

LONDON E15

# CHIMNEY WALK

COLOUR WORKS - THE INK HOUSE

126,000 SQ FT  
OF EDUCATIONAL USE SPACE  
AVAILABLE NOW

SUGAR HOUSE  
ISLAND



# DON'T CHOOSE A CAMPUS, CHOOSE AN ISLAND

Sugar House Island is a 26-acre  
waterside haven. This is our  
contemporary take on island life.



**MASTERPLAN & AREA  
STRATEGIES AWARD**





# THE ISLAND IN NUMBERS

26 ACRE

NEIGHBOURHOOD

40K

SQ FT  
RETAIL

624K

OFFICE &  
EDUCATIONAL SPACE

1,200

NEW  
HOMES

5 MIN

WALK TO  
OLYMPIC  
PARK

2

EDUCATION  
HUBS

5 MIN

WALK TO  
NEAREST STATION  
(PUDDING MILL LANE)

3 ACRES

OF OUTDOOR  
SPACE

74%

RESIDENTS AGED  
18-30 YEARS OLD





THE RUM  
HOUSE



FOOD POP-UPS



ISLAND  
BIKES



JIM & TONIC



UD MUSIC

# EVERYTHING IN ONE SPOT

Sugar House Island offers an abundance of amenity from riverside restaurants, event spaces and fitness facilities, to a bicycle workshop and dry-cleaning services.



# YOUR OWN EAST LONDON ISLAND

- |                          |                                  |
|--------------------------|----------------------------------|
| 1. Three Mills Studio    | 9. Theatre Royal Stratford East  |
| 2. Bow Arts              | 10. Stratford East Picture House |
| 3. London Stadium        | 11. Westfield Shopping Centre    |
| 4. Arcelormittal Orbit   | 12. Copper Box Arena             |
| 5. Roman Road Market     | 13. Lee Valley Velopark          |
| 6. UCL                   | 14. Here East                    |
| 7. Aquatics Centre       |                                  |
| 8. East Bank Central Hub |                                  |

## **PUDDING MILL LANE**

5 MIN WALK  
3 MIN CYCLE

## **STRATFORD HIGH STREET**

10 MIN WALK  
3 MIN CYCLE

## **STRATFORD**

18 MIN WALK  
5 MIN CYCLE

## **BROMLEY BY BOW**

17 MIN WALK  
6 MIN CYCLE

## **LONDON CITY AIRPORT**

16 MIN DRIVE  
35 MIN VIA DLR





# A GOLDEN OPPORTUNITY FOR **EDUCATION** **PROVIDERS**

Two brand-new Grade A buildings, meticulously designed to meet the needs of education providers. These state-of-the-art facilities offer a range of features to enhance learning environments and operational efficiency.







**126K SQ FT**  
**OF EDUCATIONAL USE SPACE**





# EDUCATION EPICENTER

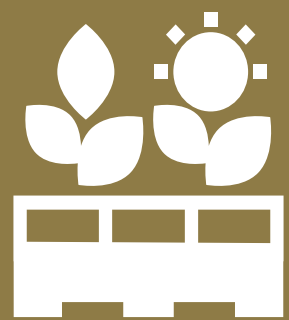


# A HAVEN OF SUSTAINABILITY

Through sustainability certifications, interventions and management strategies, we have sought to minimise our impact on the environment.

BREEAM®

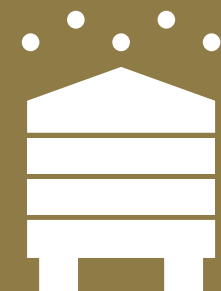
TARGETING  
EXCELLENT



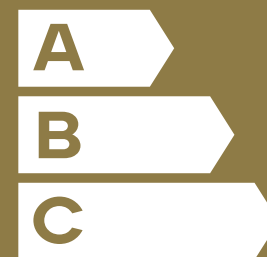
BIODIVERSE  
ROOFS



RENEWABLE  
ENERGY  
SOURCE



BEEHIVES



EPC A







# THE INK HOUSE

**GLASS**

ATRIUM LOBBY

**5**

FLOORS

**ROOF GARDENS**

PRIVATE/COMMUNAL

**3**

PASSENGER LIFTS

**BIO-DIVERSE**

GREEN ROOF

The Ink House is a building designed for the modern worker, with a rooftop boasting views across Stratford and the Queen Elizabeth Olympic Park.





