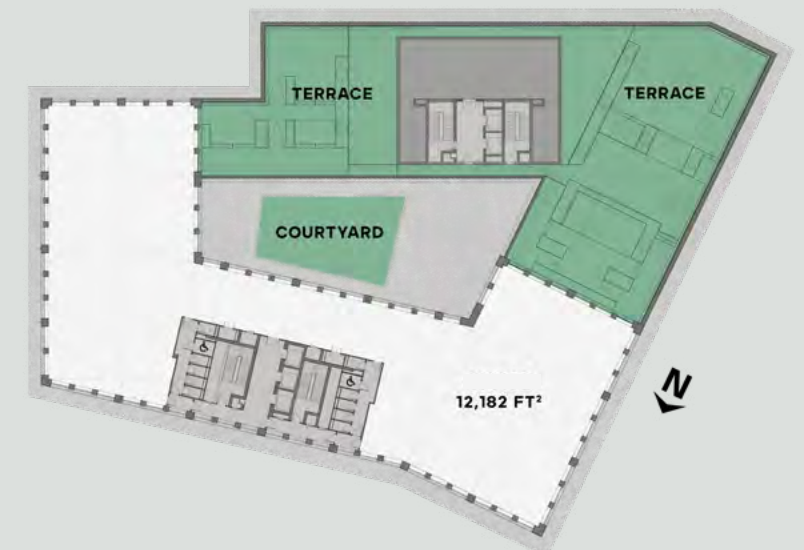
Ground Floor



Typical Floor



Fourth Floor



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

Not to scale, for indicative purposes only

THE INK HOUSE

—
CHIMNEY
WALK

With its striking glass atrium lobby, bio-diverse roof and world-class cycle facilities, the Ink House is rich with resource. The full-width roof garden looks out across Stratford and the Olympic Park offering a refreshing extension of the workplace.

FIVE FLOORS

GLASS ATRIUM LOBBY

THREE PASSENGER LIFTS

PRIVATE / COMMUNAL ROOF GARDENS

BIO-DIVERSE GREEN ROOF



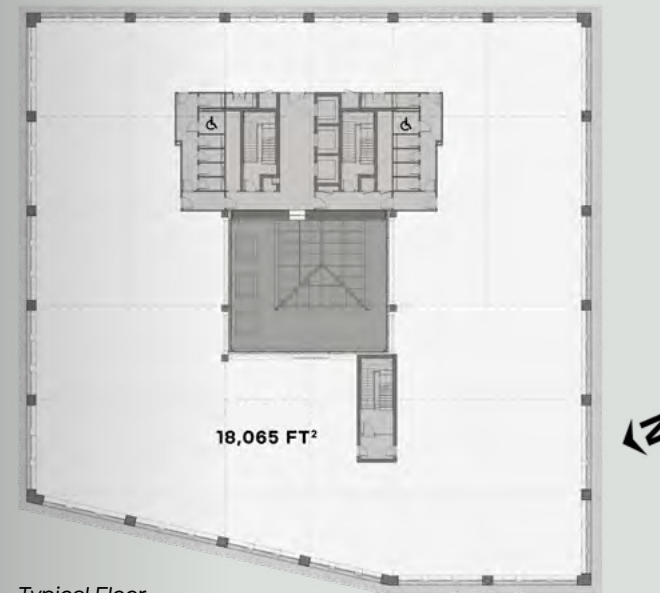
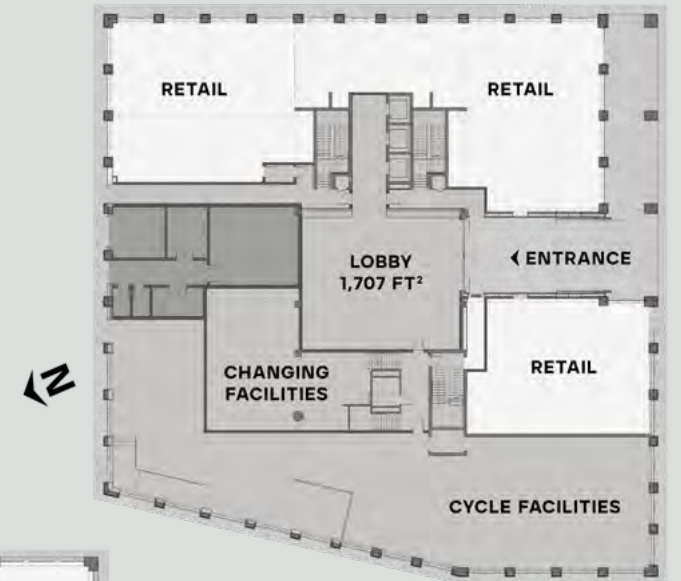
THE INK HOUSE

