

## 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

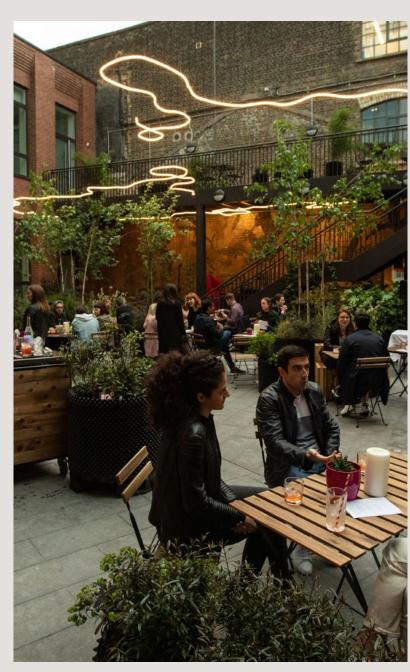
MINUTE WALK TO QUEEN ELIZABETH PARK

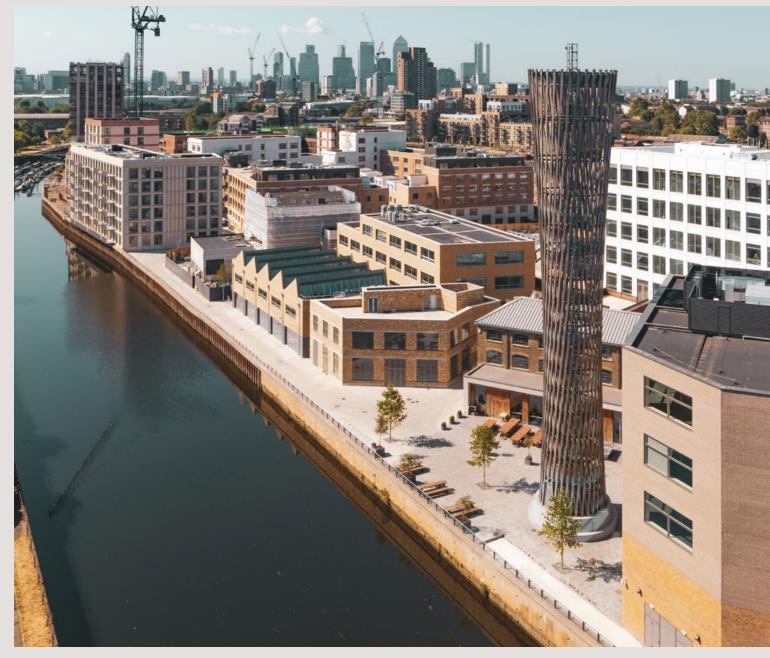
**74%** 

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**

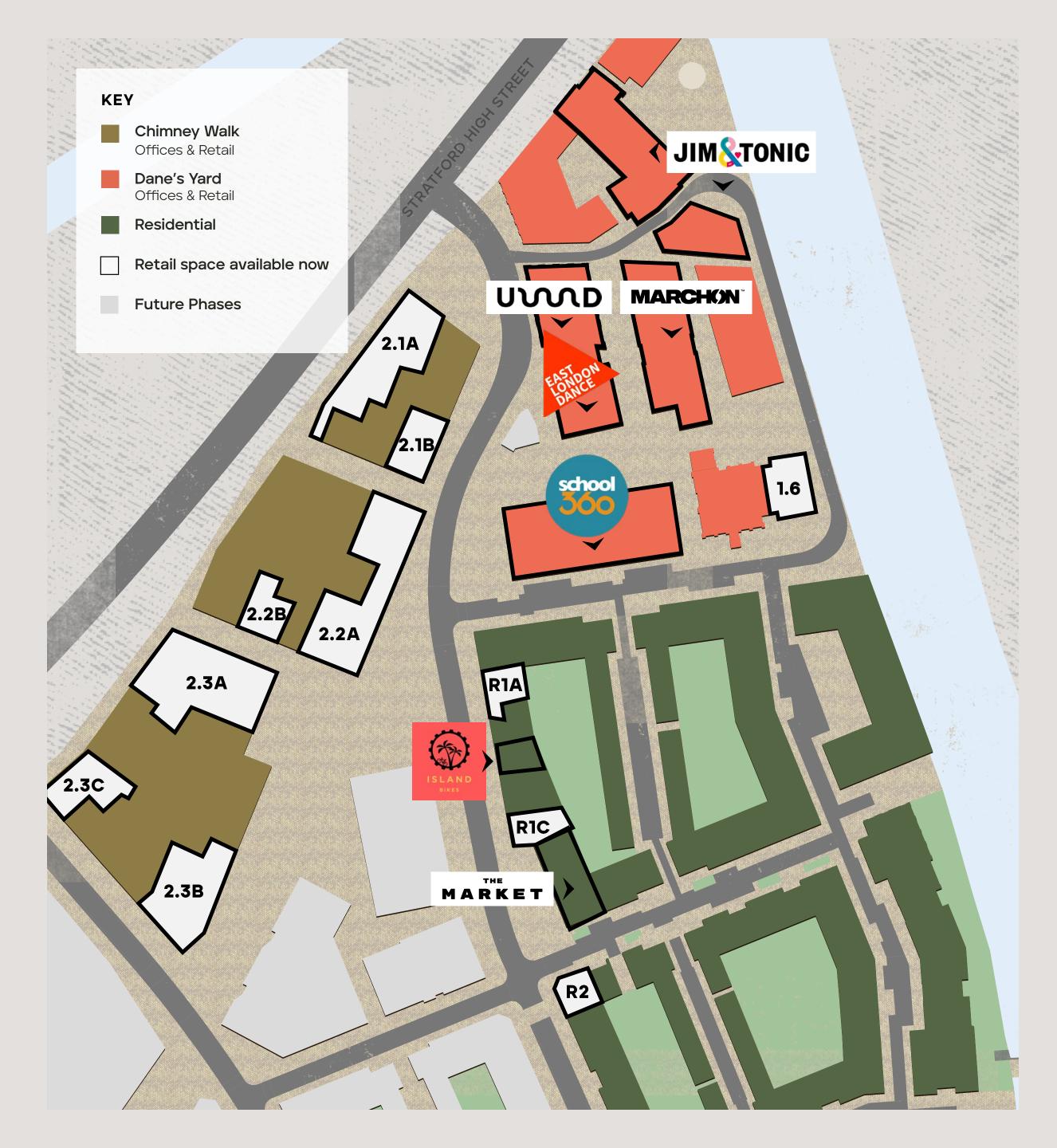
| UNIT | NIA (sq ft) | NIA (m²) | STATUS    |
|------|-------------|----------|-----------|
| 2.1A | 5,458       | 507      | AVAILABLE |
| 2.1B | 2,519       | 234      | AVAILABLE |
| 2.2A | 5,812       | 518      | AVAILABLE |
| 2.2B | 1,937       | 180      | AVAILABLE |
| 2.3A | 5,770       | 536      | AVAILABLE |
| 2.3B | 4,423       | 411      | AVAILABLE |
| 2.3C | 2,357       | 219      | AVAILABLE |

### **DANE'S YARD**

| UNIT | NIA (sq ft) | NIA (m²) | STATUS    |
|------|-------------|----------|-----------|
| 1.6  | 2,116       | 196.6    | AVAILABLE |

### **RESIDENTIAL QUARTER**

| UNIT | NIA (sq ft) | NIA (m²) | STATUS      |
|------|-------------|----------|-------------|
| R1A  | 821         | 76.3     | UNDER OFFER |
| R1C  | 1,210       | 112      | AVAILABLE   |
| R2   | 753         | 70       | AVAILABLE   |



## MEET THE Neighbours

As the Island grows, so do the number of independent businesses and organisations that occupy it.

Already home to a bustling riverside bar, functional fitness facility, convenience store and specialist bicycle shop; Sugar House Island seeks exciting operators to join its thriving new community.