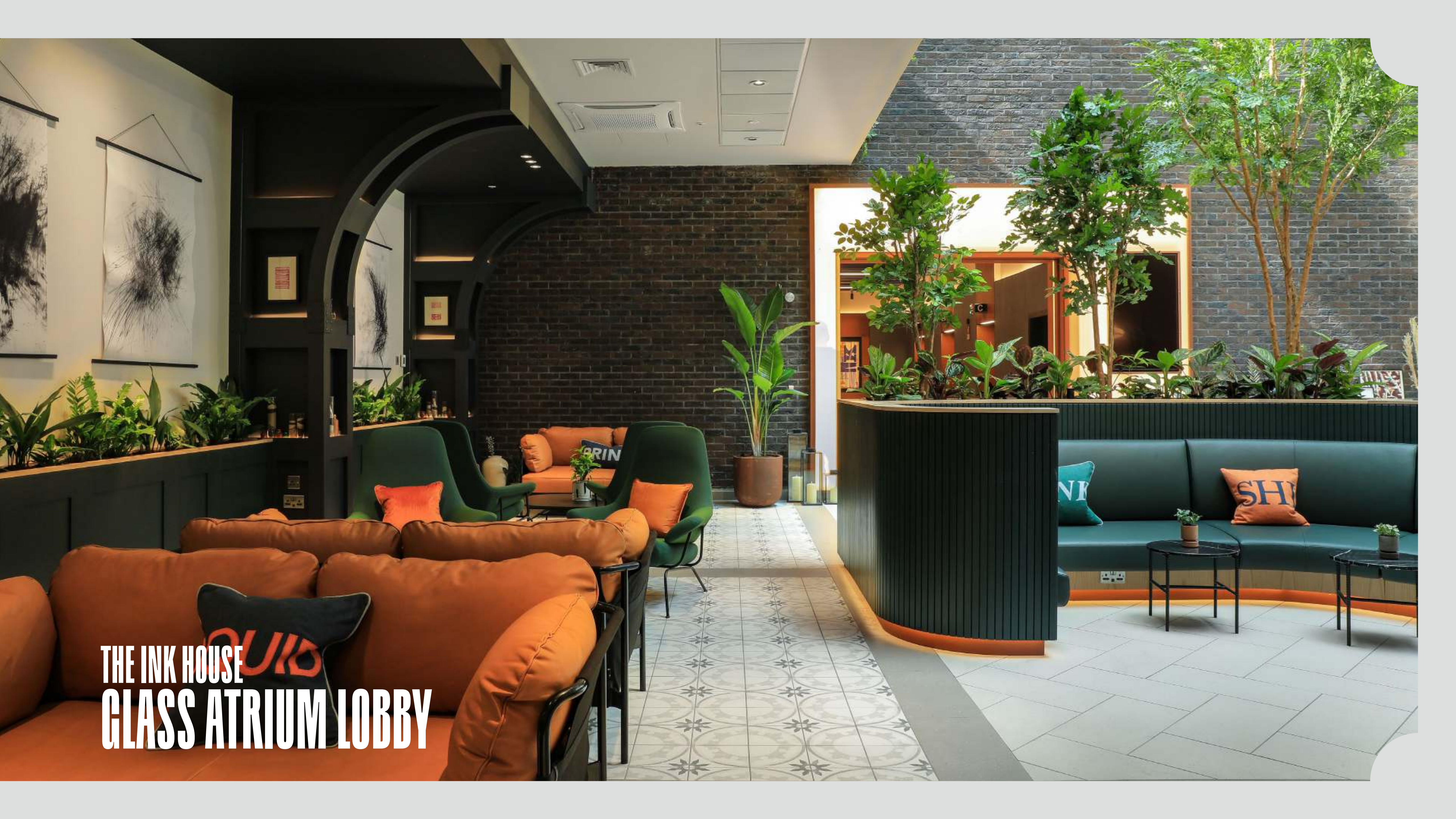
**THE INK HOUSE  
GLASS ATRIUM LOBBY**





THE INK HOUSE  
GLASS ATRIUM LOBBY





**THE INK HOUSE**  
**GLASS ATRIUM LOBBY**





THE INK HOUSE  
