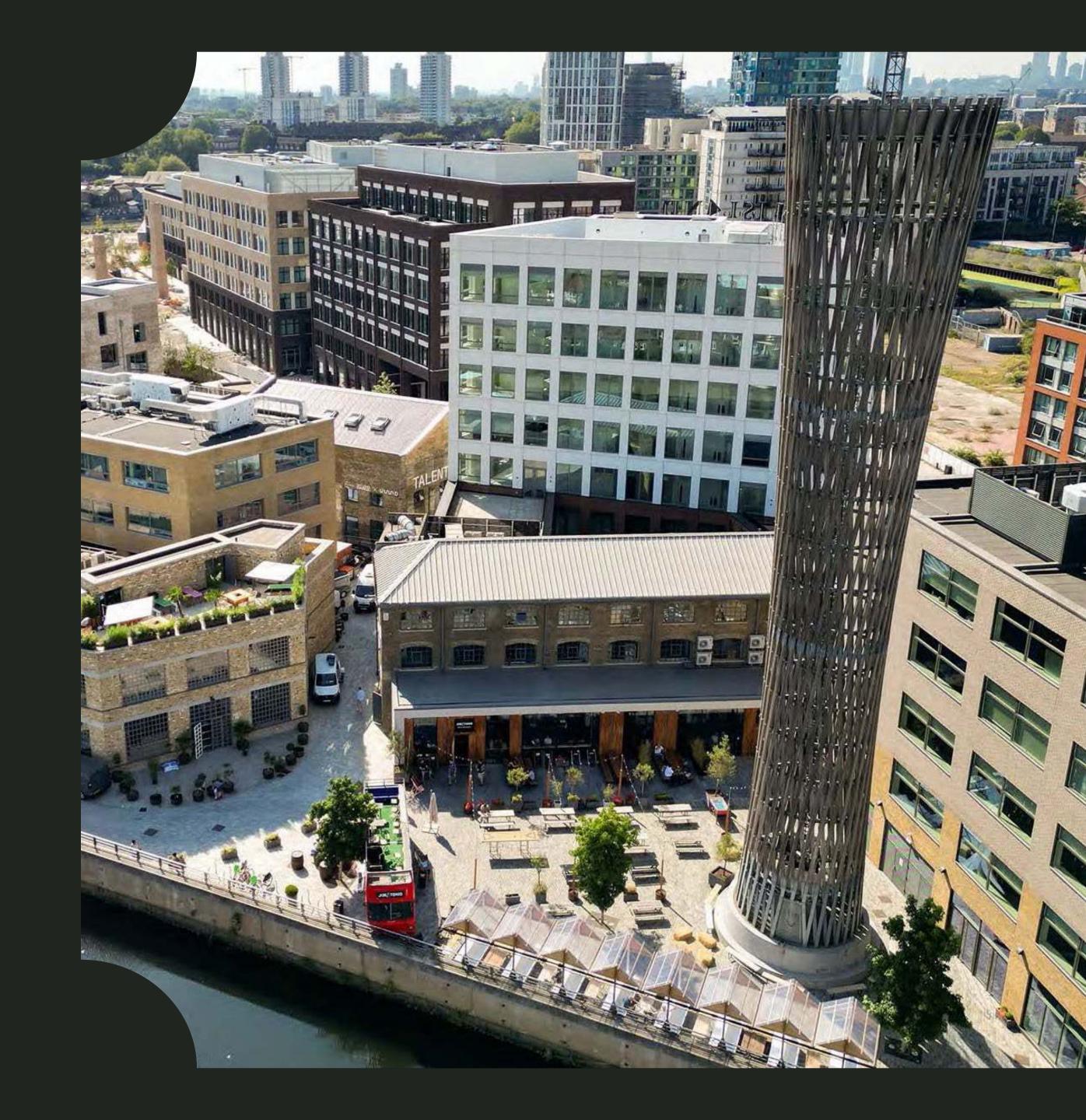


## DON'T GHOOSE

Sugar House Island is a 26-acre neighbourhood in East London, a waterside haven built on a thousand years of reinvention. With all the right ingredients for a thriving business community, this is our contemporary take on island life.

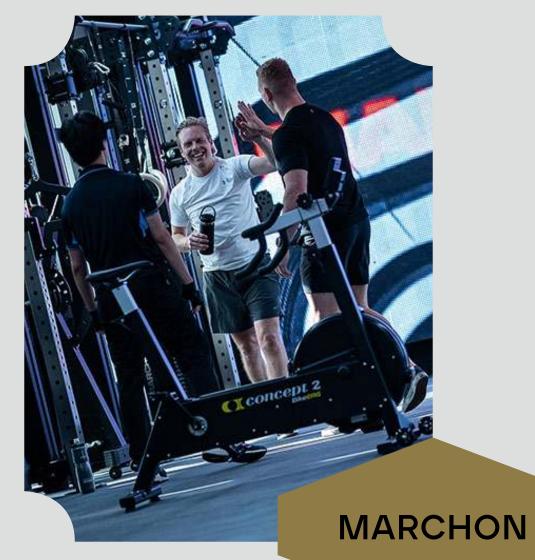


















Sugar House Island is a destination with huge appeal to employees. With ample amenities to hand, this is the perfect spot to grow a community of engaged workers.

