



# DANE'S YARD

**CREATIVE  
QUARTER**

**SUGAR HOUSE  
ISLAND**

STRATFORD, E15

[SUGARHOUSEISLAND.COM](http://SUGARHOUSEISLAND.COM)

# ISLAND OF OPPORTUNITY



## SUGAR HOUSE ISLAND

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 build 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.

# DANE'S YARD CREATIVE QUARTER

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 stays awake when work stops.

Every corner reveals a hive of activity; tight alleyways, roof terraces and carefully crafted courtyards let conversation, creativity and collaboration flow. Once a historic industrial hotspot, Dane's Yard is again a place for collaborating and innovating together.

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This is an interactive pdf, simply click on the page you want to visit.

# OUR SPACES

	BUILDING	USE	STOREYS	NIA (sqft)	NIA (m <sup>2</sup> )
A	THE PRINT HOUSE	B1/A4	3	11,539	1,072
B	1 DANE'S YARD	B1	5	15,195	1,407.70
C	2 DANE'S YARD	B1/A4	2	4,095	380.40
D	1 SUGAR HOUSE LANE	B1	7	24,774	2,301.60
E	3 SUGAR HOUSE LANE	B1/D1	3	11,916	1,107
F	1 COOPERAGE YARD	B1	4	15,014	1,394.80
G	2 COOPERAGE YARD	B1	2	8,310	772
H	THE SUGAR HOUSE	B1/A4	2	5,481	509.2
<b>DANE'S YARD TOTAL</b>				<b>96,324</b>	<b>8,945</b>

MAP KEY



Bar



Restaurant

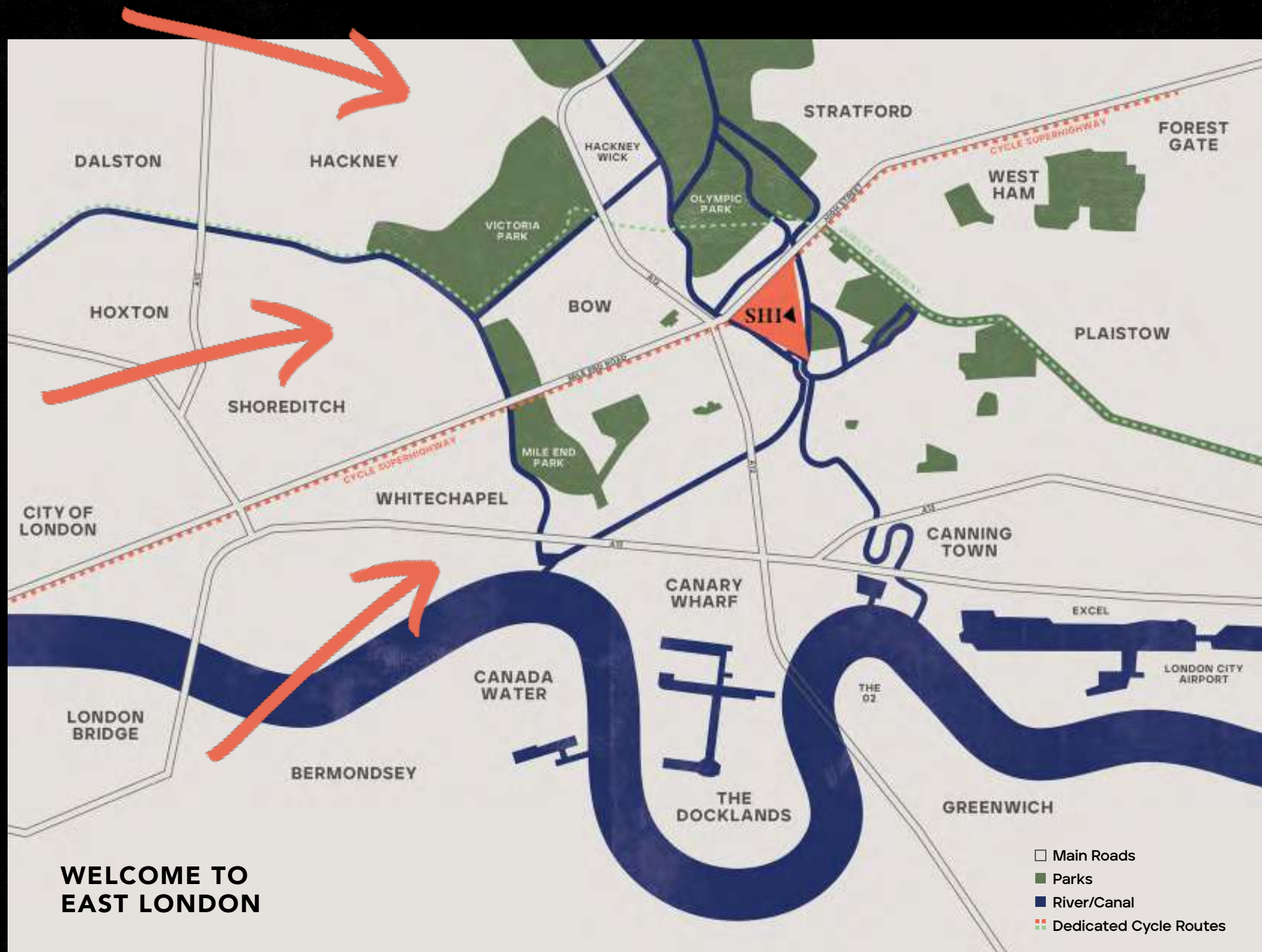


Gym & Cyclist Facilities

# JOIN THE VOYAGE EAST

London's centre of gravity is moving eastwards. Join the wave of tech, fashion and creative on the voyage east and play a role in carving this exciting part of the City.

Effortlessly connected to the rest of London and the world by air, train and road, Sugar House Island is on the pulse 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 can be both safe and scenic.





# LOCAL HOTSPOT

Get to

## KING'S CROSS ST PANCRAS

From Stratford Int. via National Rail



## LIVERPOOL ST.

From Stratford via Central Line



## CANARY WHARF

From Pudding Mill Lane via DLR



## BANK

From Stratford via Central Line



## LONDON CITY AIRPORT

From Stratford High Street via DLR



## WATERLOO

From Stratford via Jubilee Line



## OXFORD CIRCUS

From Stratford via Central Line



Eight stations, seven lines, five bus routes and two dedicated cycle routes connect Dane's Yard to the City and its surrounds.

For those longer trips, be sat on your plane within the hour for flights to Europe and New York from London City Airport.

Closer to home, there's a bit of everything on our doorstep. Canal-side and wetland walks, world-class sports facilities, pared back bars of Hackney Wick, Westfield Stratford shopping centre and parks galore.

### CYCLE TIMES

VICTORIA PARK 14 min

ILFORD 23 min

WALTHAMSTOW 28 min

STOKE NEWINGTON 28 min

WOOLWICH & GREENWICH 42 min

PECKHAM 43 min

All travel times are approximate  
 All travel times are sourced from Transport for London and Google Maps

# THE BUILDINGS

# 1 DANE'S YARD



## KEY FEATURES

PROMINENT HIGH STREET POSITION

SOUTH-FACING CANAL VIEWS

TALL CEILINGS AND LARGE WINDOWS

EXPOSED INTERNAL SERVICES

FLEXIBLE LEASE OPTIONS

## FIVE STOREYS OF OFFICE SPACE

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 building's entrance sits by the waterside with pedestrian access from the High Street, reached by routes echoing the site's old alleyways. The large windows gaze out over the canal and Dane's Yard below, with the tall ceilings and exposed internal finish forged to create a bright, energized space.

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.



## NIA

Ground	1,569 sqft / 145.4 m <sup>2</sup>
Floor 1	3,372 sqft / 312.4 m <sup>2</sup>
2/3/4	3,418 sqft / 316.7 m <sup>2</sup>
Total	15,195 sqft / 1,407.7 m <sup>2</sup>

## LOCATION



## COME AND HAVE A SNOOP



1 Dane's Yard is home to a distinctive tiled mural of a Great Dane, the emblem of The Dane Group of Companies, the innovative manufacturer of inks and paints which operated from here between 1853 and 2005.