THREE PASSENGERS LIFT





THE INK HOUSE  
TYPICAL FLOOR





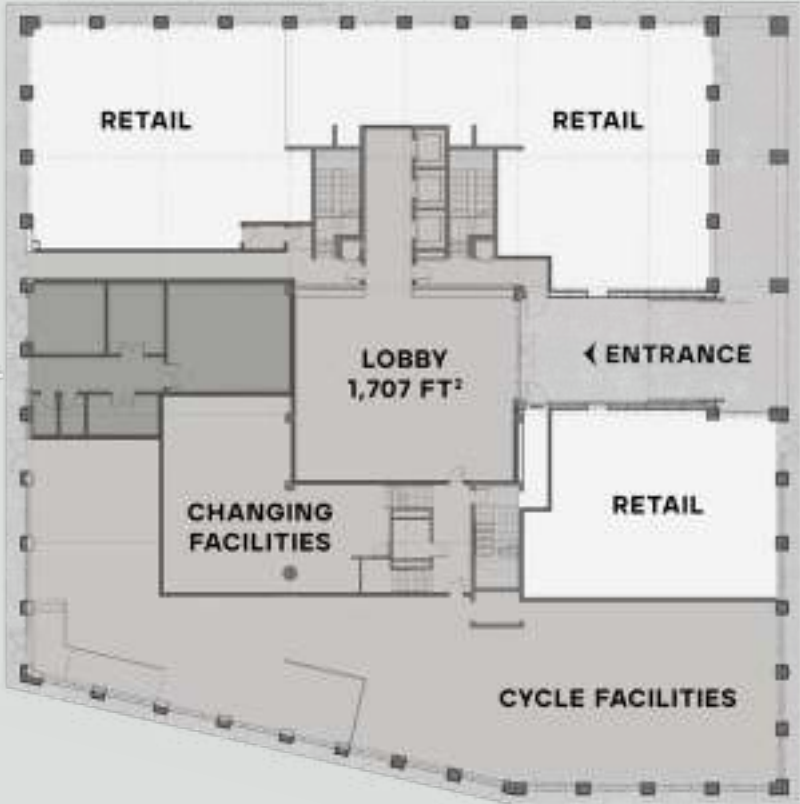
**THE INK HOUSE**  
**PRIVATE/COMMUNAL ROOF GARDENS**