## YOUR OMN EAST LONDON ISLAND

- 1. Three Mills Studio
- 2. Bow Arts
- 3. London Stadium
- 4. Arcelormittal Orbit
- 5. Roman Road Market 11. Westfield
- 6. UCL
- 7. Aquatics Centre
- 8. East Bank Central Hub

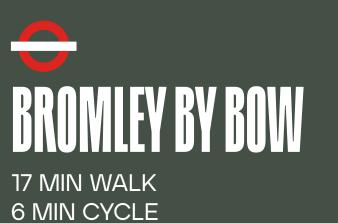
- 9. Theatre Royal Stratford East
- 10. Stratford East Picture House
- 11. Westfield
  Shopping Centre
- 12. Copper Box Arena
- 13. Lee Valley Velopark
- 14. Here East



STRATFORD HIGH STREET 10 MIN WALK

3 MIN CYCLE









## A GOLDEN OPPORTUNITY FOR BUSINESSES

Vastint enables you to craft your own personalised space, whilst supporting you through your fit-out at every stage, allowing your team to flex and grow.





# ALGUEN OF SUSTAINABILITY

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



TARGETING EXCELLENT



BIODIVERSE ROOFS



RENEWABLE ENERGY SOURCE



BEEHIVES



EPC A







# MELLINESS AT ITS GORE

Sugar House Island offers employees easy access to a wealth of green space, nature, arts and activities. Start the day off with a swim at the aquatics centre, stroll down the canal, then catch an after-work show at Stratford Theatre Royal.

# TAMPE BUIL

The largest of the three buildings, Type Building boasts an expansive internal courtyard and two impressive terraces with views across the island – the perfect space for an engaged, forward-thinking workforce to call home.