LIGHT  
BRIGHT  
& AIRY

## SPECIFICATIONS



## WC

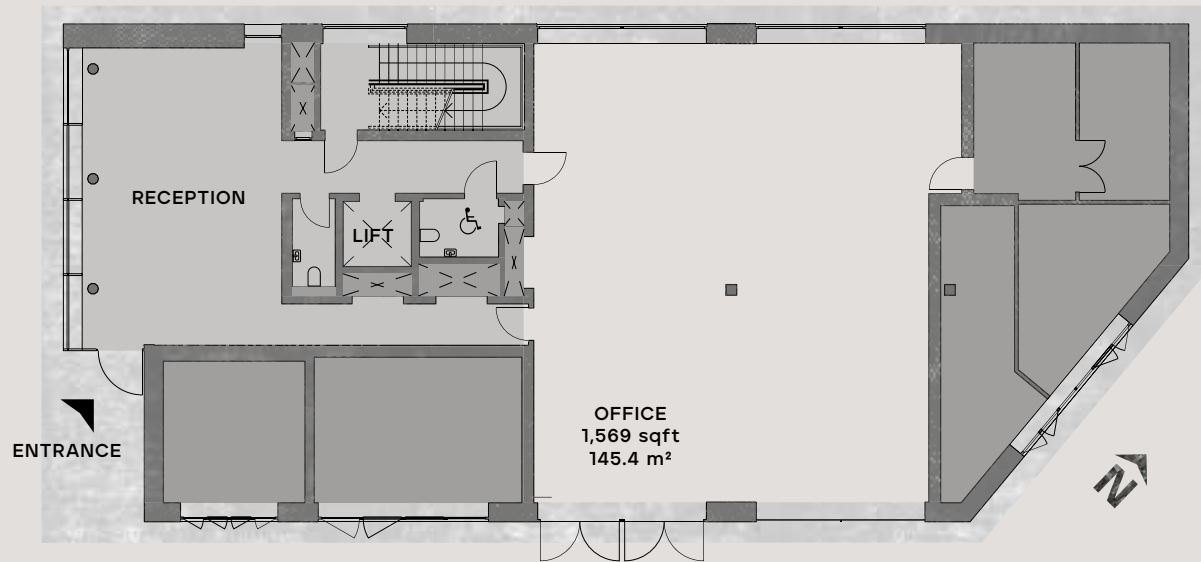
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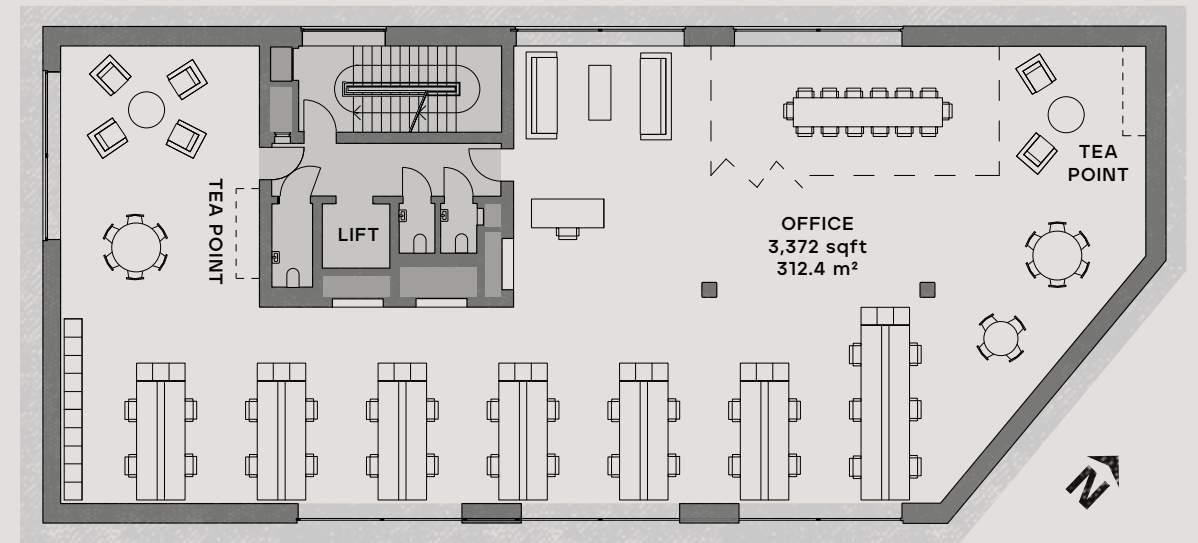


# FLOOR PLANS

Ground floor



1st floor



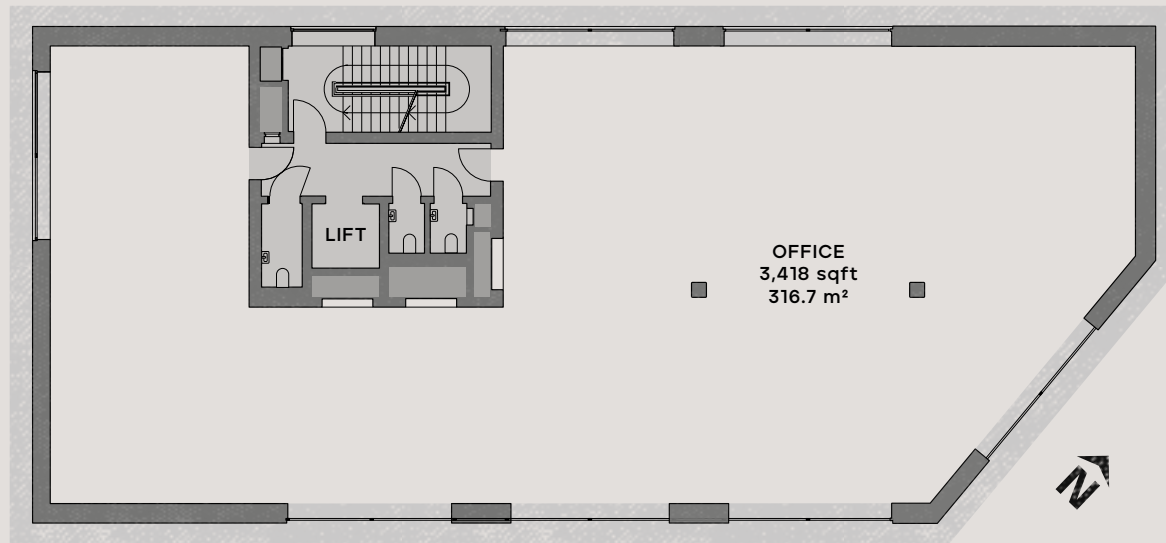
Indicative layout

- Office Space
- Reception And Core Space
- Plant Space

Not to scale, for indicative purposes only

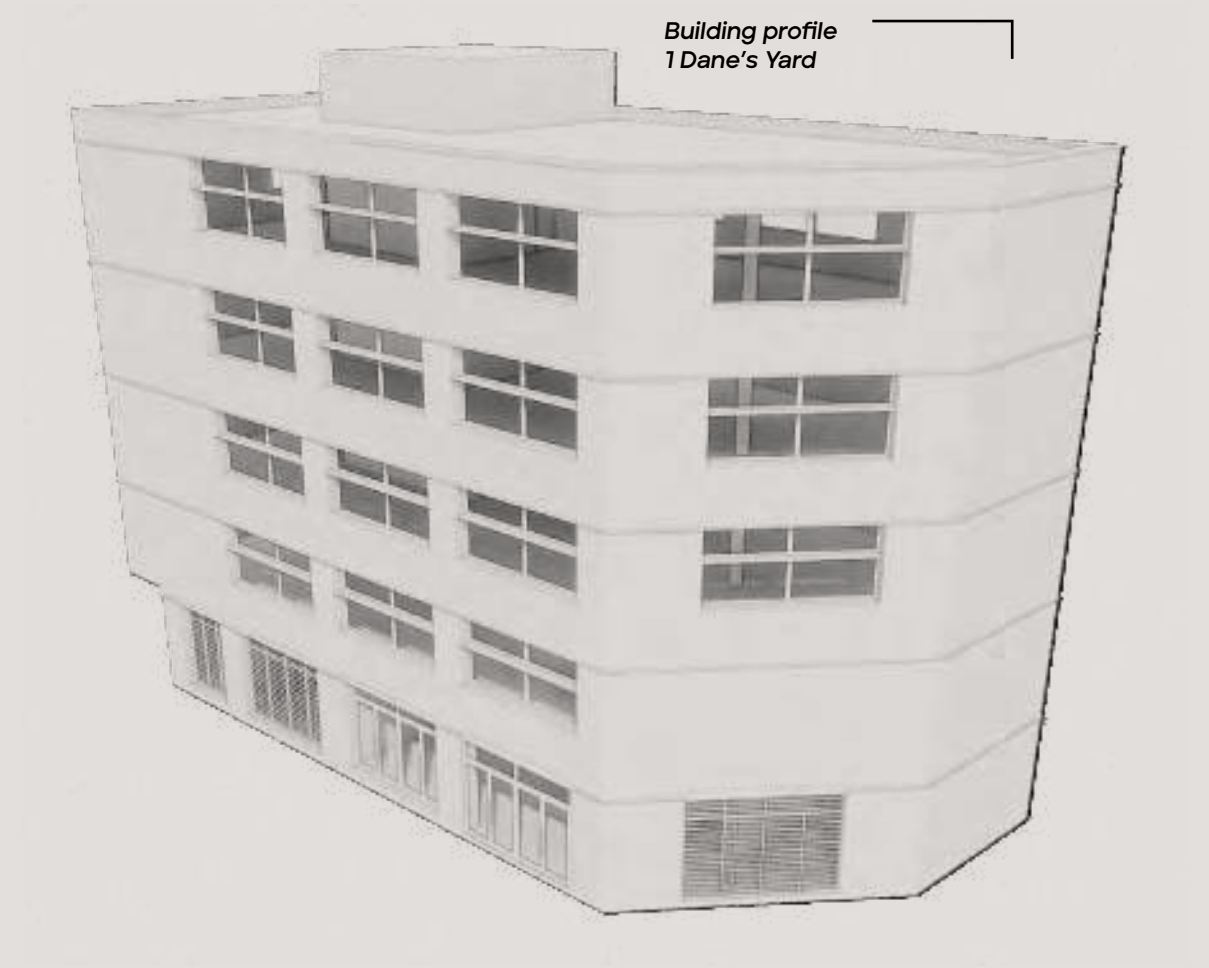
# FLOOR PLANS

2nd, 3rd, 4th floor



- Office Space
- Reception And Core Space
- Plant Space

Not to scale, for indicative purposes only



# 2 DANE'S YARD



## KEY FEATURES

FLEXIBLE USE AS OFFICE OR BAR / RESTAURANT

LARGE PRIVATE ROOF TERRACE

CANAL AND COURTYARD VIEWS

EXPOSED BRICK INTERNAL FINISH

## SCOPE FOR A FLEXIBLE RIVERFRONT SPACE

Designed for flexible use with the potential to become a bustling bar or live music venue, a quirky coffee shop or creative office, 2 Dane's Yard is an impressive open-plan space spanning over 4,000 sqft.

Constructed with London stock bricks salvaged from the Island, the building remembers the footprint of the original warehouse which played an important role in establishing the unique geometry and character of Dane's Yard. Inside you'll find robust brick walls, infilling a concrete column and slab structure.

From the expansive private roof terrace, you can gaze out over the serenity of the canal or absorb the energy of the Yard below.