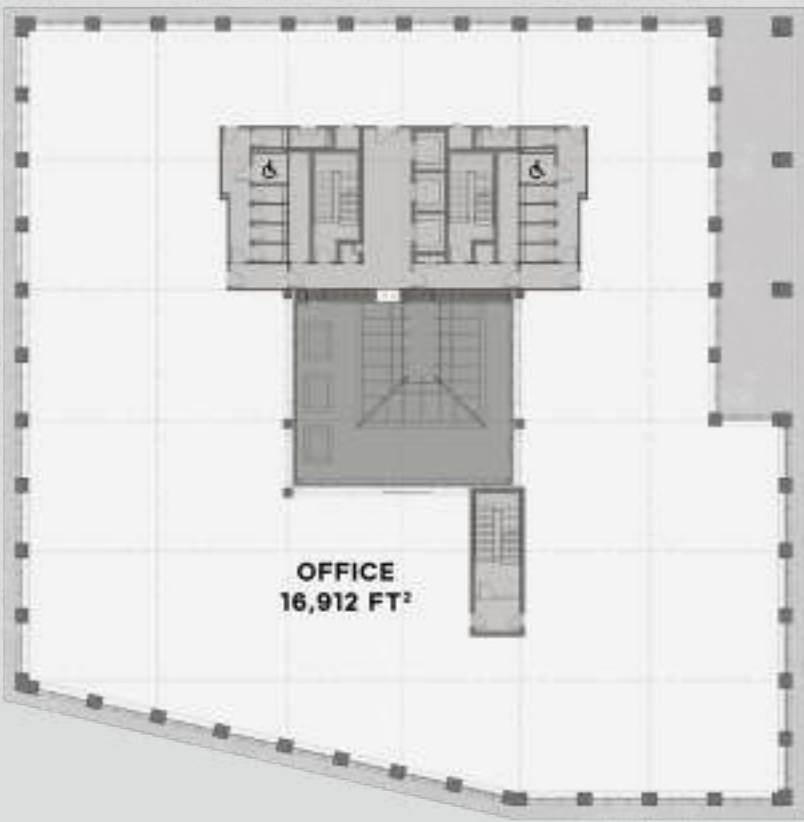
# THE INK HOUSE FLOORPLANS

FLOOR	NIA	TERRACE
	SQ FT	SQ FT
5	6,023	
4	5,993	5,273
3	18,065	
2	18,065	
1	16,912	
G	1,707	
TOTAL	66,765	5,273

GROUND FLOOR



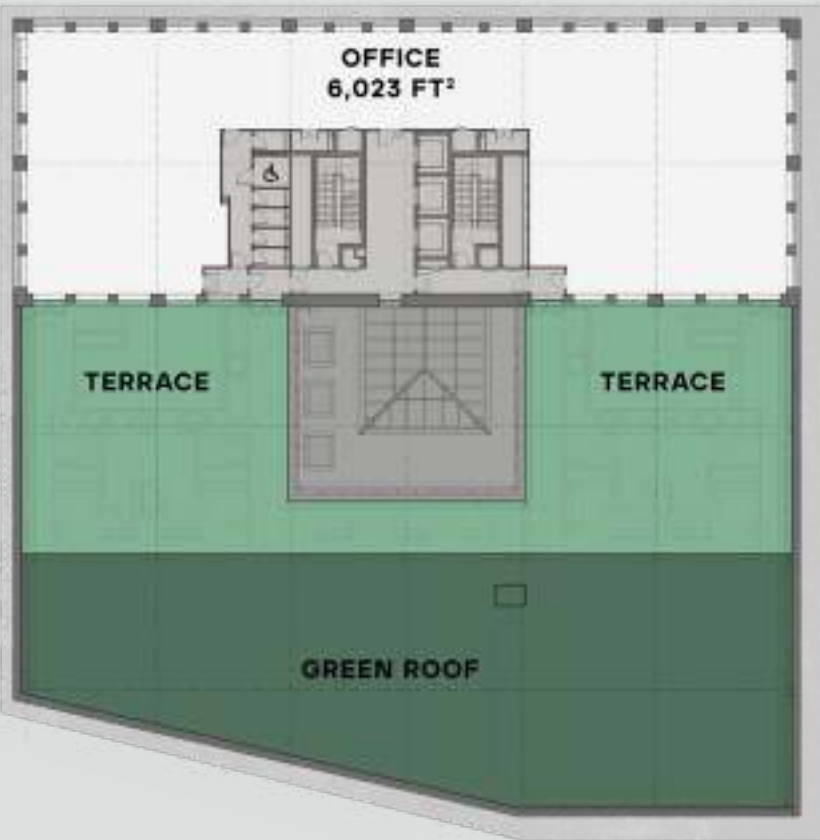
1ST FLOOR



2ND & 3RD FLOOR



5TH FLOOR





# COLOUR WORKS

Colour Works forms the gateway to Sugar House Island. Its generously-sized sixth-floor roof terrace is south-facing, offering a picturesque spot for casual meetings or lunch.