—
CHIMNEY WALK

FLOOR	NIA (sq ft) / (m ²)	TERRACE (sq ft) / (m ²)
5	6,023 / 559.5	5,273 / 489.9
4	5,993 / 556.7	
3	18,065 / 1,678.2	
2	18,065 / 1,678.2	
1	16,912 / 1,571.1	
G	1,707 / 158.6	
TOTAL	66,765 / 6,202.5	5,273 / 489.9

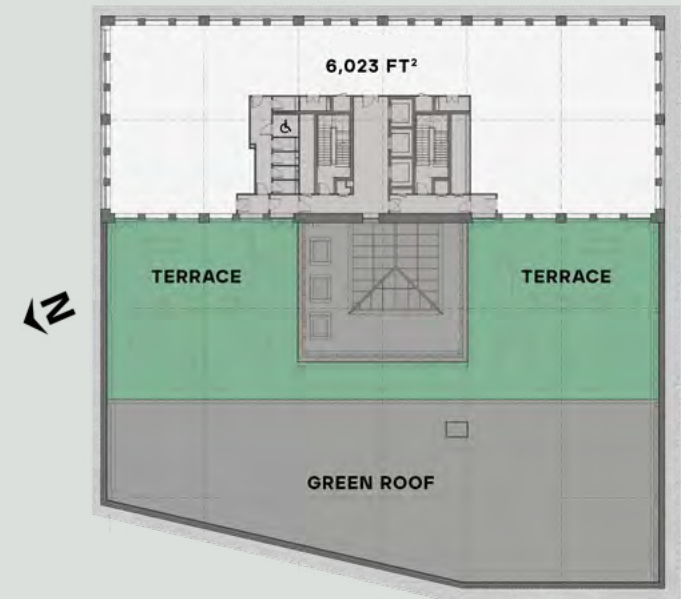
BUILT
TOAST

Ground Floor



Typical Floor

Fourth Floor



- Commercial Space
- Reception and Core Space
- Plant Space
- Terrace

Not to scale, for indicative purposes only

COLOUR WORKS

CHIMNEY WALK



Colour Works sits at the gateway to Sugar House Island. Its large two-storey colonnade steps into the building at ground floor level providing a dramatic lobby entrance. The sixth-floor roof garden is south-facing and generously sized with views across the Island.

SIX FLOORS

INTERIOR DESIGNED LOBBY

SOUTH FACING ROOF GARDEN

THREE PASSENGER LIFTS



COLOUR WORKS

CHIMNEY WALK

FLOOR	NIA (sq ft) / (m ²)	TERRACE (sq ft) / (m ²)
6	7,192 / 668.1	3,323 / 308.7
5	10,604 / 985.1	
4	10,604 / 985.1	
3	10,604 / 985.1	
2	10,604 / 985.1	
1	9,170 / 851.9	
G	731 / 67.9	
TOTAL	59,509 / 5,528.4	3,323 / 308.7

