

Sugar House Island, 1 Danes Yard, Stratford, London, E15 2QD

TO LET

Office

1,569 to 11,783 sq ft /
145.8 to 1,094.7 sq m

£29.50 - £37.50 per sq ft

Dane's Yard is the Creative Quarter and first phase of Sugar House Island, located just a stone's throw from Stratford.



- Brand newly refurbished
- Ground & 4th Floor come fully fitted and furnished
- Remaining floors come partially fitted out with carpet flooring and kitchenette
- Great natural daylight throughout
- Fully accessible raised floors
- Video phone entry
- Full AC cooling & heating systems
- Fantastic views over Stratford
- Parking by separate negotiation

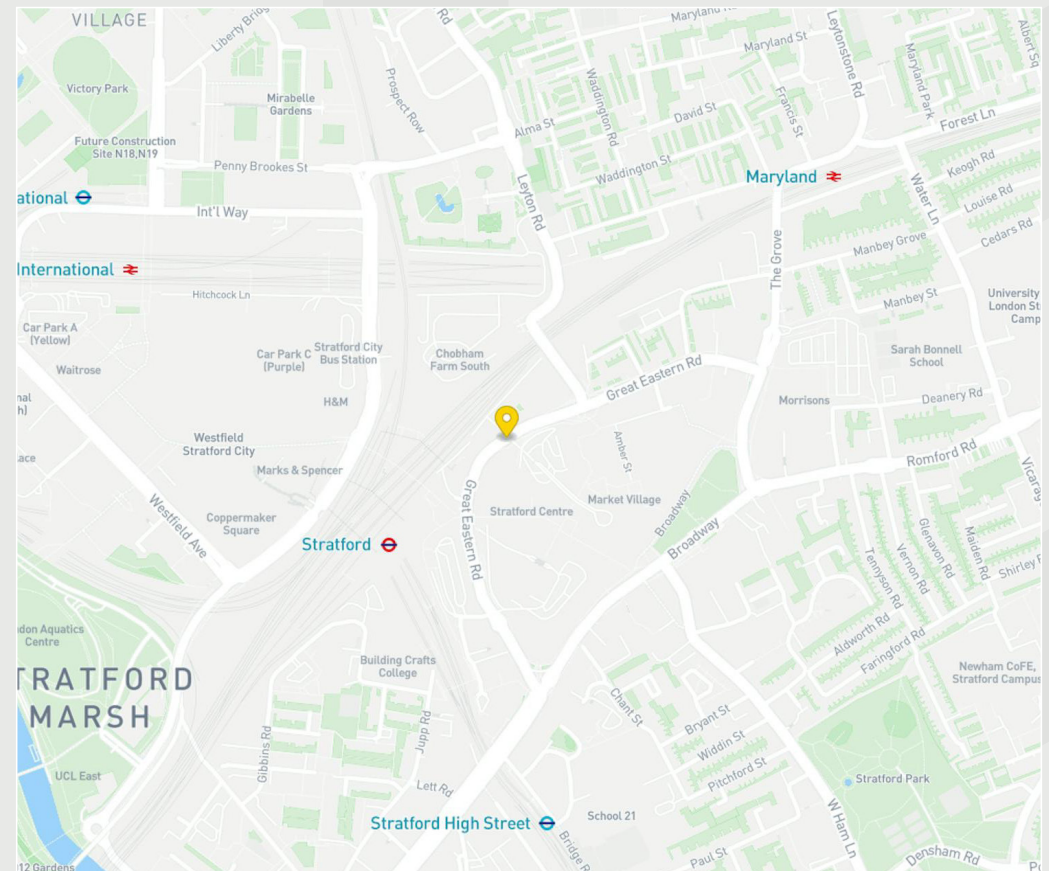


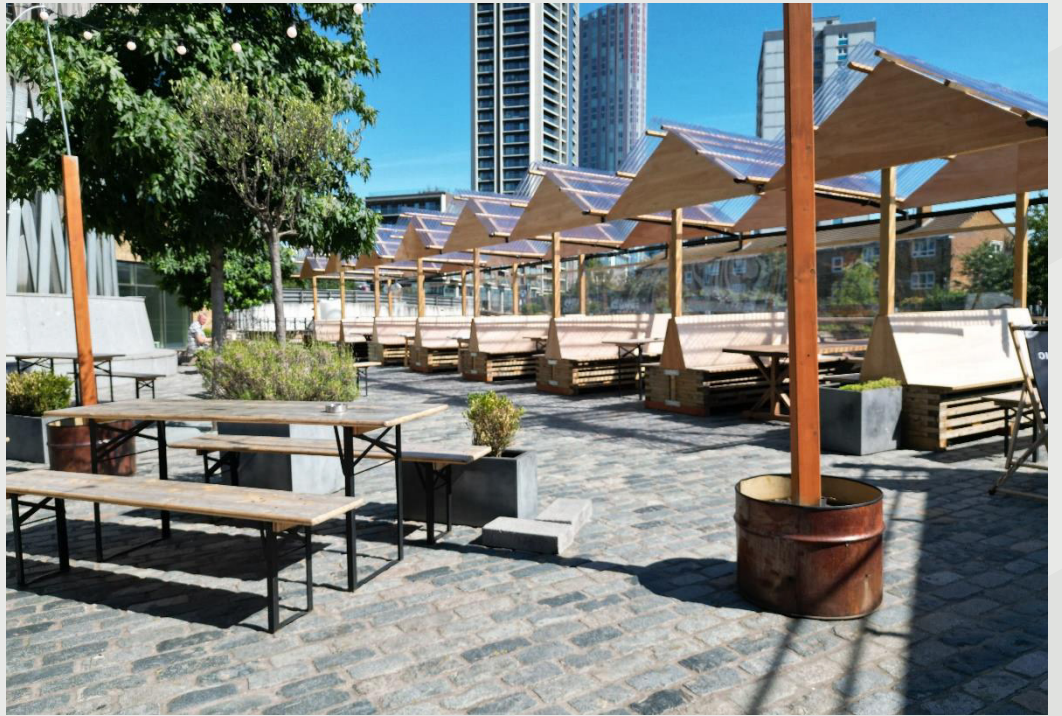
Description

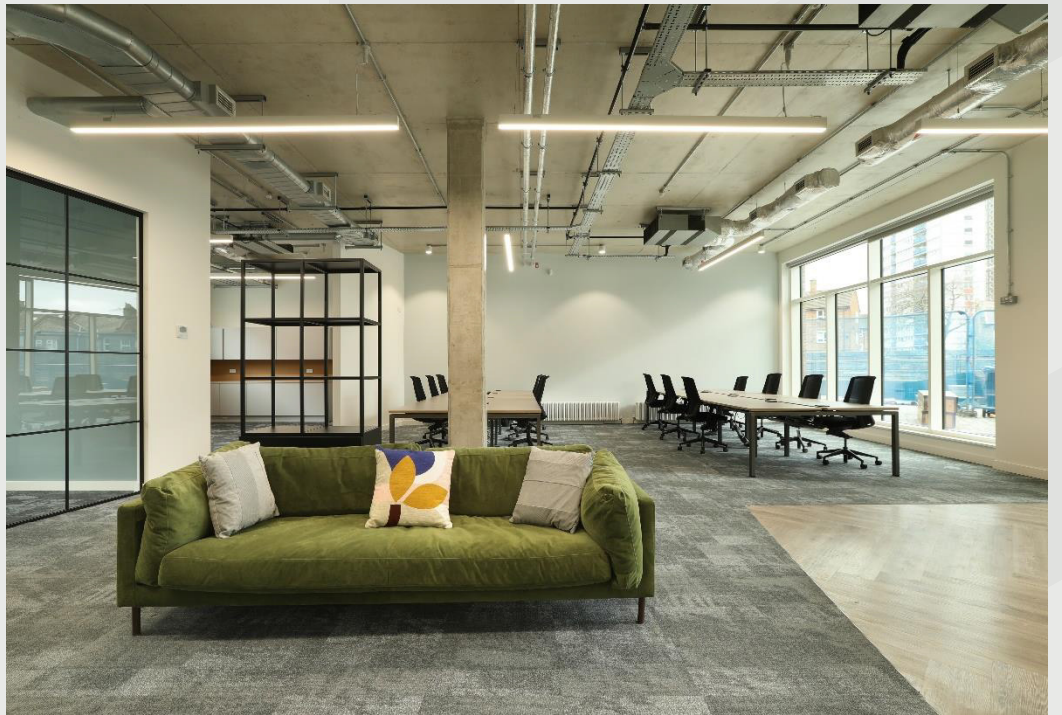
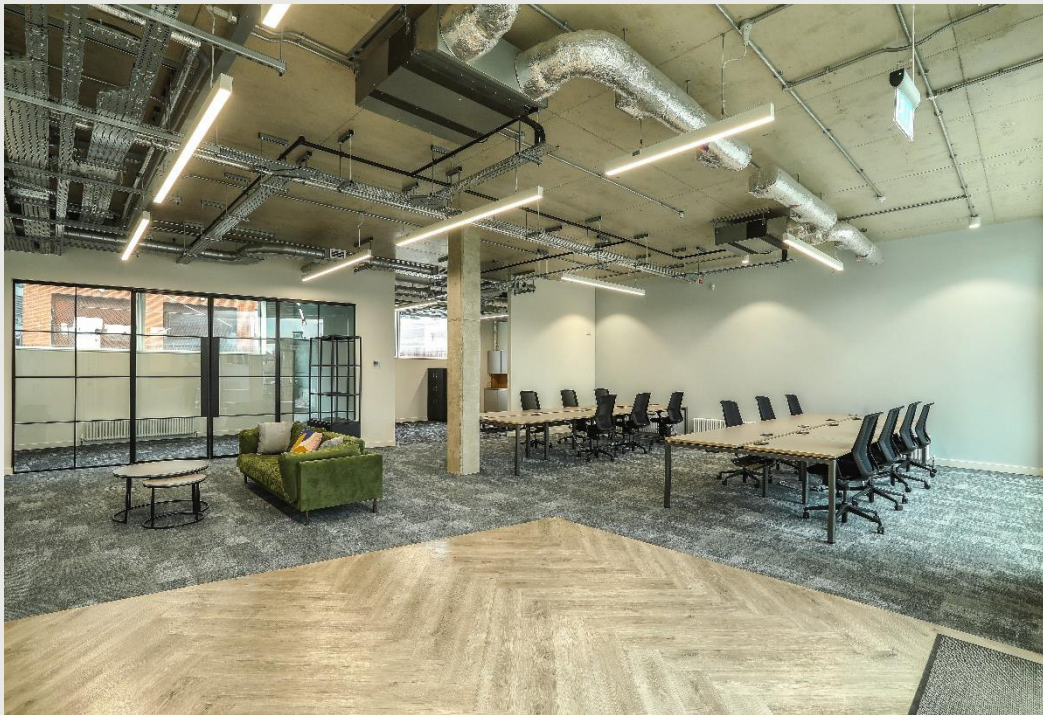
Set in a pivotal position on the northern tip of the Island, 1 Dane's Yard's contemporary office space spans five storeys and commands a prominent High Street setting.

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.







Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
4th	3,417	317.4	£37.50	£15	£7.50	£17,085	£205,020	Available
3rd	3,417	317.4	£37.50	£15	£7.50	£17,085	£205,020	Available
2nd	3,417	317.4	£29.50	£15	£7.50	£14,807	£177,684	Available
1st	3,380	314	£29.50	£15	£7.50	£14,646.67	£175,760	Under Offer
Ground	1,569	145.8	£37.50	£15	£7.50	£7,845	£94,140	Under Offer

Tenure

New Lease

EPC

B

VAT

Applicable

Contacts

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Configuration

Upon enquiry



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