## SOUTH FACING

ROOF TERRACE

# 6

FLOORS

# 3

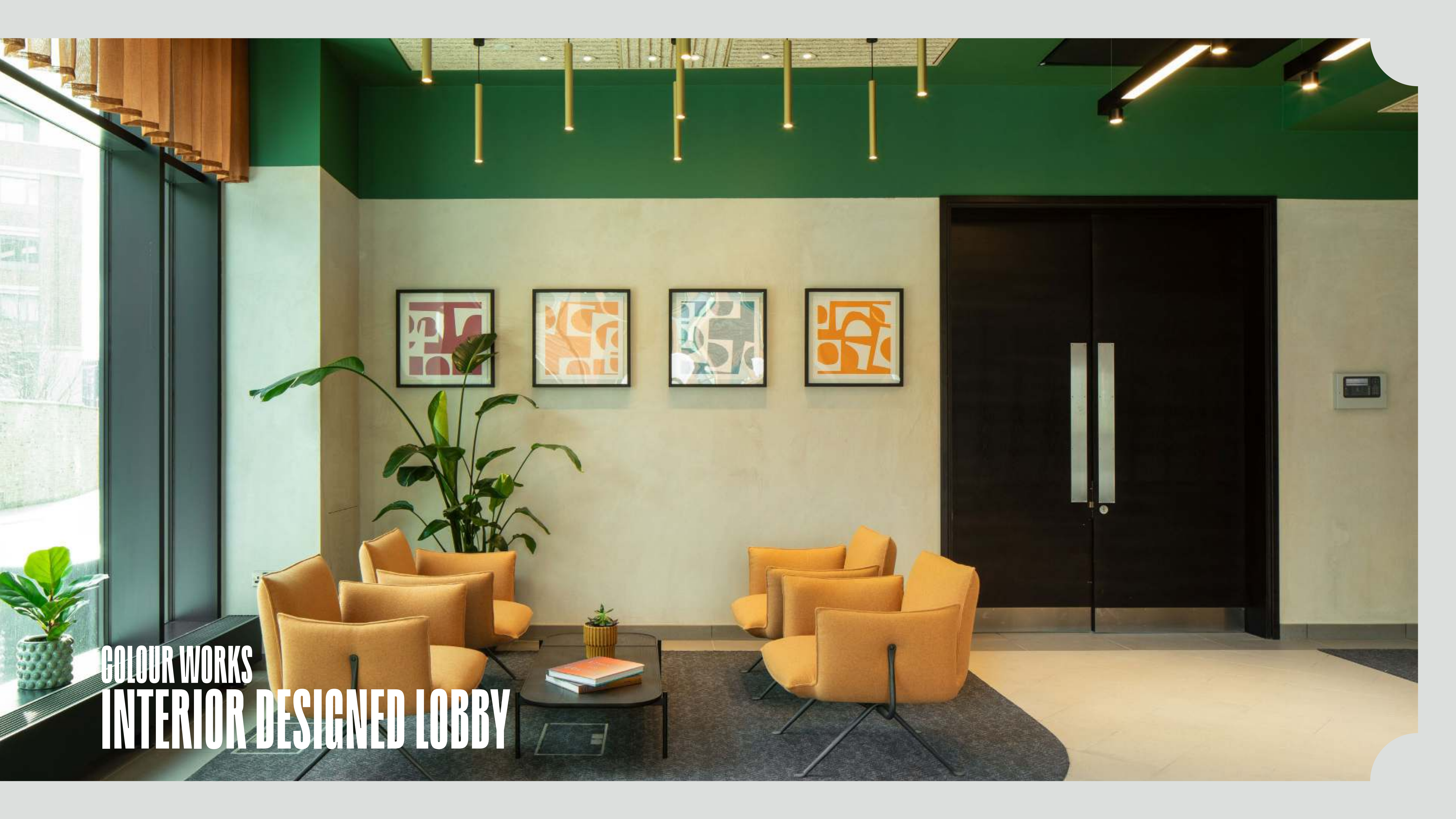
PASSENGER  
LIFTS

## INTERIOR DESIGNED

LOBBY