**CRAFT**  
*And Good Times*  
**CRAFT**



## NIA

Ground	2,029 sqft / 188.5 m <sup>2</sup>
Floor 1	2,066 sqft / 191.9 m <sup>2</sup>
Total	4,095 sqft / 380.4 m <sup>2</sup>

## LOCATION



## SPECIFICATIONS



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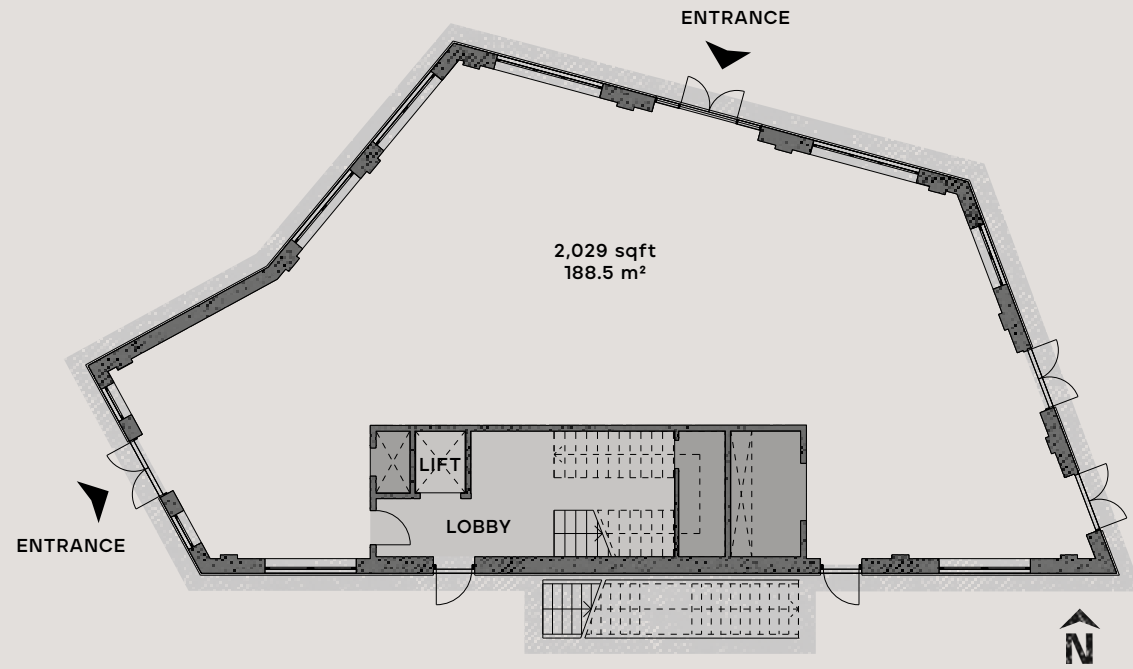


**A CHANCE TO MINGLE WITH THE NEIGHBOURS**

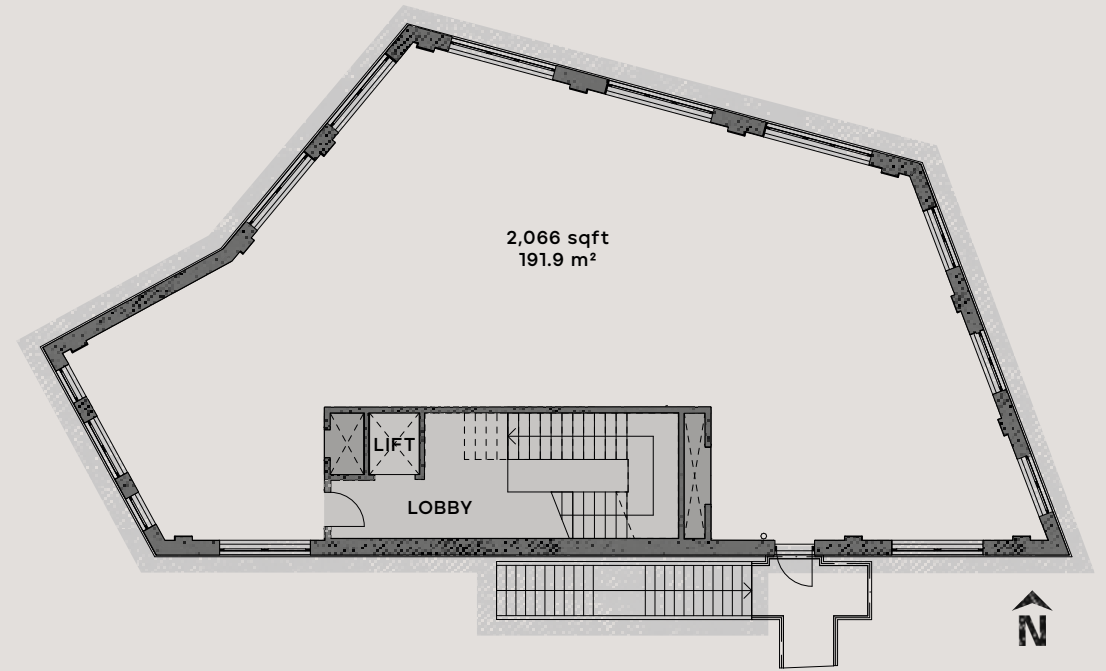
# FLOOR PLANS

# 2 DANE'S YARD

Ground floor



1st floor

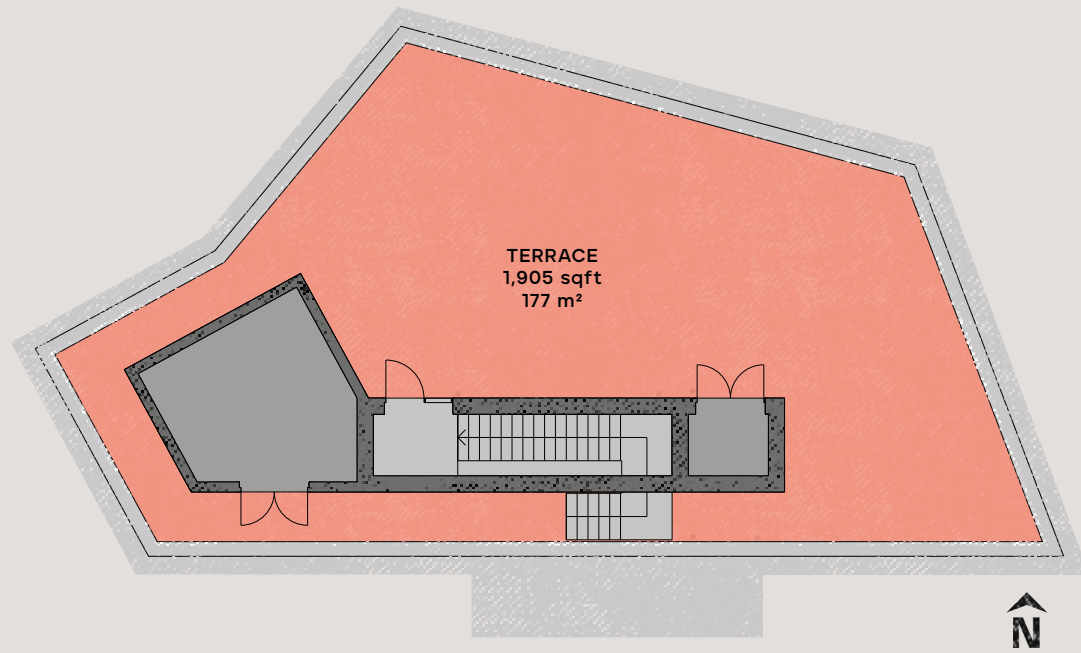


- Office Space
- Reception And Core Space
- Plant Space
- Terrace

Not to scale, for indicative purposes only

# FLOOR PLANS

Roof Terrace

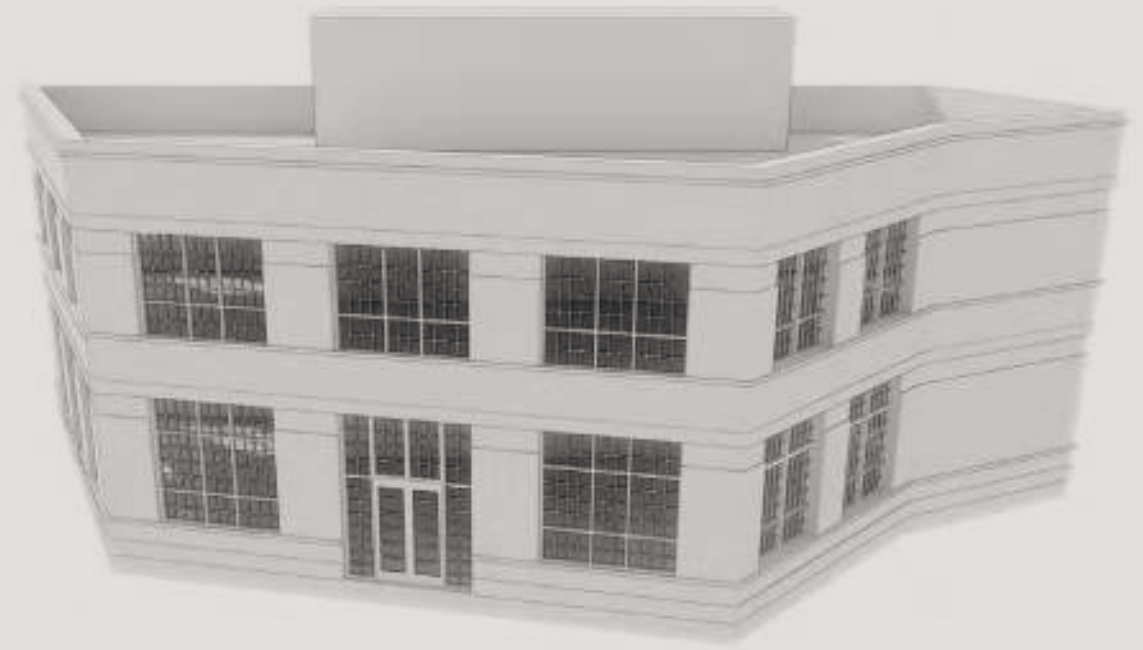


- Office Space
- Reception And Core Space
- Plant Space
- Terrace

Not to scale, for indicative purposes only

# 2 DANE'S YARD

Building profile  
2 Dane's Yard



# 1 SUGAR HOUSE LANE



## KEY FEATURES

- SECLUDED COURTYARD
- PROMINENT HIGH STREET POSITION
- PANORAMIC VIEWS
- TWO ROOF TERRACES
- MODERN CONCRETE SOFFIT
- EXPOSED INTERNAL SERVICES

↓  
**YOUR  
NEW  
HEAD  
QUARTERS**

## OFFICES WITH A VIEW

Crowned with the Island's emblem, 1 Sugar House Lane boasts a prominent High Street position providing you with panoramic views across the Island and beyond.