PASSENGER LIFTS FLOORS

LOBBIES

CENTRAL COURTYARD



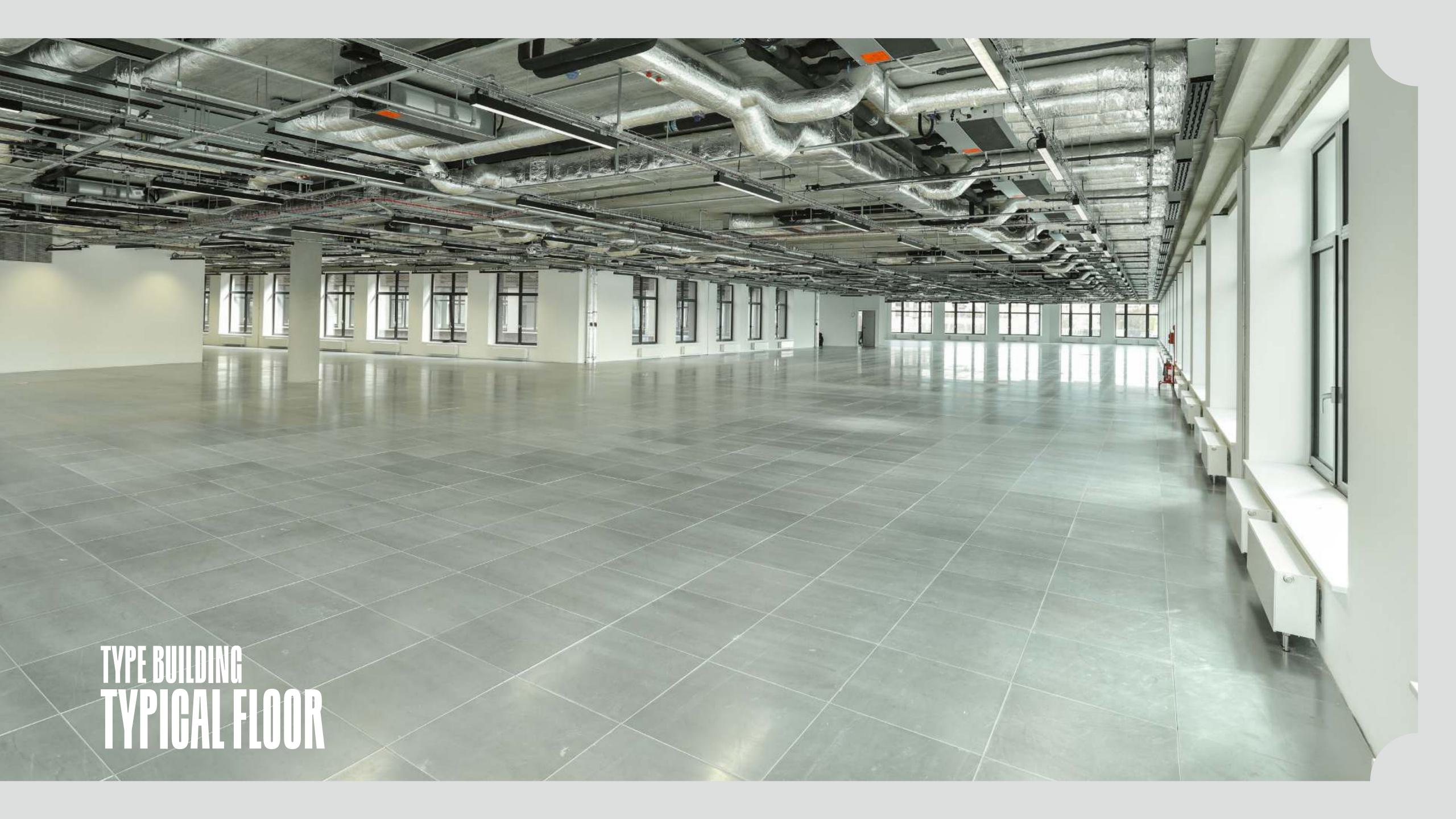


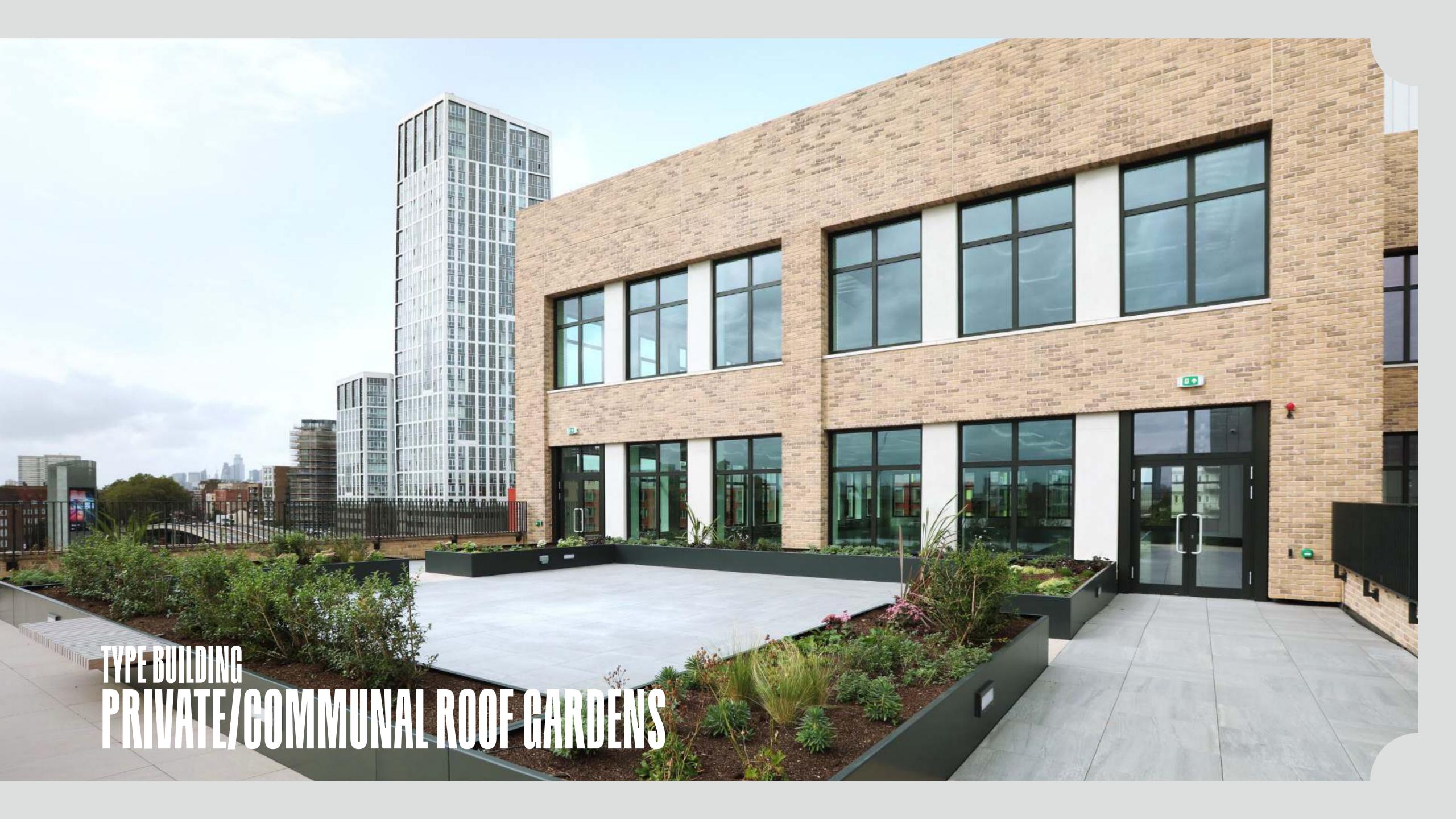












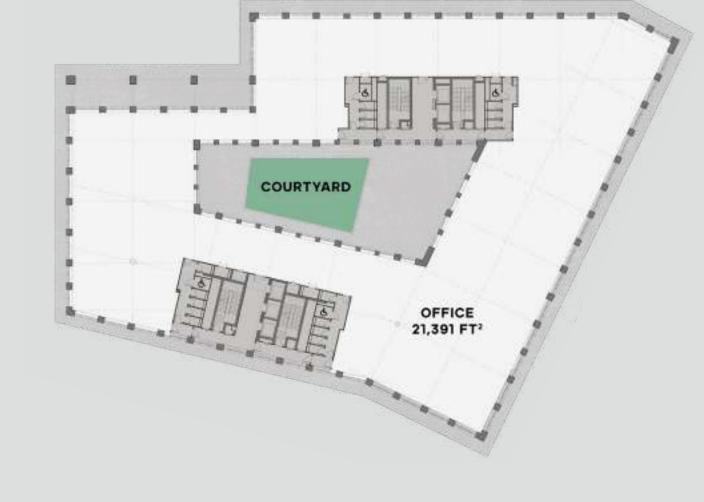
FLOOR	NIA	TERRAGE
	SQ FT	SQ FT
5	12,182	
4	12,182	7,960
3	22,371	
2	22,371	
1	21,391 (LET)	
G (LOBBY 2)	3,283	
G (LOBBY 1)	708	
TOTAL	94,488	7,960