CRAFTED FOR CRAFT

Ground Floor



Typical Floor



Sixth Floor

- Commercial Space
- Reception and Core Space
- Plant Space
- Terrace

Not to scale, for indicative purposes only

The Lounge

by VASTINT



Indicative CGI's for illustrative purposes only

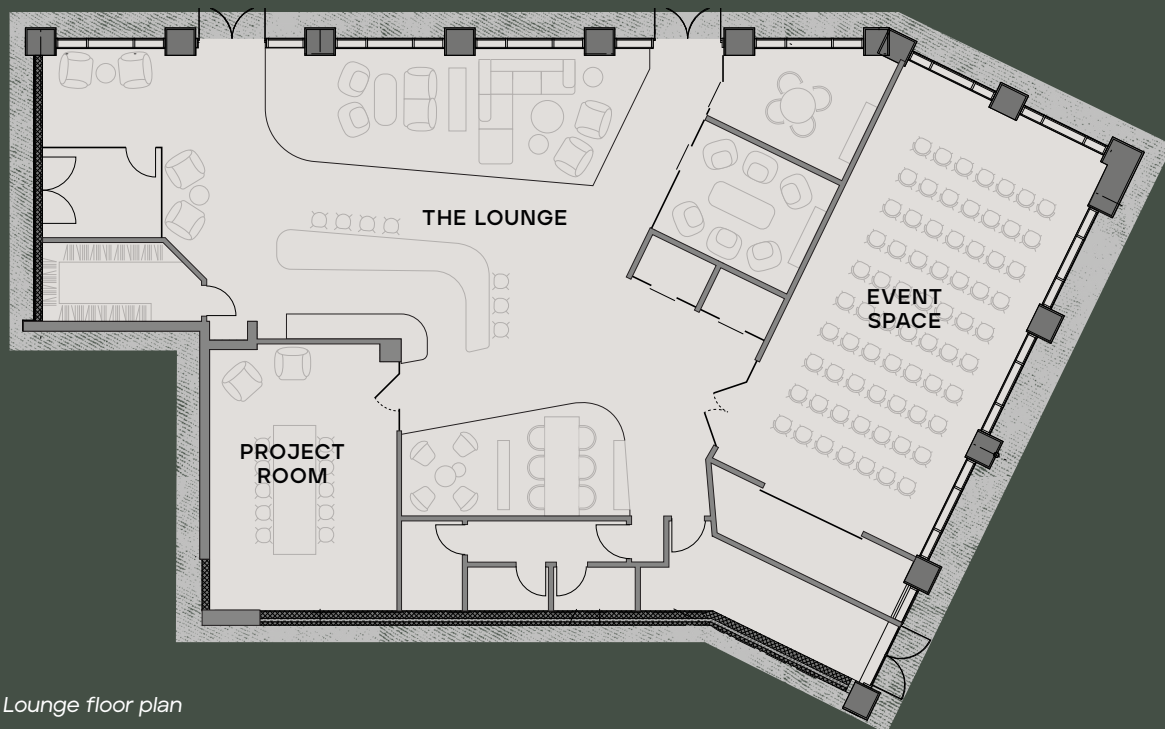
the Lounge

by VASTINT



Indicative CGI's for illustrative purposes only

THE STAGE IS SET
FOR EVENTS AND
CONFERENCES



Lounge floor plan

60 SEATER MULTI-SPACE

BOOKABLE MEETING ROOMS

HOT DESKING

BAR & KITCHEN

4,423 SQFT

The lounge is an exclusive space for tenants, with hot desks, bookable meeting rooms and a 60 person auditorium. An extension of your office space, the lounge is a place for socialising, collaborating and hosting events.

EAT SLEEP CYCLE REPEAT

STATE-OF-THE-ART CYCLE AND CHANGING FACILITIES

We've partnered with Five at Heart to bring world-class cycle storage and changing facilities to the offices at Chimney Walk.

The ground floor of the Ink House hosts an impressive 250 cycle and scooter racks for the secure storage of bikes for both staff and students.

Found a puncture on the way in? Not to worry, our cycle workshop and pump stations

will ensure you're ready to hit the road again in no time at all. Alongside the cycle facilities are contemporary male, female and gender-neutral changing rooms with 28 showers and 152 lockers.

With the Cycle Superhighway touching down right outside Sugar House Island, cycling to work couldn't be easier or safer.