**COLOUR WORKS  
INTERIOR DESIGNED LOBBY**





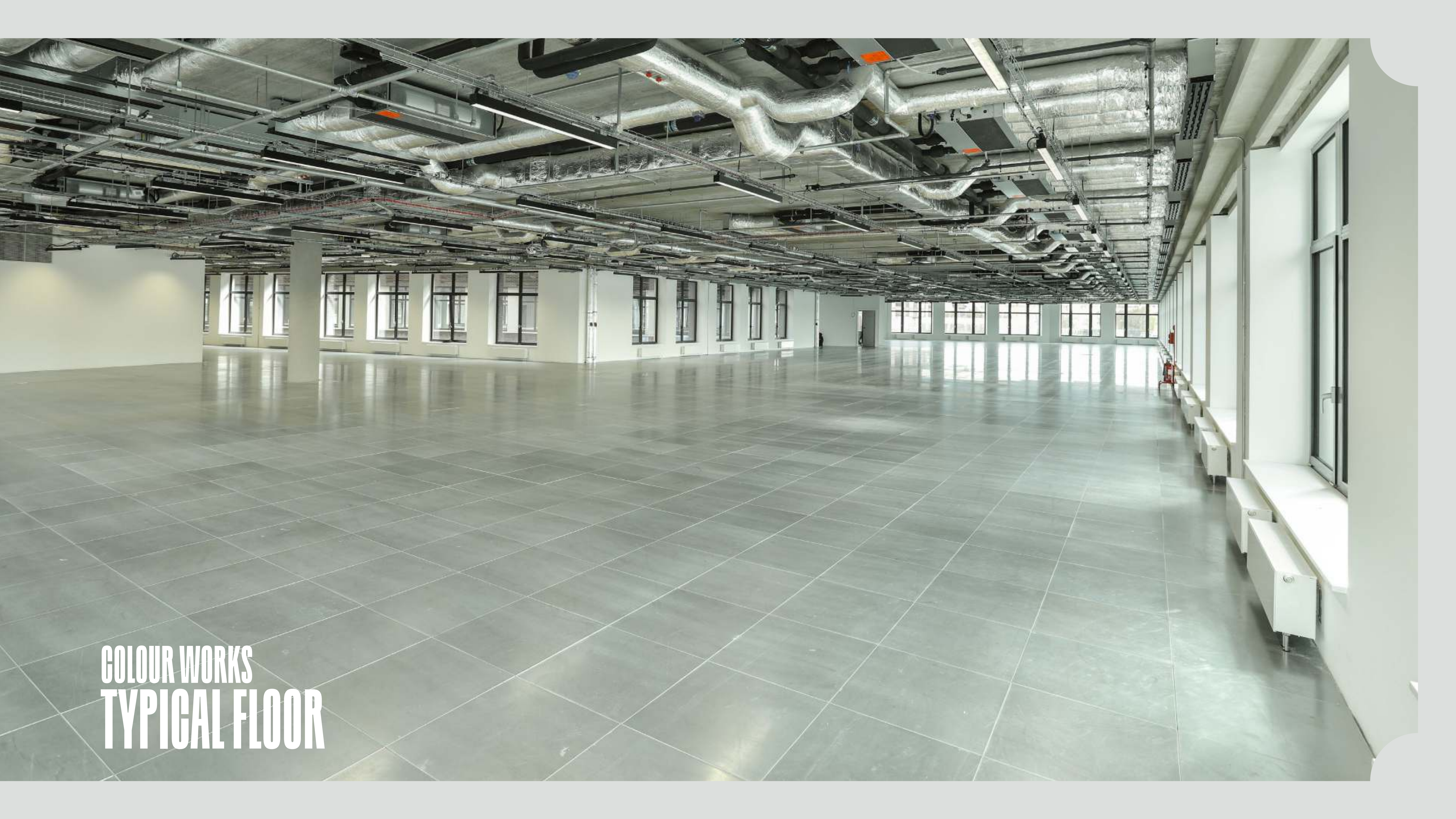
**COLOUR WORKS**  
**INTERIOR DESIGNED LOBBY**