Our designers have carefully aligned the building to capture the rising and setting of the sun, uniting large windows and slender floorplates to fill the interiors with natural light.

The ground-floor, recessed colonnade entrance is set on the junction of the High Street and Sugar House Lane and enters into an impressive and spacious lobby.

Spanning seven storeys, 1 Sugar House Lane has two-storey wings which connect to The Print House and preserve the former historic yard between the buildings. The three roof terraces peacefully observe the courtyard and alleyways of Dane's Yard below.

## NIA

Ground	2,488 sqft / 231.1 m <sup>2</sup>
Floor 1	5,366 sqft / 498.5 m <sup>2</sup>
Floor 2	3,320 sqft / 308.4 m <sup>2</sup>
3/4/5	3,400 sqft / 315.9 m <sup>2</sup>
<b>Total</b>	<b>24,774 sqft / 2,301.6 m<sup>2</sup></b>

**COURT YARDS,  
TERRACES,  
SPACES TO  
COLLABORATE**

## LOCATION



## SPECIFICATIONS

- 24/7
- SS
- \*
- CAT A
- Wi-Fi
- House icon
- Bicycle
- Car
- Person icon
- WC
- TERRACE

SPEC KEY ON PAGE 53

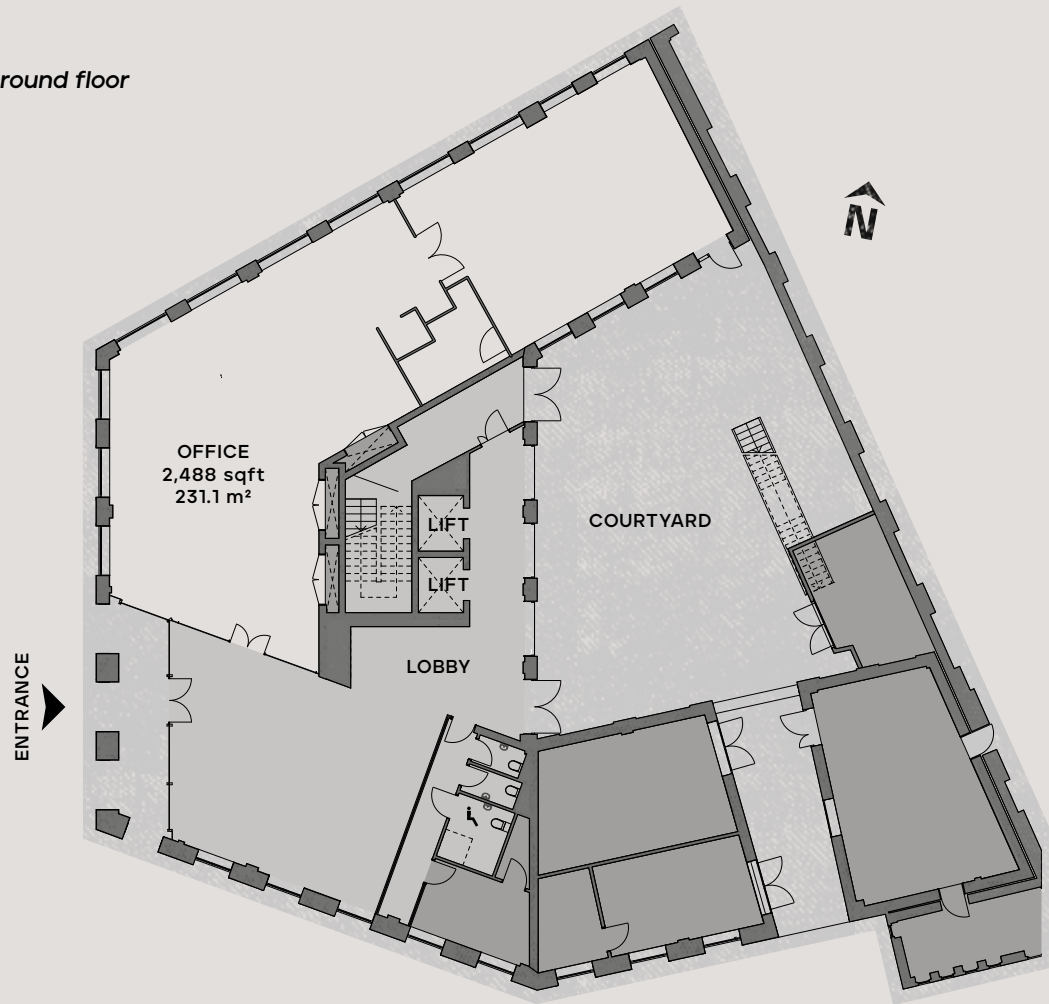


SUGARHOUSE@SANDODOM

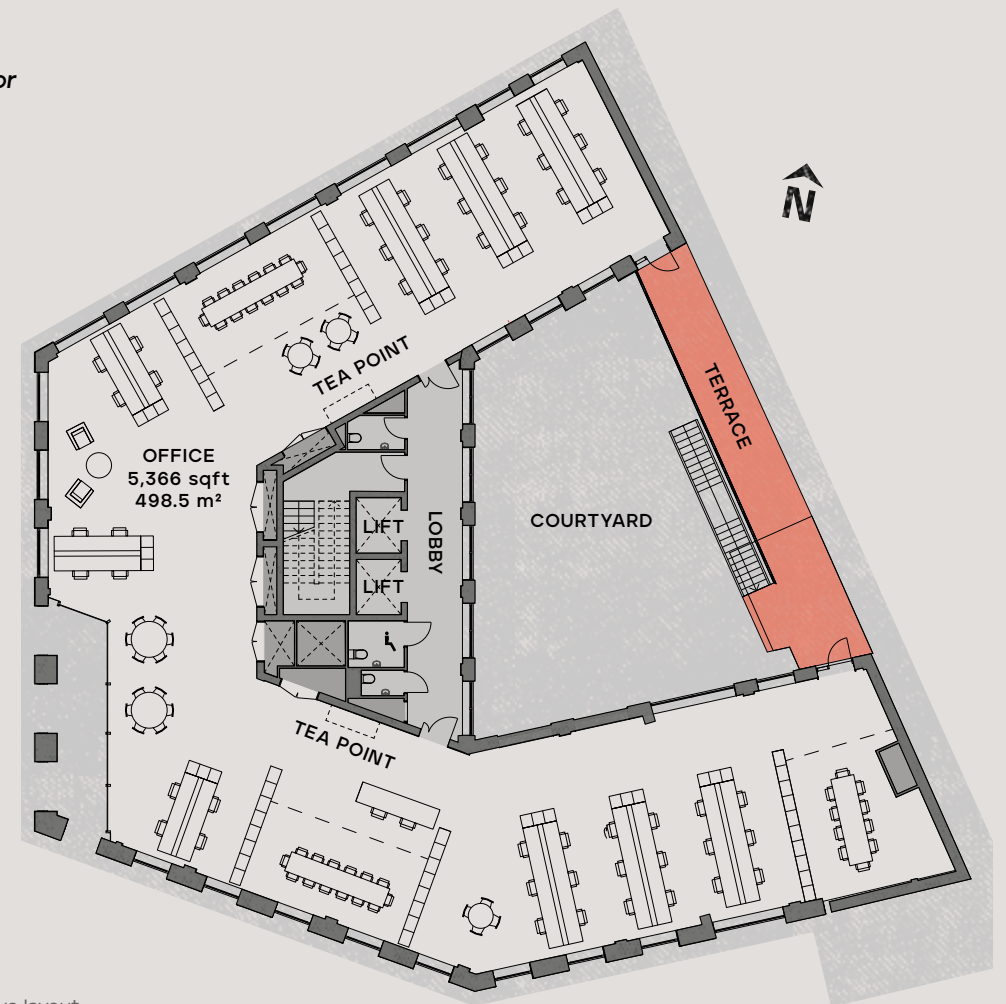
# FLOOR PLANS

# 1 SUGAR HOUSE LANE

Ground floor



1st floor



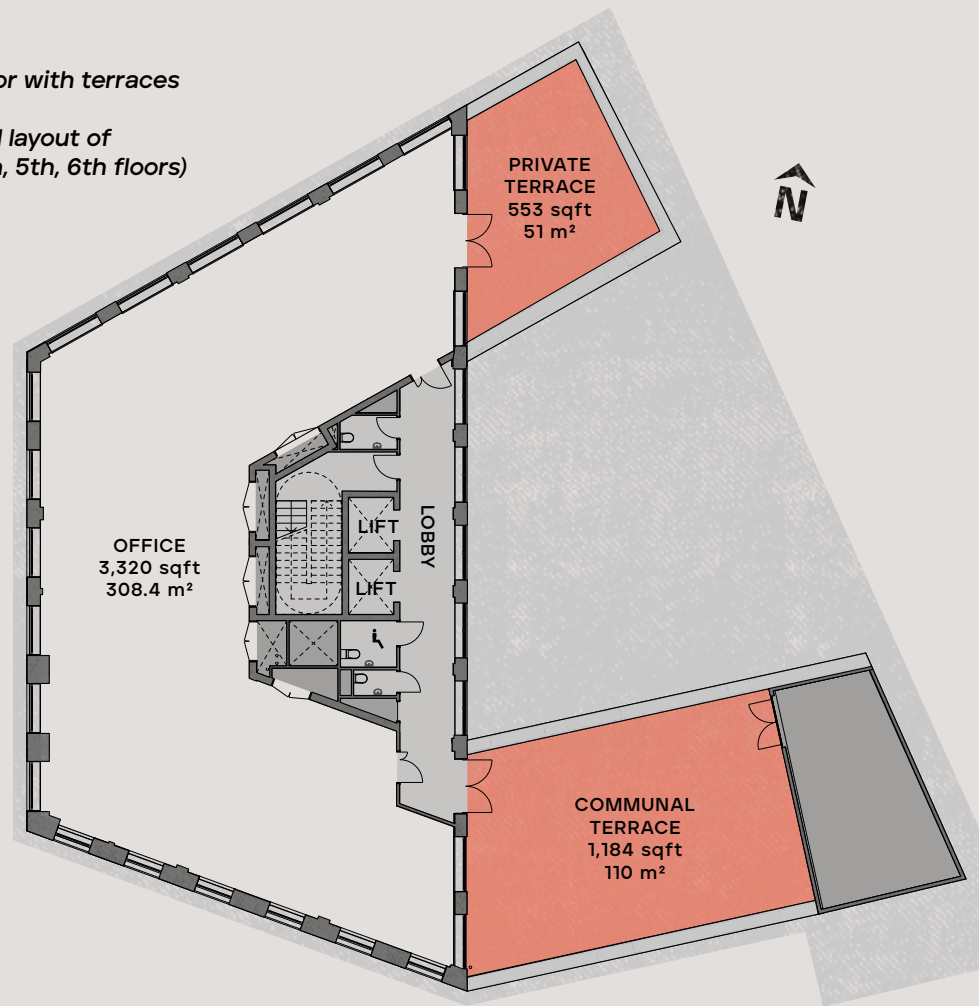
Indicative layout

- Office Space
- Reception And Core Space
- Plant Space
- Terrace

Not to scale, for indicative purposes only

# FLOOR PLANS

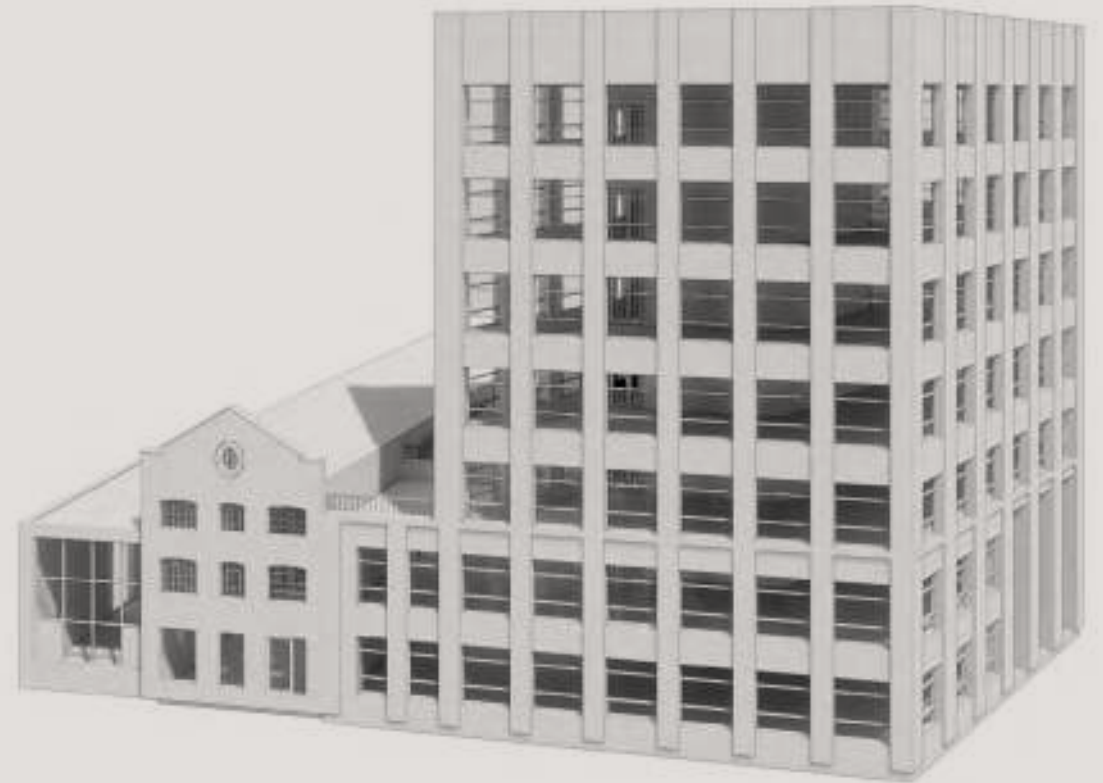
2nd floor with terraces  
(Typical layout of 3rd, 4th, 5th, 6th floors)



- Office Space
- Reception And Core Space
- Plant Space
- Terrace

Not to scale, for indicative purposes only

Building profile  
1 Sugar House Lane

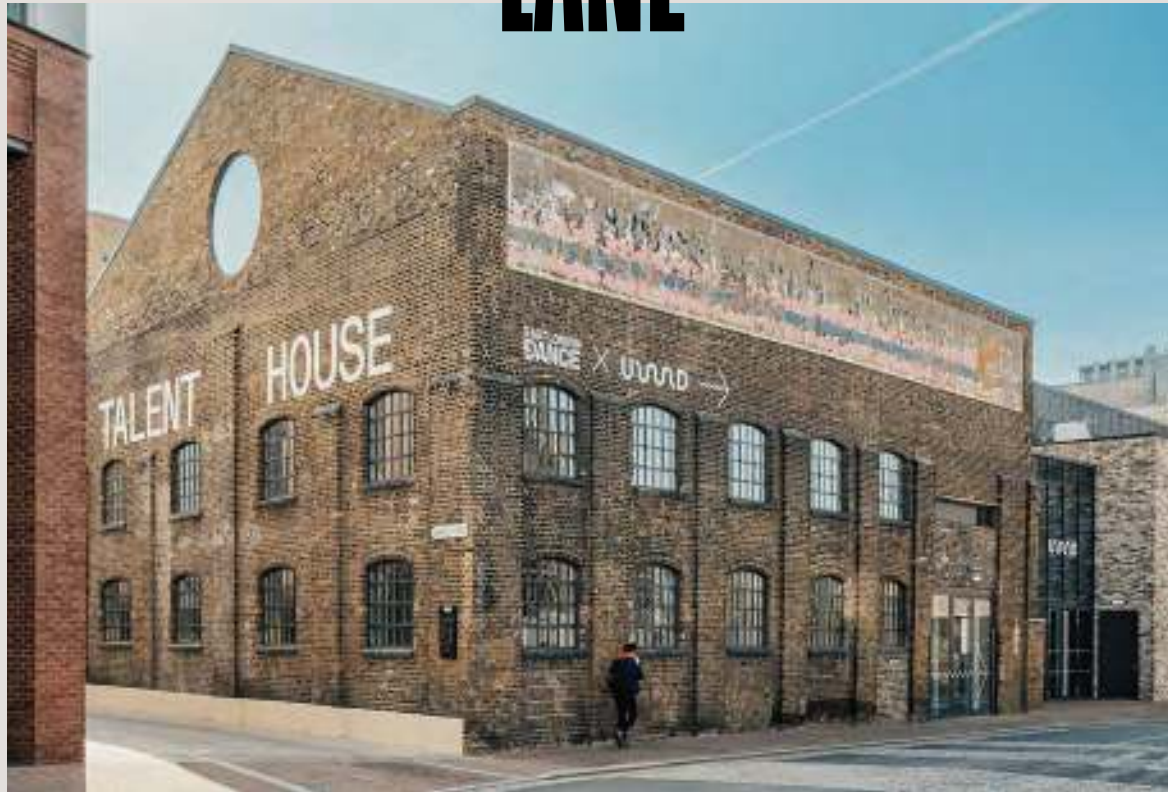