The logo for Five At Heart, featuring the text "Five At Heart" in a bold, sans-serif font. The word "Five" is on the top line, "At" is in the middle, and "Heart" is on the bottom line. A stylized red heart shape is positioned to the right of the text, with a white circle and a red crosshair overlaid on it.A photograph of a bike room with a light blue brick wall. The wall has the words "BIKE ROOM" written in white, uppercase letters. In the foreground, several orange bike racks are visible, arranged in a row. The racks have black handles and are mounted on a grey floor.

BIKE ROOM

ROOF GARDENS & FRESH OPEN SPACES

Each of the Chimney Walk buildings feature unique private and communal roof gardens with views across east London to the city. Alfresco meetings, lunchtime hangouts and summer celebrations galore, the gardens provide the perfect outdoor

setting for employees to work, eat and relax, all-year round. Two of the three buildings also contain bio-diverse green roofs from which wild-flower gardens provide a valuable food source for pollinating insects.

4 ROOF TERRACES

2 BIO-DIVERSE ROOFS

REGULAR EVENTS

TENANT DISCOUNTS

BARS & RESTAURANTS



SOCIAL



IN GREAT COMPANY

As our Island grows, so do the number of independent businesses and organisations that occupy it. From a lively canalside restaurant to state-of-the-art fitness facilities; a bicycle workshop and a dry cleaner; the Island holds a treasure at every turn.



The Market

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



Jim & Tonic at The Print House

Award winning sustainable urban gin company Jim and Tonic has its primary brand house here at Sugar House Island. The fully equipped bar and restaurant serve a range of tasty delights for breakfast, lunch and dinner seven days a week, as well as a wide range of wine, beer and speciality gin cocktails.



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 27'.



Talent House

East London Dance and UD Music have teamed up to create the UK's first national Talent House for Urban Culture, here at Sugar House Island. The Talent House's state-of-the-art facilities include bookable dance and recording studios, perfect for your next team-building day!



The Rum House

Jim & Tonic's second spot at Sugar House Island, The Rum House, delivers another fully equipped bar, rustic events space, beautiful roof terrace and its very own rum distillery.