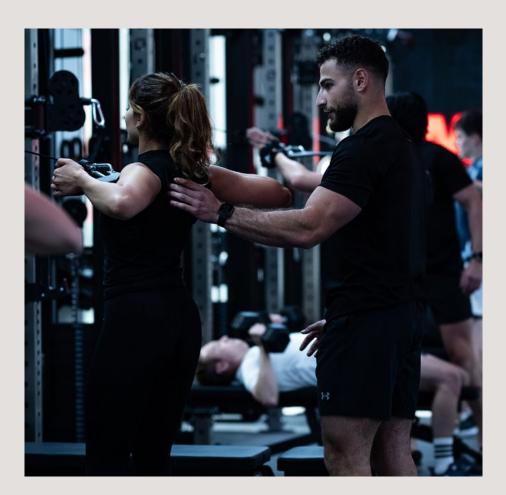
### Jim & Tonic at The Print House

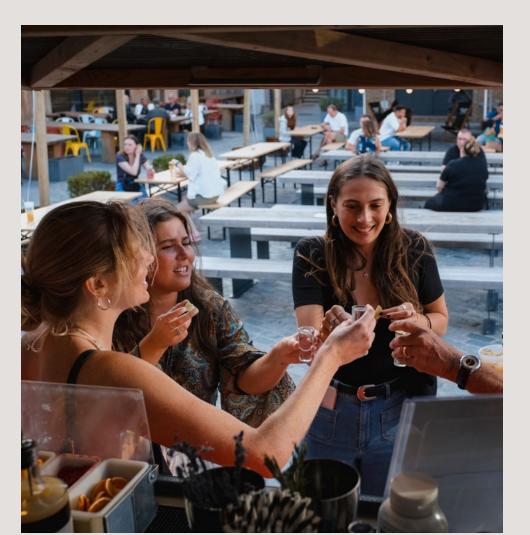
Award-winning, sustainable, urban gin company, Jim and Tonic, set up their primary brand house here at Sugar House Island in the summer of 2022 with a fully equipped bar and restaurant. The restaurant connects to Jim & Tonic's gin distillery, complete with a tasting room. Jim & Tonic will be opening its second premises at Sugar House Island in 2023, offering private event spaces and a rooftop bar.



### **MARCHON**

MARCHON is a functional fitness facility, offering fitness classes which challenge all areas of training, and offering a flexible timetable and welcoming members of all abilities.









### The Market

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

The Market is open

Monday to Sunday 08:00 - 22:30.



### 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 21. Currently educating its first two intakes of students, the rest of the school plays host to a collection of education-related charities and not-for-profits...



### **Talent House**

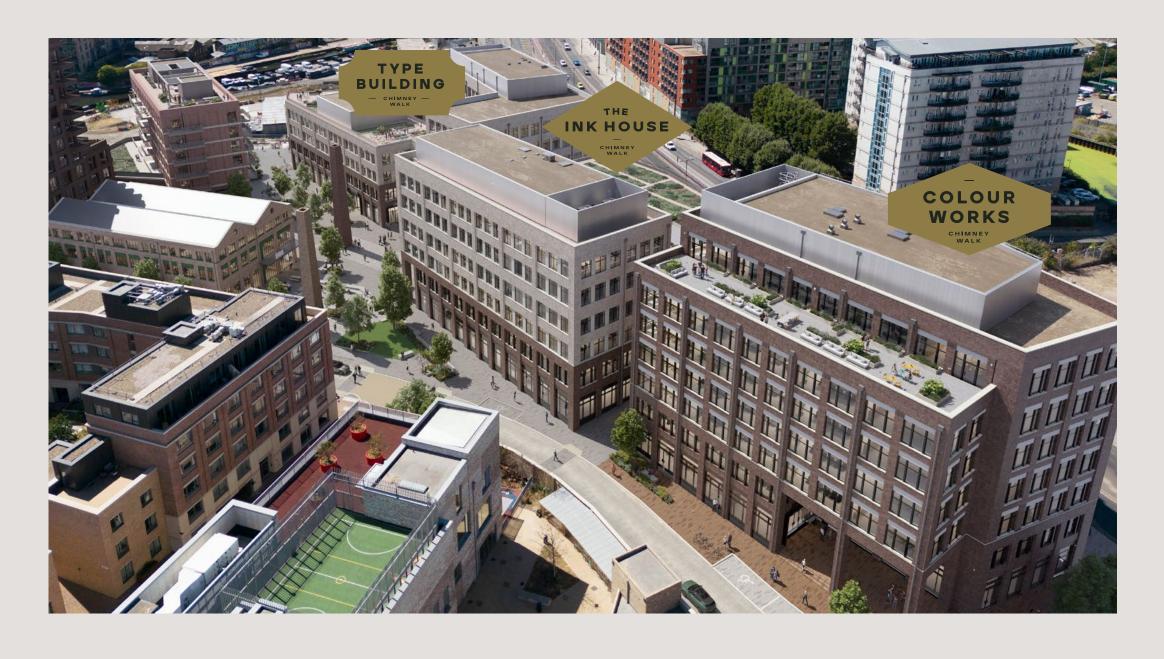
East London Dance and UD Music have teamed up to create the UK's first national Talent House for Urban Culture at Sugar House Island. The Talent House's state-of-the-art facilities include dance and recording studios which see a crowd of young creatives passing through their doors every week.

