

# Compton

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## Stratford

Sugar House Island -  
The Sugar House  
1 Sugar House Lane  
E15 2QD

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The Sugar House is a two story new  
build, part five-story Victoria  
warehouse offering rare double-  
height, self-contained workspaces

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## For Rent

1,000 to 3,116 ft<sup>2</sup>

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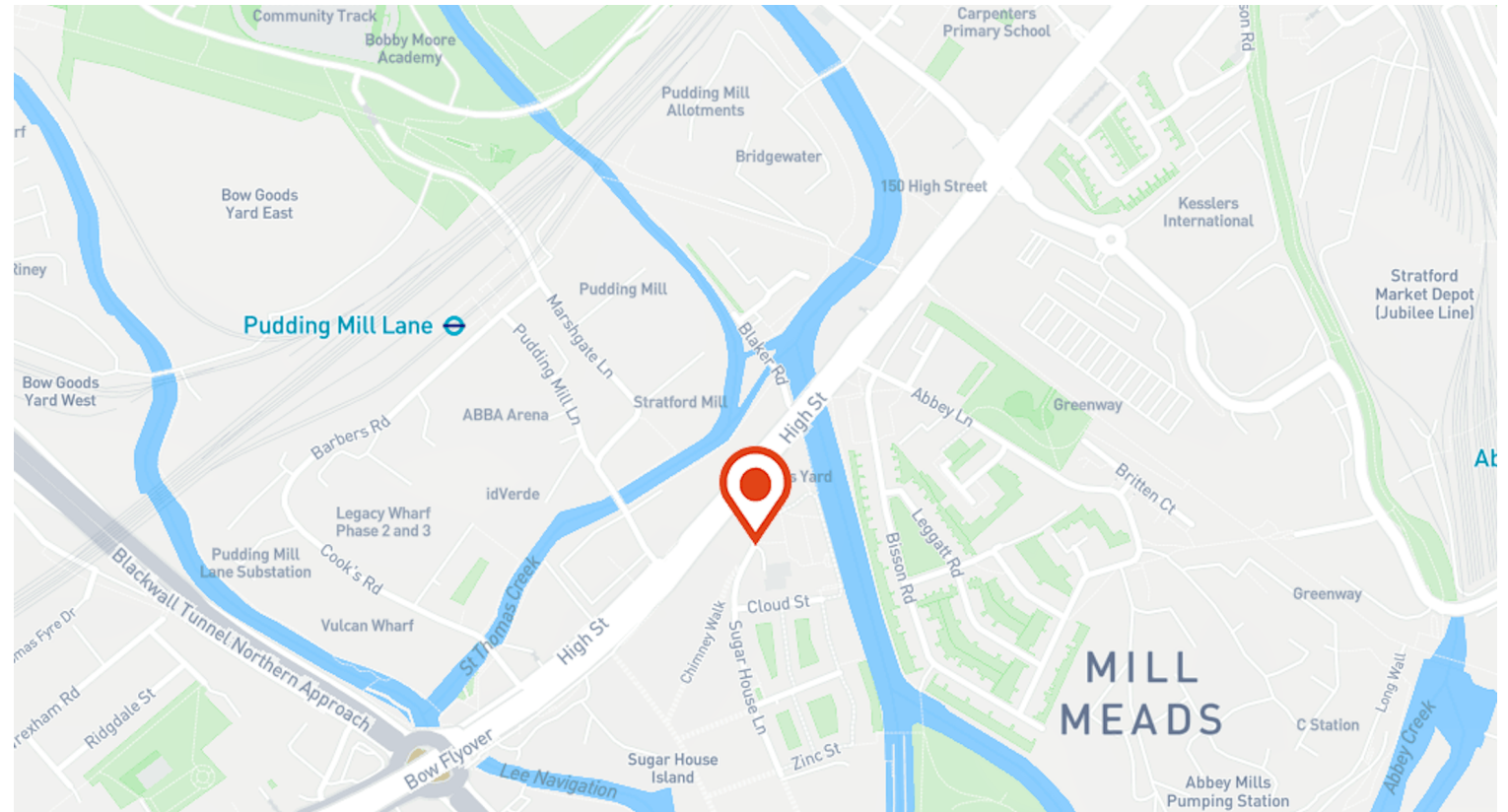
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## Location

Eight stations, seven lines, five bus routes and two dedicated cycle routes connect Dane's Yard to the City and its surrounds. There's a bit of everything on Sugar House Island's doorstep. Canal-side and wetland walks, world-class sports facilities, pared-back bars of Hackney Wick, Westfield Stratford shopping centre and parks galore

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## Amenities

- Brand newly refurbished
- Stunning double-height dual-  
aspect workspaces
- Fantastic natural daylight
- Hyperfast broadband
- Video phone entry
- Fully accessible raised floors
- Full AC cooling & heating  
systems
- Open-plan, low-energy lighting
- Canalside location
- Parking available by separate  
negotiation

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## Description

The Sugar House is a former sugar refinery that gave our Island its name and was first recorded in 1843. The spectacular five-storey Victorian warehouse has three modern extensions offering rare double-height, self-contained workspaces with canal and courtyard views. The upper floors of The Sugar House have been crafted into residential homes which will be available to rent from early 2021.

Dane's Yard is the Creative Quarter and first chapter of Sugar House Island. This former industrial corner has been beautifully reimagined into a stirring hub of offices, educational facilities, leisure and retail, just a stone's throw from Stratford.

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## Content

Watch the film



View in Virtual Reality



View in Virtual Reality



View in Virtual Reality



View in Virtual Reality



View on Website



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## Floor Areas & Outgoings

The accommodation comprises of the following

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground - The Sugar House Office 2	1,000	£35	On Application	On Application	£2,916.67	£35,000	Under Offer
Ground - The Sugar House Office 3	2,116	£35	On Application	On Application	£6,171.67	£74,060	Let
Total	3,116	£35			£9,088.34	£109,060	

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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