# WORKSPACES BY THE WATER

# 3 SUGAR HOUSE LANE



## KEY FEATURES

REFURBISHED PRINT WAREHOUSE

VAULTED SPACE

DOUBLE-HEIGHT ATRIUM

ROOF TERRACE

CLT INTERNAL STRUCTURE

## TALENT HOUSE

3 Sugar House Lane is occupied by East London Dance and music social enterprise UD. Together they formed The Talent House, the UK's first national talent house for urban culture.

This unusual fusion of a refurbished Victorian print warehouse and a modern extension provides state of the art recording facilities and dance studios. A double-height, glazed atrium welds the two structures; an impressive space bridging old and new.

Visible from the High Street, the existing Victorian façades have been prudently retained, with a new internal structure crafted in CLT and glulam, supported on a steel frame.



## LOCATION



## SPECIFICATIONS



SPEC KEY ON PAGE 53

## DANCE YOUR SOCKS OFF



# 1 COOPERAGE YARD



## KEY FEATURES

TRIPLE ASPECT

HIGH CEILINGS

SOUTH FACING ROOF TERRACE

GYM AT GROUND FLOOR LEVEL

CAT A FIT OUT

## OFFICE WITH A TERRACE

1 Cooperage Yard sits at the heart of Dane's Yard's network of historic yards and alleyways.

Spanning four triple-aspect floors, the newly-designed spaces are enhanced by high ceilings and large windows. The private south-facing roof terrace observes Cooperage Yard below and the Island's historic Sugar House.

Functional fitness facility MARCHON occupies the ground floor at 1 Cooperage Yard. MARCHON's core offering is world-class fitness coaching in a group environment.



## GYM RUN RUN RUN CYCLE

## NIA

	Ground	GYM
Floor 1	5,457 sqft / 507 m <sup>2</sup>	
Floor 2	5,476 sqft / 508.7 m <sup>2</sup>	
Floor 3	4,081 sqft / 379.1 m <sup>2</sup>	
Total	15,014 sqft / 1,394.8 m <sup>2</sup>	