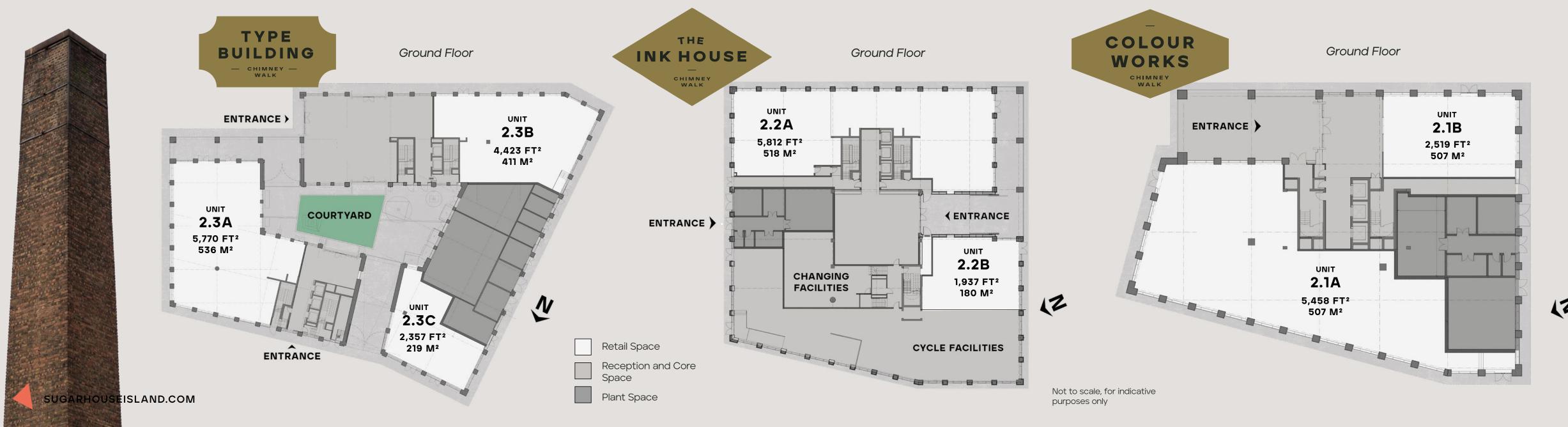


# CHIMNEY WALK Completing 2023

Chimney Walk is Sugar House Island's largest phase of commercial, bringing over 23,000 sq ft of ground floor retail space. The floors above contain over 220,000 sq ft of office space, providing room for up to 2,000 new workers. The pedestrianised plaza will become a hive of activity as office workers, visitors and those passing through enjoy the amenity on

offer. The space is designed to accommodate street food markets and outdoor seasonal events. Chimney Walk takes it name from the 19th century industrial chimneys which have been carefully restored in their original positions amongst the pedestrianised public realm.







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