MARCHON

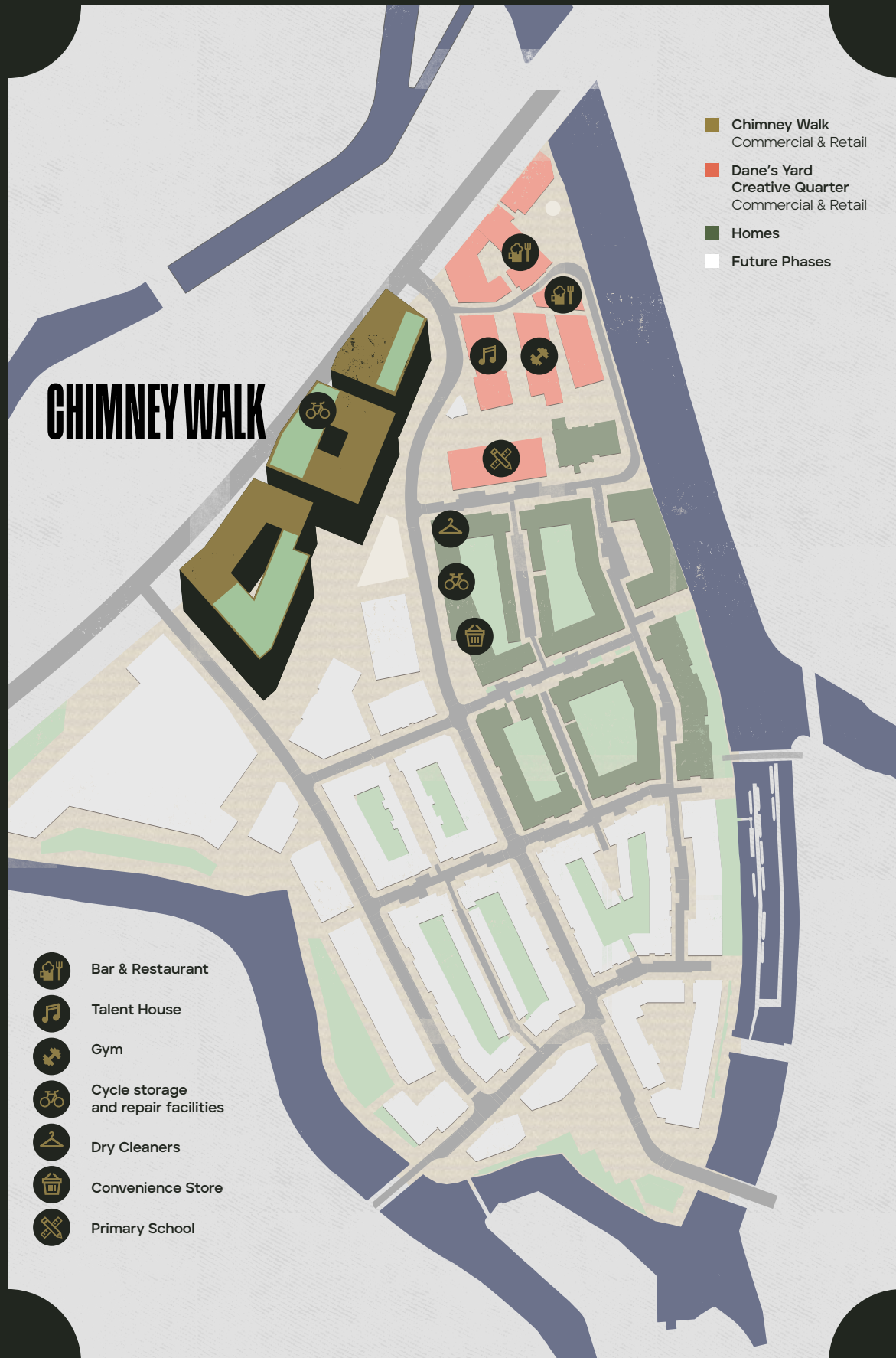
Marchon's core offering is functional fitness classes challenging all areas of training, offering a flexible timetable and welcoming members of all abilities.



The Laundry Spot

One of the latest additions to the Island, The Laundry Spot is open 7 days a week and tailored to assist with all of your clothing needs, from dry cleaning to tailoring and embroidery.





THE ISLAND 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 amid the waterways of east London.

The masterplan strikes a balance between homes, offices, creative workspaces and independent retailers. Buildings entwine with a wealth of outdoor public space, including courtyards, riverside parks and terraces.

3
OUTDOOR
EVENT SPACES

1,200
NEW
HOMES

26
ACRE
SITE

624,000
SQ FT
COMMERCIAL
SPACE

2
EDUCATION
HUBS

3
ACRES OF
OUTDOOR SPACE

40,000
SQ FT RETAIL

350
BEDROOM
HOTEL



**MASTERPLAN &
AREA STRATEGIES
AWARD**

THE DESTINATION
FOR EDUCATION
Everything
YOU NEED IN
ONE LOCATION



GOVERNANCE & CARE TAKERS

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.

Project by
VASTINT



FANCY ISLAND LIFE?

