

CHIMNEY WALK

STRATFORD, E15

SUGAR HOUSE
ISLAND



THE ISLE IN *Numbers*

Sugar House Island is a 26 acre neighbourhood in East London built on a thousand years of belief in reinvention.

The distillery sheds, granaries and refineries of old have transformed into an open community of homes, businesses, educators, and makers of today and tomorrow.

**NEW LONDON
AWARDS 2019**

WINNER

MASTERPLAN & AREA
STRATEGIES AWARD

26
ACRE
NEIGHBOURHOOD

40,000
SQ FT RETAIL

624,000
SQ FT RETAIL

1,200
NEW HOMES

5
MINUTE WALK TO
NEAREST STATION

3
ACRES OF
OUTDOOR SPACE

40%
HOMES 3 BED
OR MORE

5
MINUTE WALK TO
OLYMPIC PARK

74%
RESIDENTS AGED
18-30 YEARS OLD

2
EDUCATION
HUBS



IN GREAT COMPANY

As our Island grows, so do the number of independent businesses and organisations that occupy it. From a lively canal-side restaurant to state-of-the-art fitness facilities; a bicycle workshop and a dry cleaner; the Island holds a treasure at every turn.

JIM & TONIC AT THE PRINT HOUSE



Award winning sustainable urban gin company Jim & Tonic has its primary brand house here at Sugar House Island. The fully equipped bar and restaurant serve a range of tasty delights for breakfast, lunch and dinner, alongside a wide range of wine, beer and specialty gin cocktails.

TALENT HOUSE



East London Dance and UD Music have teamed up to create the UK's first national Talent House for Urban Culture. The state-of-the-art facilities include bookable dance and recording studios.



THE MARKET



Independently owned and operated convenience store The Market stocks all of your daily essentials

MARCHON



Marchon's core offering is functional fitness classes challenging all areas of training, offering a flexible timetable to members of all abilities.

SCHOOL 360



Innovative new primary school, School 360 is the latest offering from The Big Education Trust. The school opened its doors to pupils in 2021.

THE LAUNDRY SPOT



The Laundry Spot is open seven days a week and set to assist with all of your clothing needs, from dry cleaning to tailoring and embroidery.

THE RUM HOUSE



Jim & Tonic's second spot at Sugar House Island delivers a cocktail bar at ground floor, a rustic events space, a beautiful rooftop bar and its very own rum distillery.

ISLAND BIKES



So much more than bicycle repairs and services, community favourite Island Bikes also hosts free weekly running and cycle clubs.



LIVERPOOL MEDIA ACADEMY (LMA)

LOUGHBOROUGH UNIVERSITY

STAFFORDSHIRE UNIVERSITY

TEESIDE UNIVERISTY

UCL

LONDON COLLEGE OF FASHION

UCL EAST

BOOST EDUCATION

SCHOOL OF EDUCATION AND COMMUNITIES

UNIVERSITY OF EAST LONDON

MARYLAND STATION

NEWHAM COLLEGE

STRATFORD SCHOOL ACADEMY

STRATFORD STATION

THE LANGUAGE FAIR

LONDON ACADEMY OF EXCELLENCE

INTUITIVE HEALTH & BEAUTY ACADEMY

PUDDING MILL LANE STATION

THE TALENT HOUSE

SCHOOL 360

EDUCATION OVER EPIC CENTRE

THE DESTINATION
FOR EDUCATION

Everything

YOU NEED IN
ONE LOCATION



**TYPE
BUILDING**

— CHIMNEY
WALK

—
**COLOUR
WORKS**

CHIMNEY
WALK

**THE
INK HOUSE**

—
CHIMNEY
WALK

CHIMNEY WALK

SUPER SUSTAINABLE BUILDINGS

From design through to construction, to the completion and management, sustainability and the environment have always been at the heart of the Chimney Walk buildings.

Sustainability certifications combined with ecological interventions and management strategies, ensure the buildings continue to minimise their impact on the environment.

BREEAM EXCELLENT

EPC A

RENEWABLE ENERGY SOURCE

BIO-DIVERSE ROOFS

BEE HIVES



THE INK HOUSE

—
CHIMNEY
WALK

With its striking glass atrium lobby, bio-diverse roof and world-class cycle facilities, The Ink House is rich with resource. The full width roof garden looks out across Stratford and the Queen Elizabeth Olympic Park offering a refreshing extension of the workplace.