## **GROUND FLOOR**

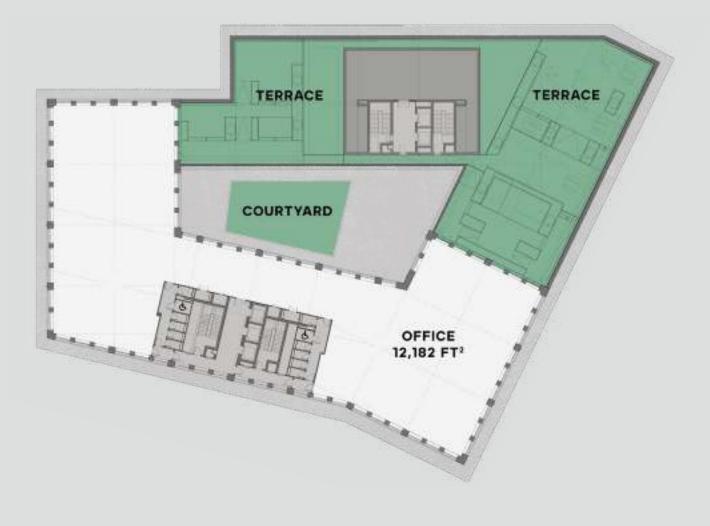


## **1ST FLOOR**





## 4TH & 5TH FLOOR





## GLASS ATRIUM LOBBY

FLOORS

## ROOF GARDENS

PRIVATE/COMMUNAL

PASSENGER LIFTS

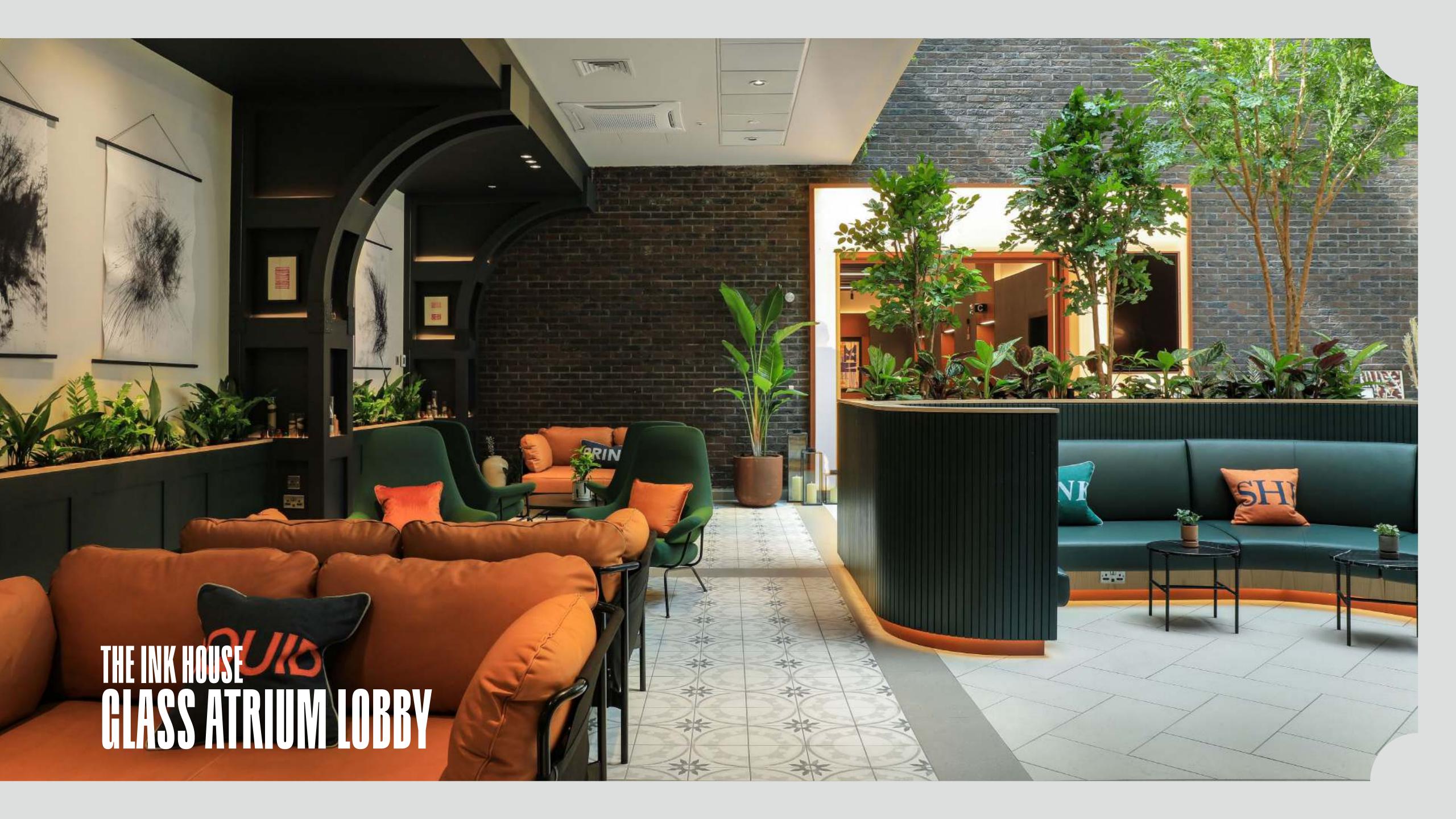
## BIO-DIVERSE

**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.







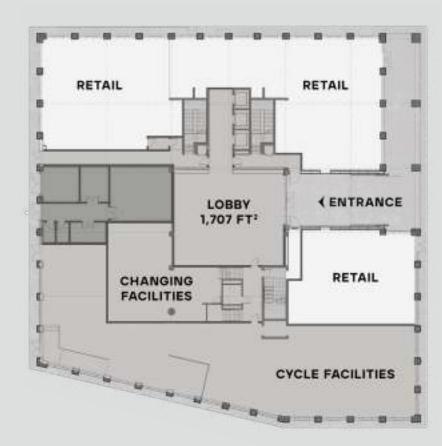