PLEASE CONTACT



Shaun Simons

ss@compton.london

07788 423 131

Oliver Jay

oj@compton.london

07903 714 187

Emma Higgins

eh@compton.london

07769 605 295



Holly Purvis

holly.purvis@savills.com

07977 371 475

Andrew Willcock

awillcock@savills.com

07870 999 628

Florence Horner

florence.horner@savills.com

07870 999 255

VASTINT

Vastint UK Services Ltd

The Print House

135 High Street

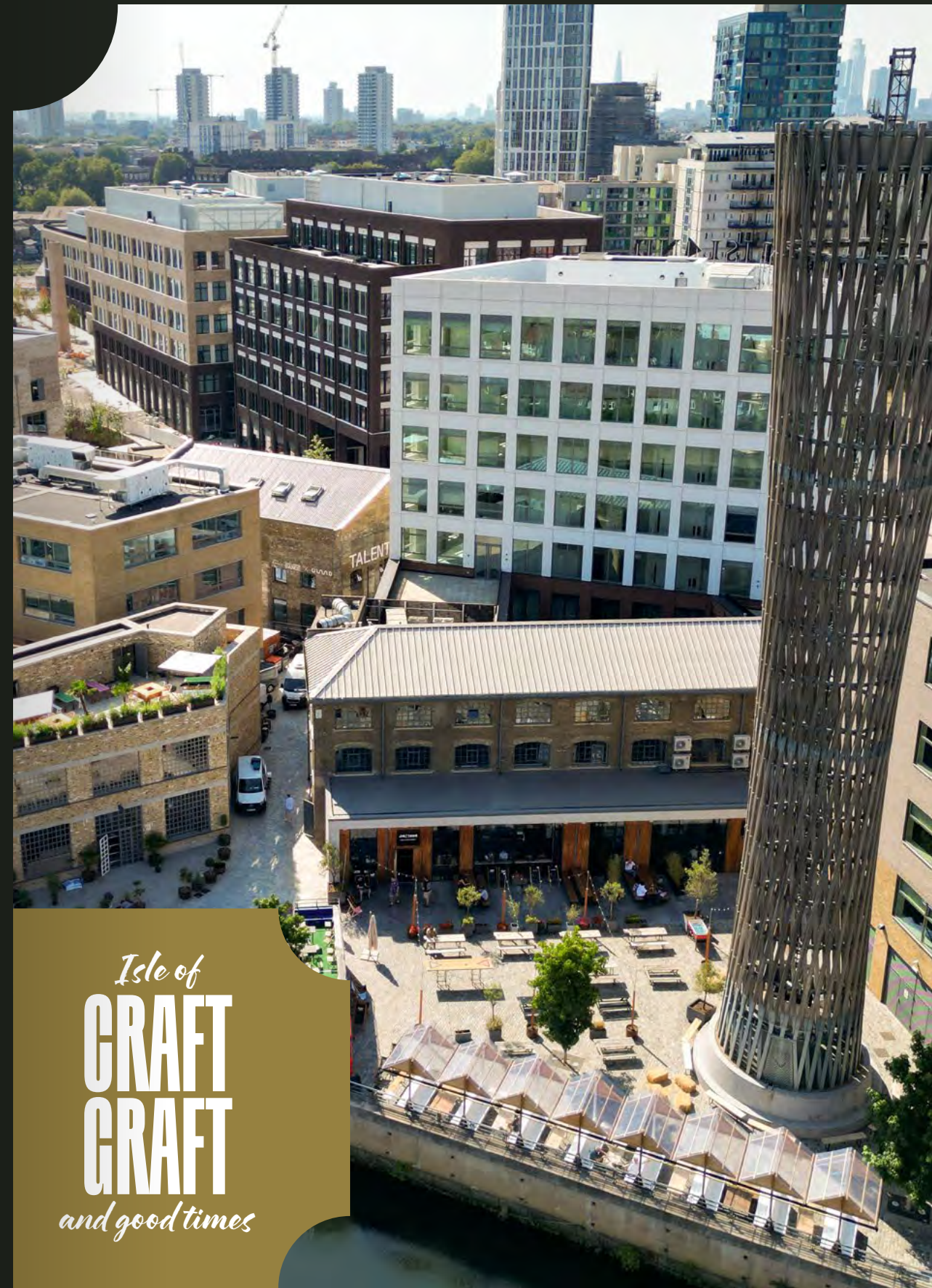
Stratford, E15 2RB

020 3384 7900

info.uk@vastint.eu

www.sugarhouseisland.com

The contents of this brochure are provided for general information only. Vastint UK B.V. and its subsidiary 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 buildings and the development are for illustrative purposes only and may not reflect the final design, layout, features or materials used. When making decisions, such as financial decisions, 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.



Isle of
**CRAFT
CRAFT**
and good times

SUGAR HOUSE
ISLAND