**COLOUR WORKS  
INTERIOR DESIGNED LOBBY**





COLOUR WORKS  
TYPICAL FLOOR



# COLOUR WORKS FLOORPLANS

FLOOR	NIA	TERRACE
	SQ FT	SQ FT
6	7,192	3,323
5	10,604	
4	10,604	
3	10,604	
2	10,604	
1	9,170	
G	731	
TOTAL	59,509	3,323

GROUND FLOOR



TYPICAL FLOOR



6TH FLOOR



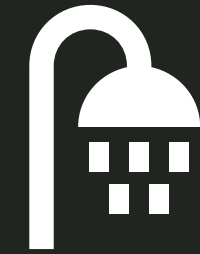




152  
LOCKERS



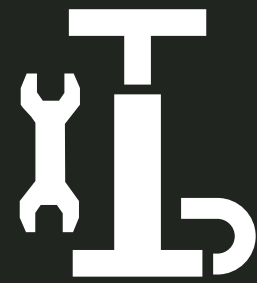
250 SECURE  
CYCLE SPACES



28 SHOWERS  
& CHANGING  
FACILITIES



SECURE PARKING  
BY SEPARATE  
NEGOTIATION



BICYCLE REPAIR  
STATION



FULLY FIT OUT  
LOBBIES



ELECTRIC  
CHARGING POINTS

# BUILDING FACILITIES



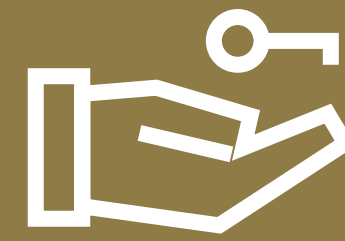


# SPECIFICATION & TECHNOLOGY

The Chimney Walk buildings are targeting BREEAM Excellent with flexible floorplates, usable windows and energy-efficient facilities.



**BREEAM<sup>®</sup>**  
Targeting Excellent



SECURE ACCESS  
CONTROL



AIR  
CONDITIONING



WATER  
MONITORING



SECURITY



VISITOR  
MANAGEMENT



WASTE  
MANAGEMENT

**1:8**

OCCUPATIONAL  
DENSITY



VENTILATION  
SYSTEM



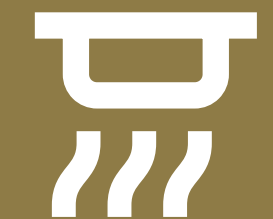
FLOOR TO  
SOFFIT HEIGHT



NATURAL  
VENTILATION

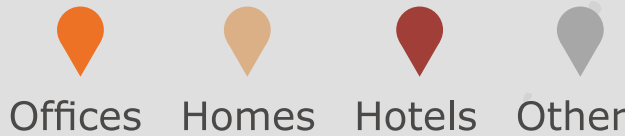


RADIATORS



FIRE DETECTION  
SYSTEM





# VASTINT

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.

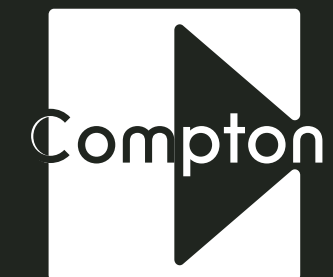
As a developer, we have a long-term commitment to the places we create, retaining, managing and growing the communities we build. Vastint UK's head office is based on the Island, so by becoming a tenant at Sugar House Island, you will also become our neighbour.





# INTERESTED IN ISLAND LIFE?

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