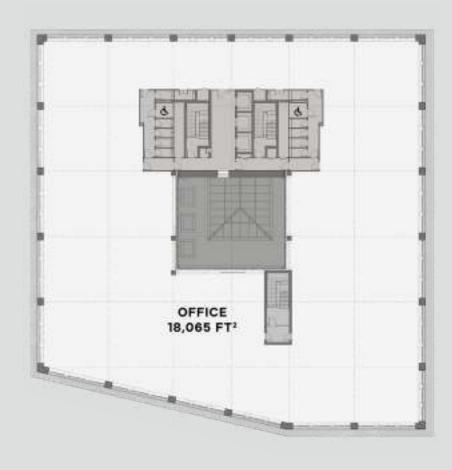


FLOOR	NIA	TERRAGE
	SQ FT	SQ FT
5	6,023	
4	5,993	5,273
3	18,065	
2	18,065	
1	16,912	
G	1,707	
TOTAL	66,765	5,273

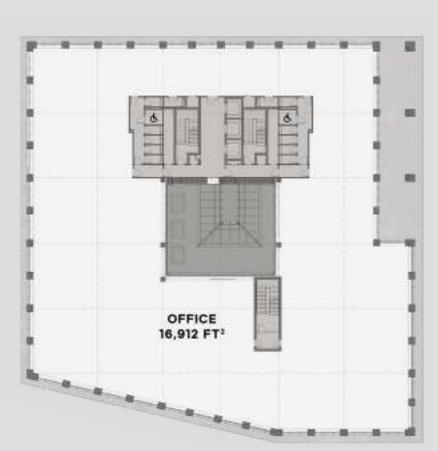
## **GROUND FLOOR**



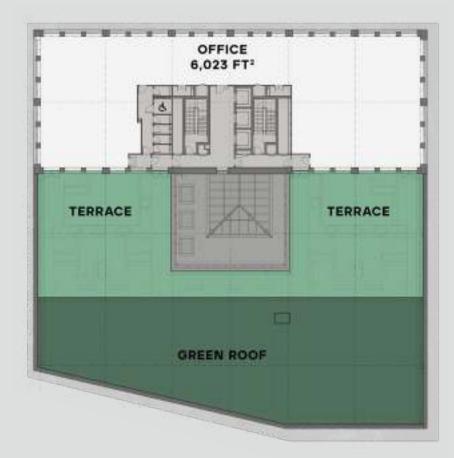
## 2ND & 3RD FLOOR



## **1ST FLOOR**



## **5TH FLOOR**



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