## LOCATION



LET'S  
TALK  
ON THE  
TERRACE

## SPECIFICATIONS

24/7  

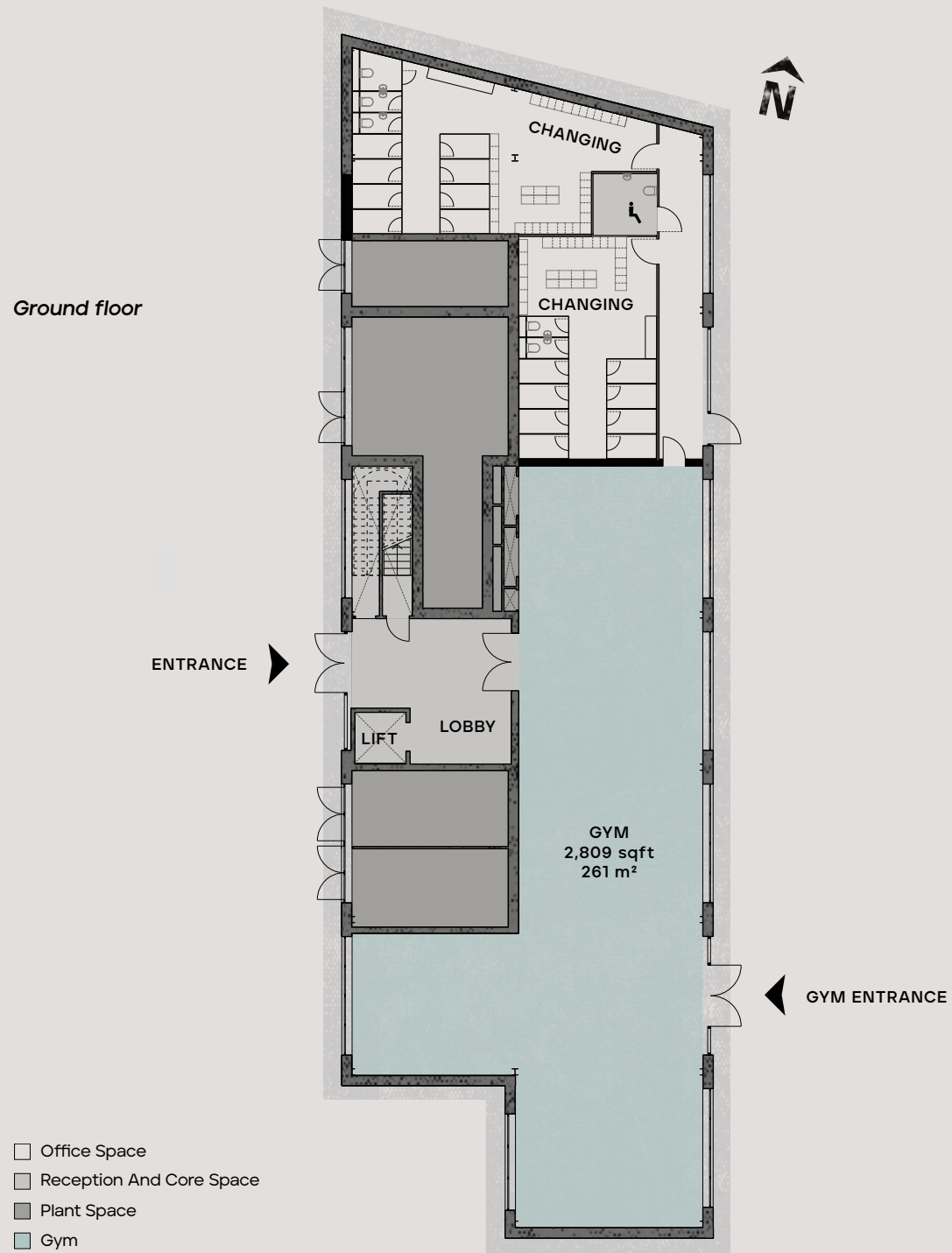
  

WC 



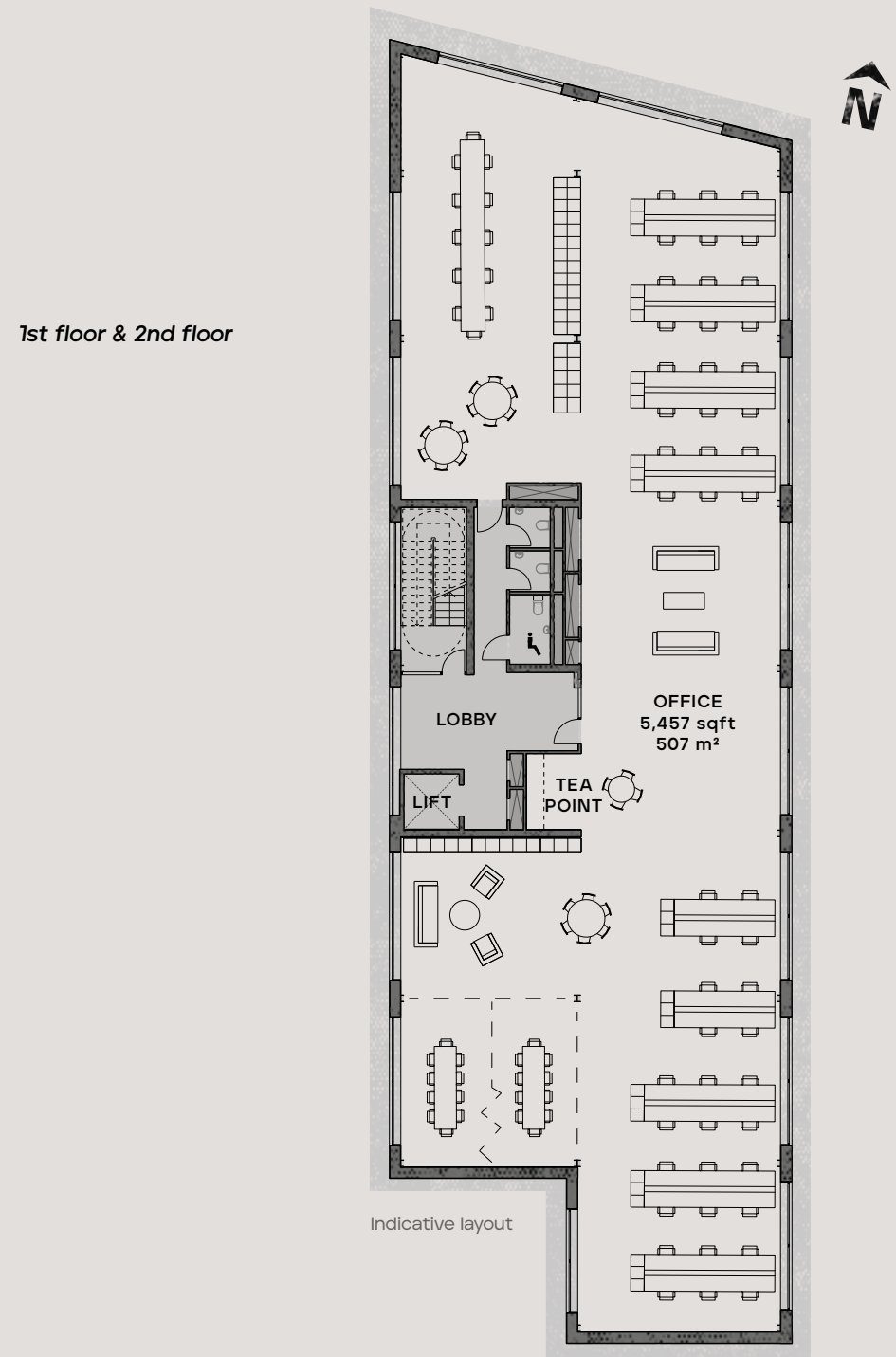
SPEC KEY ON PAGE 53

# FLOOR PLANS



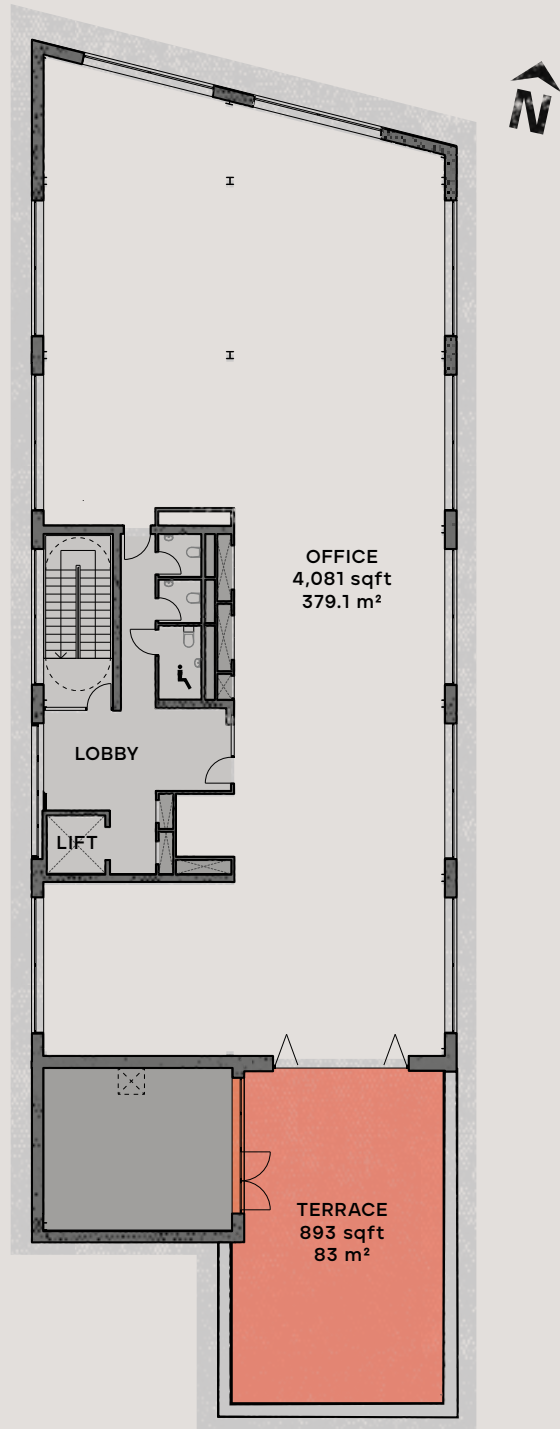
Not to scale, for indicative purposes only

