

SUGAR HOUSE ISLAND

STRATFORD, E15

THE ISLE IN *Numbers*

26

ACRE
NEIGHBOURHOOD

3

ACRES OF
OUTDOOR SPACE

40,000

SQ FT RETAIL

40%

HOMES 3 BED
OR MORE

624,000

SQ FT COMMERCIAL
SPACE

5

MINUTE WALK TO
QUEEN ELIZABETH
PARK

1,200

NEW
HOMES

74%

RESIDENTS AGED
18-30 YEARS

5

MINUTE WALK TO
NEAREST STATION

2

EDUCATION
HUBS



ISLE OF *Opportunities*

Sugar House Island's award winning vision will bring together a community of 6,000 people to live work and unwind for a better quality of life amongst the waterways of East London.

Four of the Island's thirteen phases are already complete, with the next two plots under construction, set to deliver a further 244 new homes in 2026.

The development offers a variety of prime ground-floor flexible units, suitable for retail, leisure and F&B uses.

Whether you're seeking a high street frontage or a pedestrianised placement, the Island has a wide range of sizes and positions available.

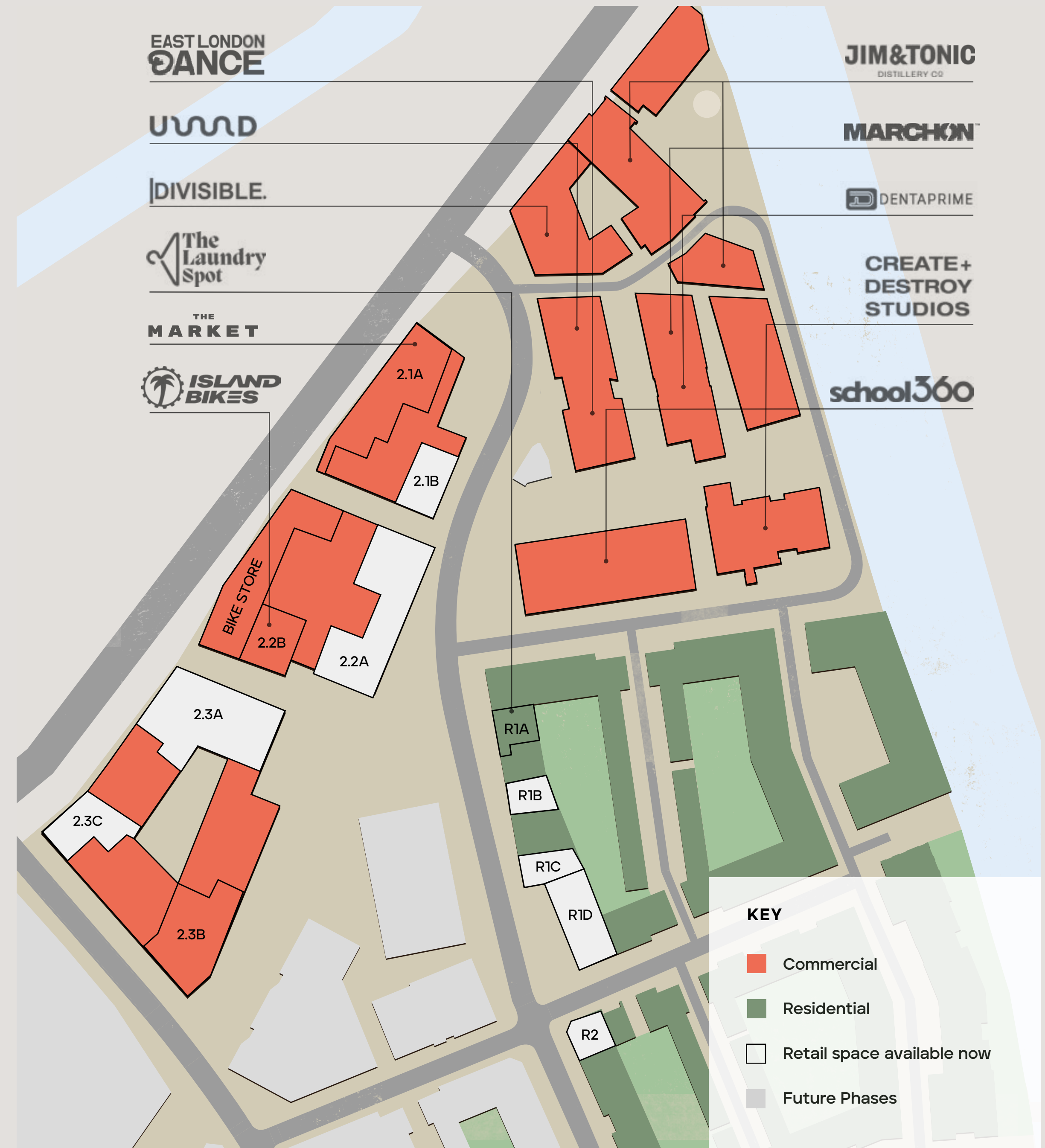
LEASING OPPORTUNITIES

COMMERCIAL OFFICES & RETAIL

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

RESIDENTIAL QUARTER

UNIT	NIA (sq ft)	NIA (m ²)	STATUS
R1A	821	76.3	LET
R1B	826	76.5	UNDER OFFER
R1C	1,210	112	UNDER OFFER
R1D	1,933	179.6	AVAILABLE
R2	753	70	AVAILABLE



EASY ACCESS, PLENTY TO *Discover*

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



Here East
UCL
Loughborough
University

V&A East
London College
of Fashion

Sadler's Wells East
BBC Music Studios

Stratford
International
Station
10min 5min
23min 13min

Stratford High
Street Station
10min 5min

Westfield

Stratford Station
15min 5min

Aquatics
Centre

London
Stadium
66,000
CAPACITY

Padding Mill
Lane Station
5min 3min

Bridgewater Triangle
Development
575
RESIDENTIAL
UNITS

ABBA Voyage
3,500
CAPACITY

City of London

Padding Mill
Development
950
RESIDENTIAL
UNITS

Bow Road
19min 5min

Cycle Superhighway

SUGAR HOUSE
ISLAND

A12

SUGARHOUSEISLAND.COM

INTERESTED IN ISLAND LIFE? *Get in touch.*

GCW.

CFC

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THE
MARKET

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