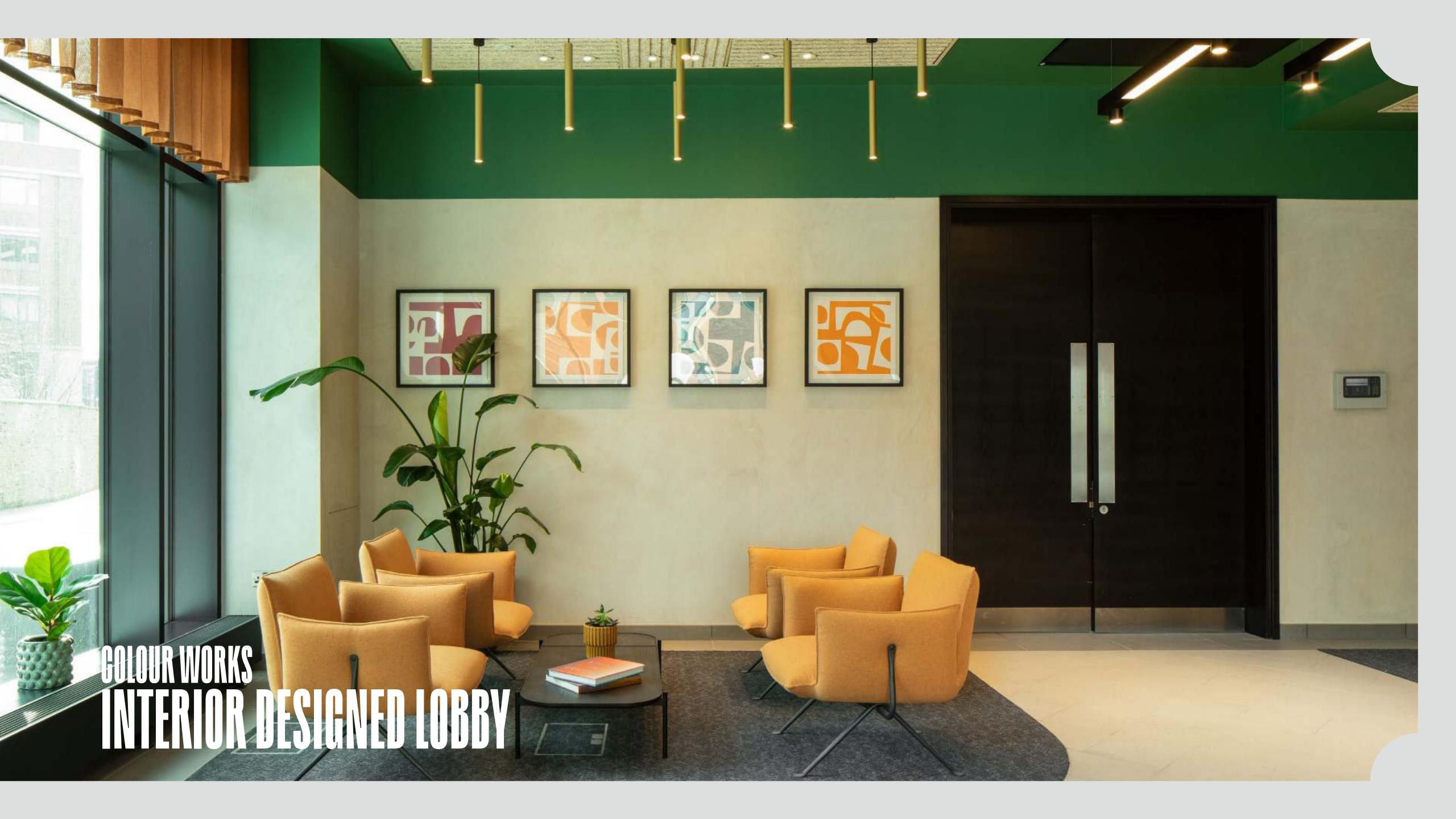
**ROOF TERRACE** 

**FLOORS** 

**PASSENGER** LIFTS

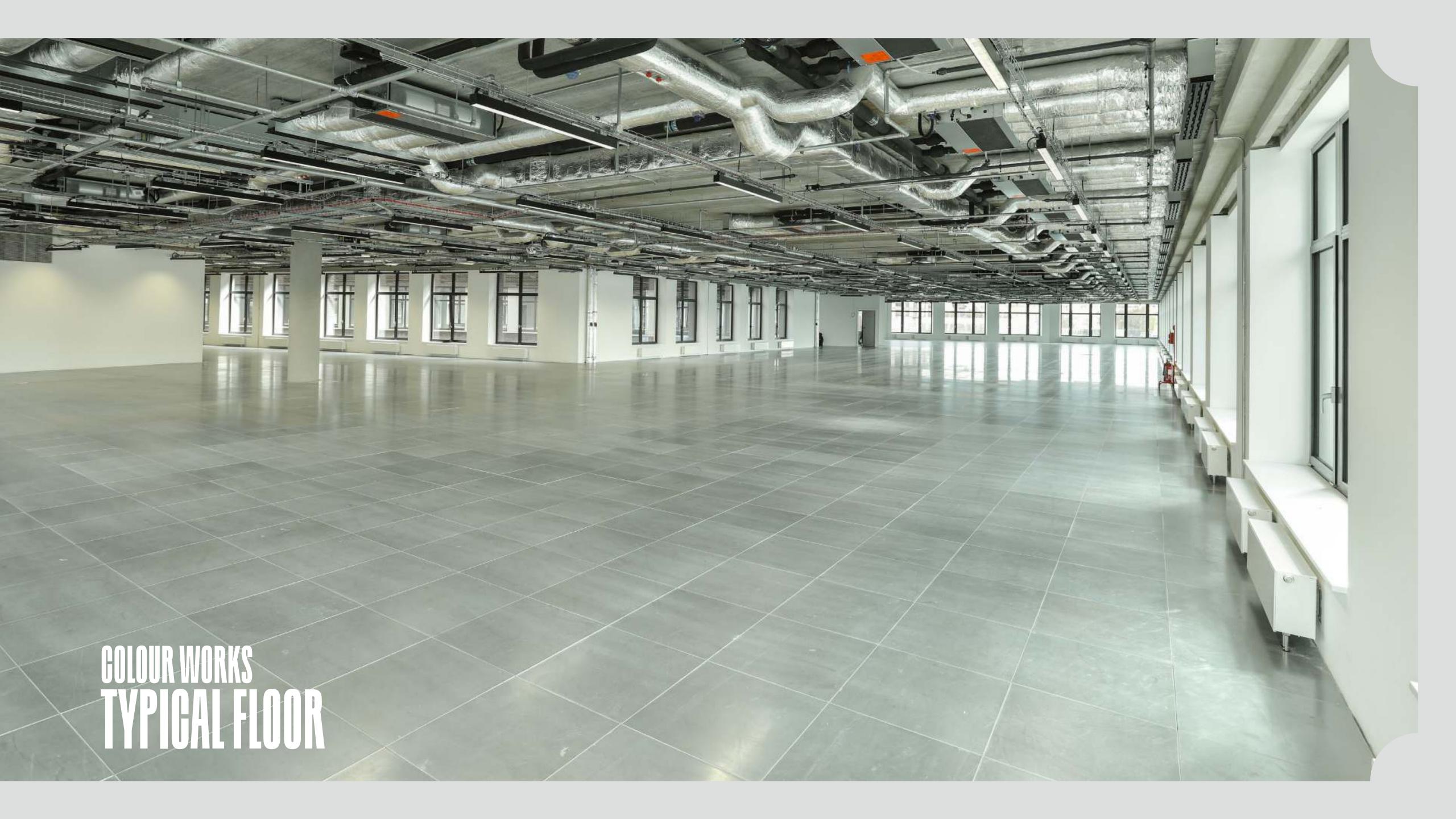
## INTERIOR DESIGNED LOBBY











## **GOLOUR WORKS**

FLOOR	NIA	TERRAGE
	SQ FT	SQ FT
6	7,192	3,323
5	10,604 (UNDER OFFER)	
4	10,604	
3	10,604	
2	10,604	
1	9,170	
G	731	
TOTAL	59,509	3,323