# 1 COOPERAGE YARD



# FLOOR PLANS

Third floor



- Office Space
- Reception And Core Space
- Plant Space
- Terrace

Not to scale, for indicative purposes only

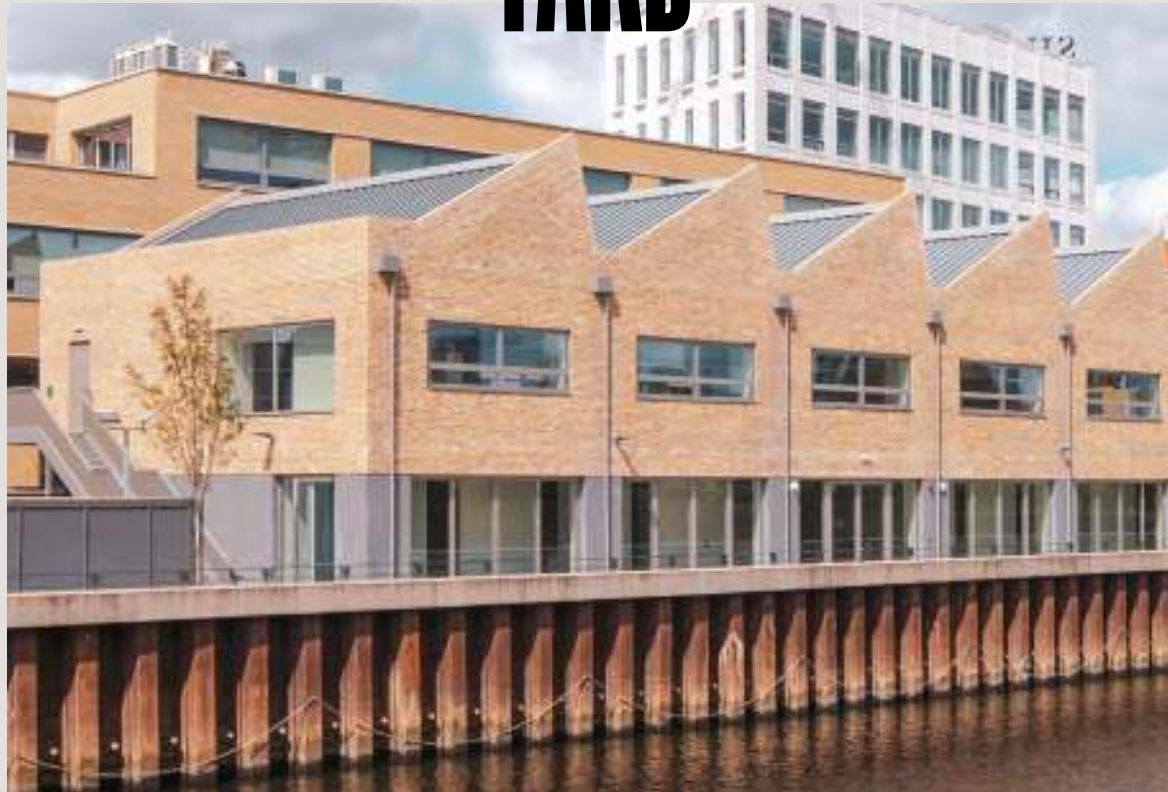
# 1 COOPERAGE YARD

Building profile  
1 Cooperage Yard





# 2 COOPERAGE YARD



## KEY FEATURES

- DISTINCTIVE BUILDING
- WATERSIDE LOCATION
- CANAL AND COURTYARD VIEWS
- OPEN-PLAN INTERIOR



The eye-catching sawtooth roof of 2 Cooperage Yard mirrors the design of the building which once occupied its position.

Inside, the workspaces are rewarded with unrivalled canal and courtyard views.

Let to leading creative arts publisher, Phaidon, this two-storey building brings another dimension of design and creativity to Dane's Yard.



## LIGHT & BRIGHT SKY LIGHTS

## FACTORY STYLE ROOFING



## LOCATION



## SPECIFICATIONS

- 24/7
- CAT A
- Bicycle icon
- Car icon
- SSSS icon
- WiFi icon
- WC icon
- \* icon
- House icon
- Person icon

SPEC KEY ON PAGE 53

## NIA

Ground	3,520 sqft / 327 m <sup>2</sup>
Floor 1	4,682 sqft / 435 m <sup>2</sup>
<b>Total</b>	<b>8,202 sqft / 762 m<sup>2</sup></b>

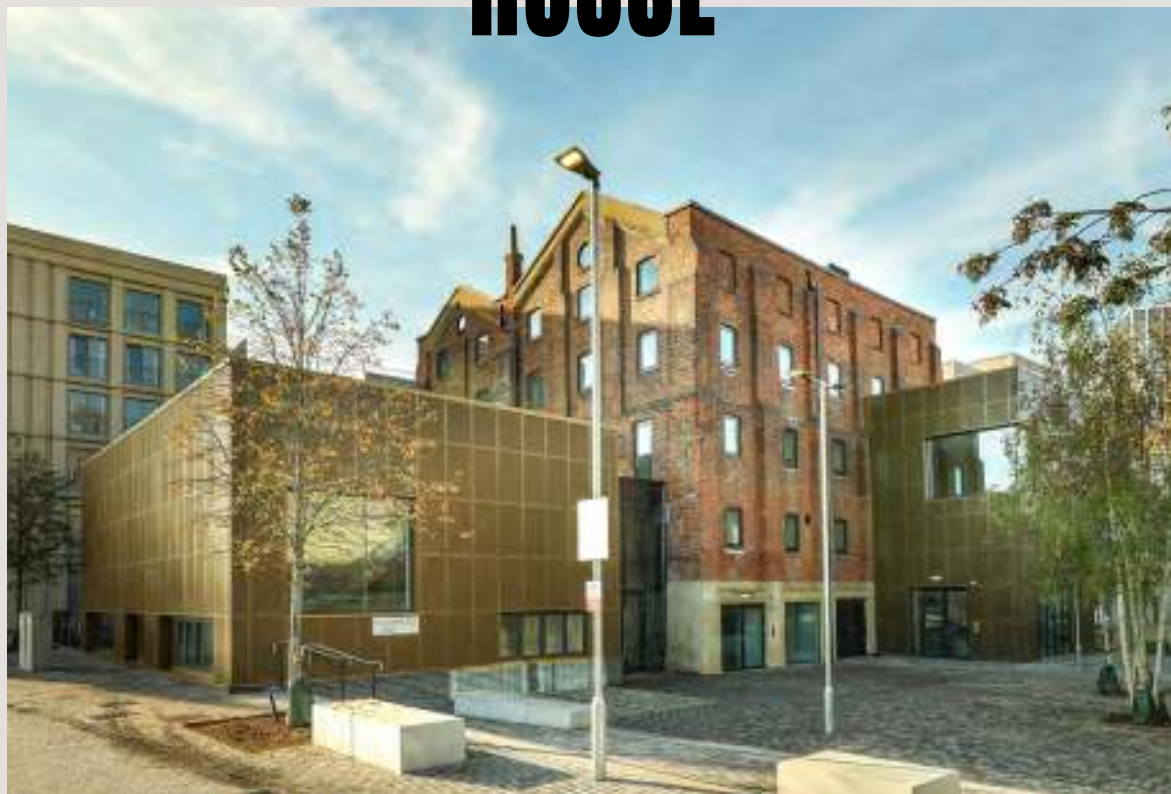




**RICH WITH CHARACTER**



# THE SUGAR HOUSE



## KEY FEATURES

ICONIC HERITAGE BUILDING

POTENTIAL FOR BAR / RESTAURANT USE

STUNNING DOUBLE-HEIGHT DUAL-ASPECT WORKSPACES / STUDIOS

WATERSIDE LOCATION

LOFT-STYLE HOMES FOR RENT

## A SPACE TO EAT, DRINK, WORK OR MINGLE

The Sugar House, which dates back to 1843, was formerly the warehouse used to store sugar for the refinery that operated on site.

The spectacular five-storey Victorian warehouse has three modern extensions offering rare double-height, self-contained workspaces with canal and courtyard views.

The distinctive entrance to the riverside extension leads into a contemporary two-storey gallery which could house a dramatic workspace, beautiful art gallery or an impressive retail or restaurant space.

The upper floors of The Sugar House have been renovated into eight unique loft style apartments.

## NIA

Office 1	1,292 sqft / 120 m <sup>2</sup>
Office 2	1,000 sqft / 93 m <sup>2</sup>
Extension	2,121 sqft / 197 m <sup>2</sup>
Total	4,413 sqft / 410 m <sup>2</sup>

## LOCATION



## SPECIFICATIONS



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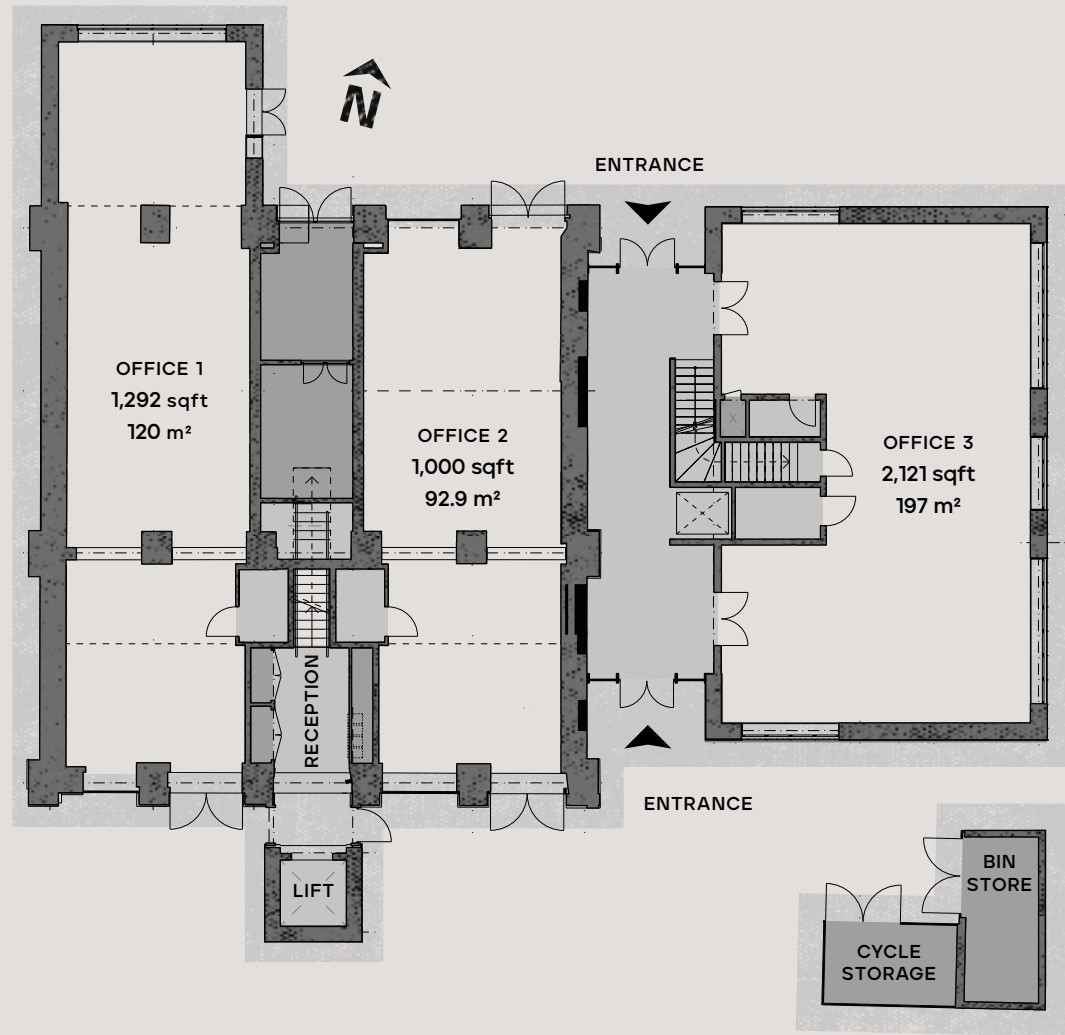
## GIVE IT SOME SUGAR



*Preserved Heritage & full of Character*

# FLOOR PLANS

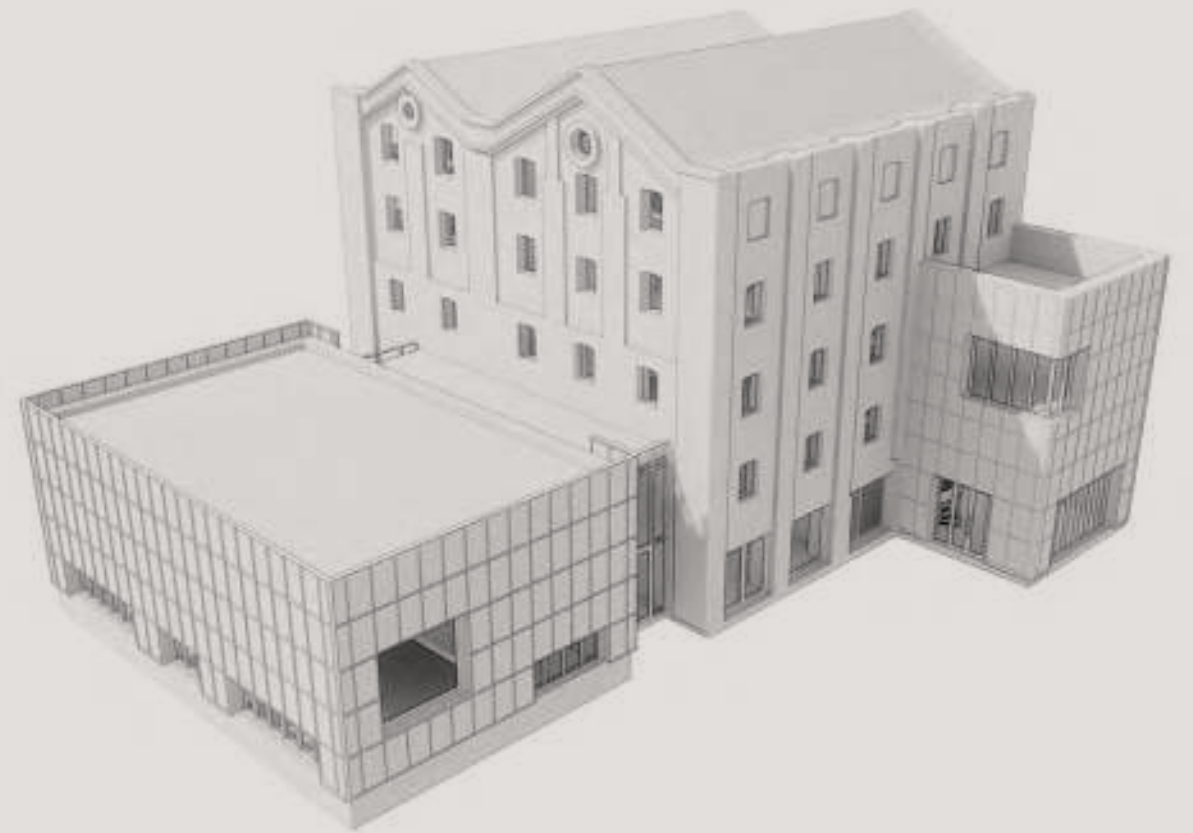
Ground floor



- Office Space
- Reception And Core Space
- Plant Space

Not to scale, for indicative purposes only

Building profile  
The Sugar House





# SPECIFICATIONS

Dane's Yard boasts eight distinctive buildings presenting state of the art creative spaces. Characterful work areas with tall ceilings that offer views of canals and courtyards. Fast connections, secure bicycle storage and shower facilities provide a little added comfort to your working day.

**24/7**

ACCESS



ENERGY EFFICIENT HEATING NETWORK



UP TO 10GB SUPER FAST FIBRE CONNECTION



AIR CONDITIONING



SECURE BICYCLE STORAGE



BUILT WITH CLT (CROSS LAMINATED TIMBER)



FIT OUT



NATURAL VENTILATION



TERRACE  
ROOF TERRACE



UNISEX SUPERLOO



SHOWER FACILITIES



DISABLED PARKING



DDA COMPLIANT

# THE ISLAND

# AN ISLE RICH IN *Resources*

## EVERYTHING ON YOUR DOORSTEP

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

## JIM & TONIC AT THE PRINT HOUSE

Award-winning, sustainable, urban gin company, Jim and Tonic, set up its 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.

## 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 MARKET






Independently owned and operated convenience store, The Market stocks all of your daily essentials, open seven days a week.



# THE WIDER VISION

Our vision for Sugar House Island will see the fusion of original east London with the best of city living, inspired by its rich history and unique location.

Striking a balance between homes, offices, creative hubs and independent retailers, and surrounded by outdoor spaces and waterways, the Island will become a cohesive neighbourhood, inspiring human connection.

-  **RESIDENTIAL**  
1,200 HOMES
-  **COMMERCIAL**  
624,000ft<sup>2</sup> (58,000m<sup>2</sup>)  
OFFICE SPACES
-  **PRIMARY SCHOOL**
-  **LEISURE & RETAIL UNITS**
-  **GREEN SPACES**
-  **HOTEL**



# THE ISLAND

RIVERSIDE HOMES SCHOOL  
 WORKSPACES INDEPENDENT  
 RETAILERS CHIMNEY  
 WALK WATERSIDE PARK  
 RESTAURANTS OFFICES GYM



## WHAT'S NEXT

Here at Vastint UK, we believe in creating truly balanced mixed-use places, which is why we've committed to deliver over 624,000 sqft of office space and 1,200 homes across Sugar House Island.

Independent retailers, design studios, bars and restaurants will sit amongst the riverside park, Chimney Walk and the grade I listed tidal mills, attracting 6,000 people to the Island, animating and energizing it, day and night.

*"[We love] the integration of new buildings with old ones and the way it takes back the street and encourages families to move into the area."*

Monica von Schmalensee, judge for the 2019 New London Awards



### AWARDS

In 2019, Sugar House Island won the New London Award for Masterplans and Area Strategies - a category that champions placemaking and area-wide regeneration. It was praised for its curated balance of uses, improved connectivity, respect for heritage and consideration for longevity.



### ARCHITECTURE

We are working with a team of award-winning and experienced architects to curate Sugar House Island.

Current band members:  
**Waugh Thistleton**  
**Studio Meda**  
**Morris + Company**  
**Penoyre & Prasad**  
**CJCT**  
**Hunters**  
**Planit IE**  
**Mae**  
**Bryden Wood**

### LIVING

The 1,200 homes being delivered across Sugar House Island will bring the area alive with energy, both daytime and evening throughout the week and weekends.

Botanical Mews, the first of the homes available on the Island, launched in the summer of 2020. Each year more homes will be added, 40% of which will be large units and well suited to families or sharers.

Innovative new primary school, School 360, opened to pupils in September 2021. The school, which is operated by The Big Education Trust, has world-class facilities including a rooftop MUGA and an outdoor teaching area.



**PLANTS,  
 PYJAMAS  
 & NO LIFE  
 DRAMAS**

OVER  
**1,000**  
Years of  
History



Sugar House Island's rich industrial heritage has been moulded by the watercourses surrounding its site for the past millennium.

The Domesday Book of 1086 notes eight tidal mills in the Stratford area, making the River Lea's mills among the earliest tidal mills ever recorded in England.

The centre of a large circular economy, the mills generated work for mill operators, carpenters and coopers. Initially providing flour for the local bakers of Stratford, the mills turned to a gin distillery in the 18th Century. Mash from the gin was used to feed large farms of pigs whose bones supplied the china factories at Bow, with their fat being used by local soap makers.

**INK**

From the 1600's the river supported the textile printing and dye works and, Dane's Yard, at the north of the island, led printing ink and paint manufacturing in the 19th century. The Dane Group was a world-leading producer of Day-Glo paints.

**SUGAR**

The Island is named after a 19th century five-storey brick warehouse which still stands on site. The original sugar refinery once stood at the top of Sugar House Lane where it meets the High Street.

**BUILT ON  
FOOTPRINTS  
OF THE PAST**

**SUGAR  
SUGAR**



**GIN**

J&W Nicholson & Co was founded in 1736, it owned the mill building and was one of the earliest and most famous London distillers.

**CLOUDS**

Luke Howard (1772 - 1864), an amateur meteorologist, developed the naming system for clouds (such as 'cumulus' and 'nimbus'), and lived next to City Mill lock on the Bow Back River to the north of the Island.





# MEET YOUR NEIGHBOURS



## VASTINT

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Vastint is an international real estate developer with 30 years' experience across Europe. The goal of Vastint is to create long-term value through property investments. 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.

Our small, cosmopolitan team takes inspiration from best practice around the world. We work with organisations which share our aspirations and values. And most of all, we collaborate; we bring together specialists from different disciplines and challenge them to find new creative ways of reimagining and reinvigorating how we design urban landscapes.

# "YEARS IN THE MAKING, GALVANISED FOR THE FUTURE, WE FEEL LIKE WE ARE PART OF THE BRICKWORK"

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