## **GROUND FLOOR**

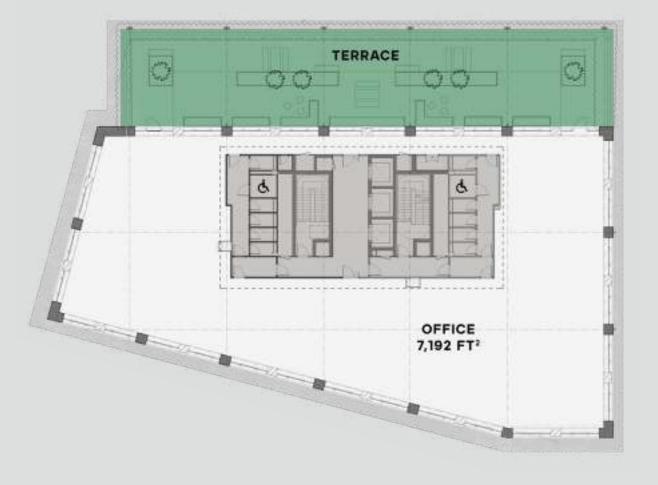


## **TYPICAL FLOOR**





## **6TH FLOOR**









250 SECURE **CYCLE SPACES** 



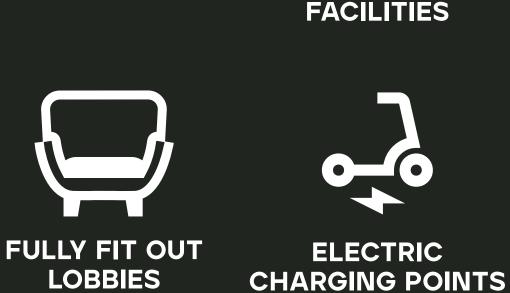
28 SHOWERS & CHANGING **FACILITIES** 



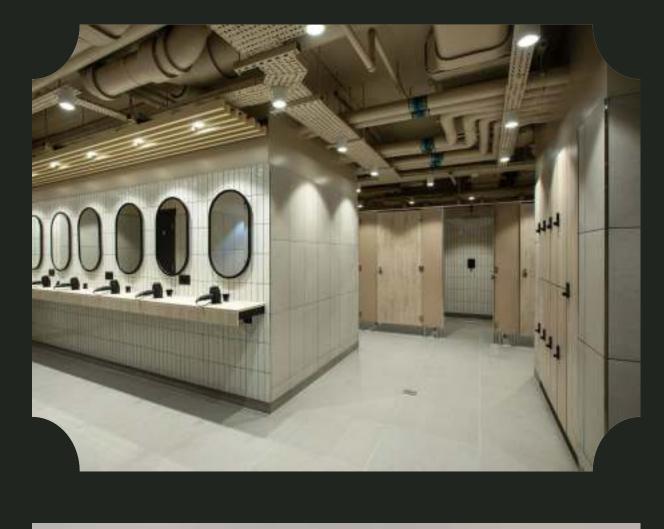
**SECURE PARKING BY SEPARATE NEGOTIATION** 

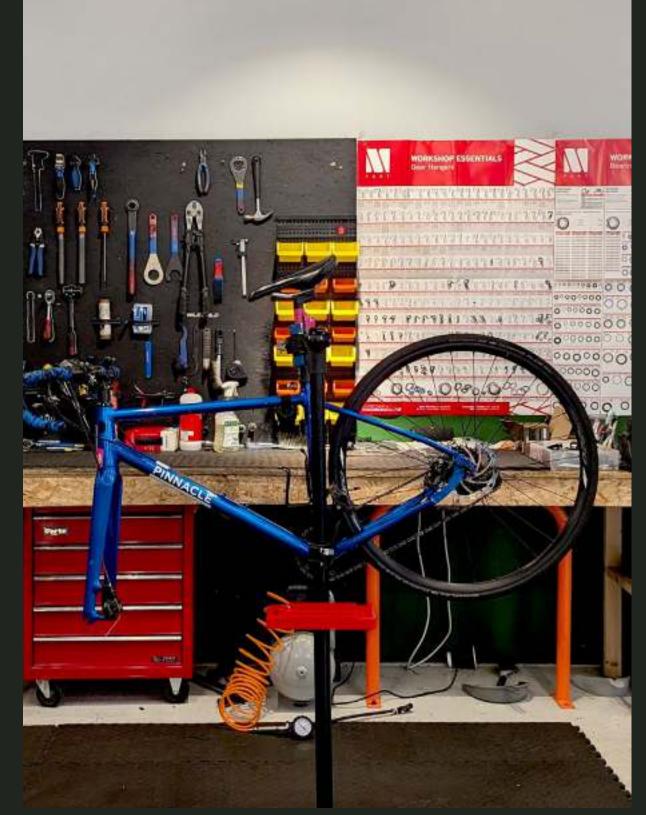




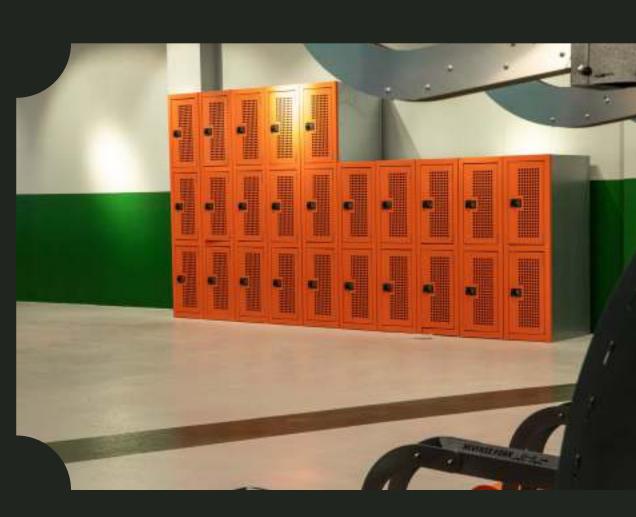


## JIHIE-UF-HE-HI









# SPECIFICATION & TECHNOLOGY

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





























## RIGA VILNIUS WARSAW **BRUSSELS BUCHAREST** MARSEILLE Offices Homes Hotels Other

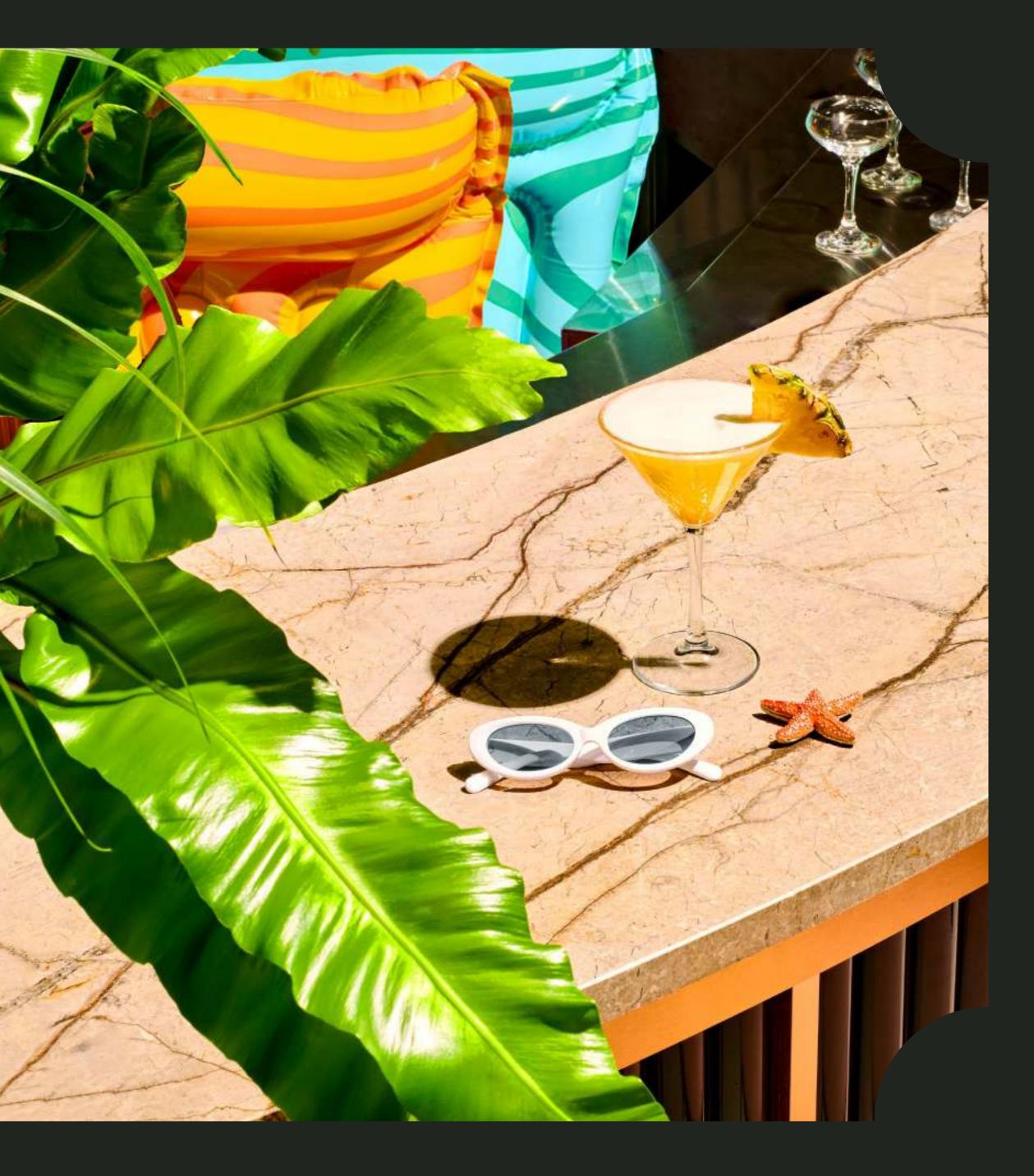
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## VASTINT

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.



## INTERESTED IN ISLAND LIFE? CONTACT US



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