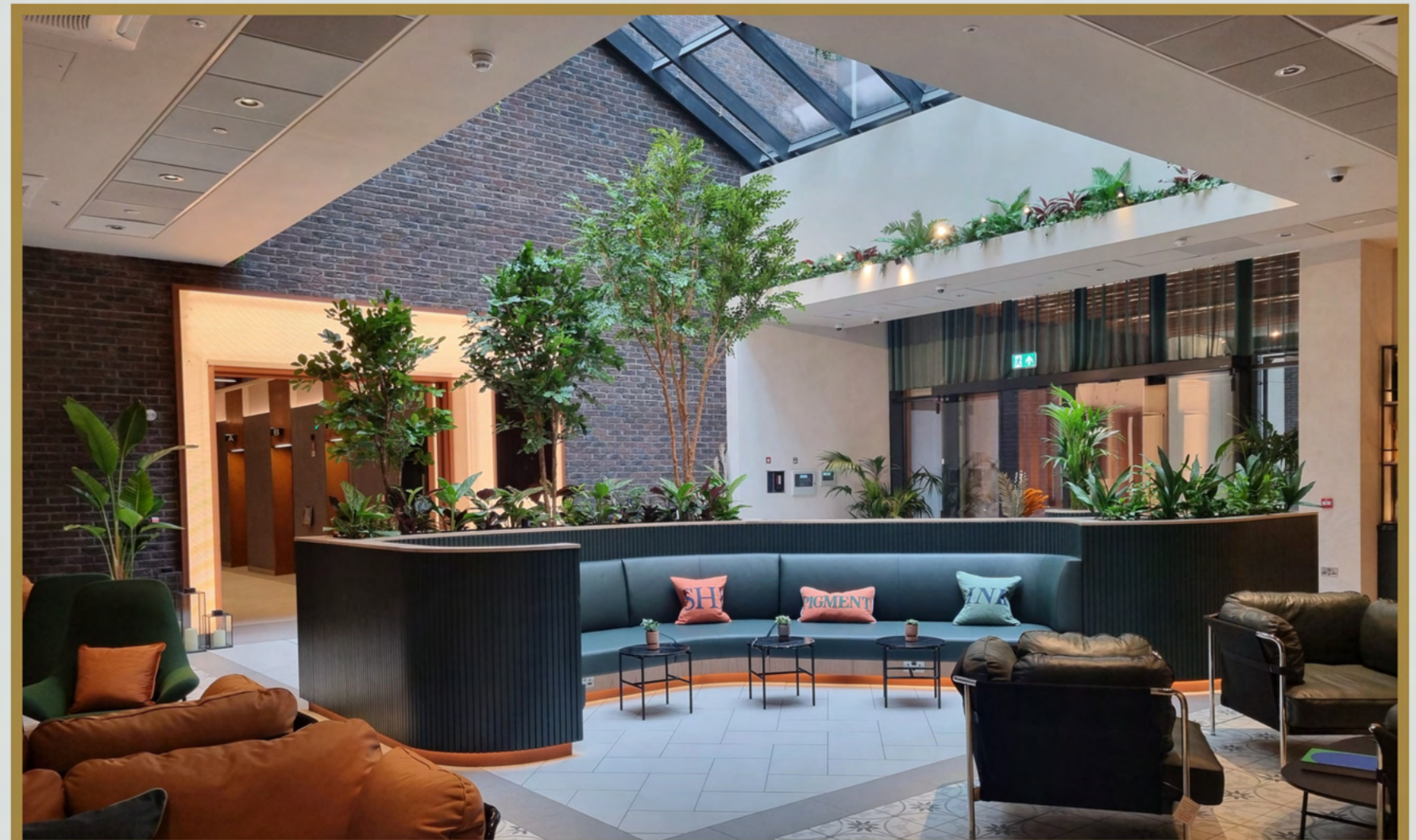
FIVE FLOORS

GLASS ATRIUM LOBBY

THREE PASSENGER LIFTS

PRIVATE / COMMUNAL ROOF GARDENS

BIO-DIVERSE GREEN ROOF



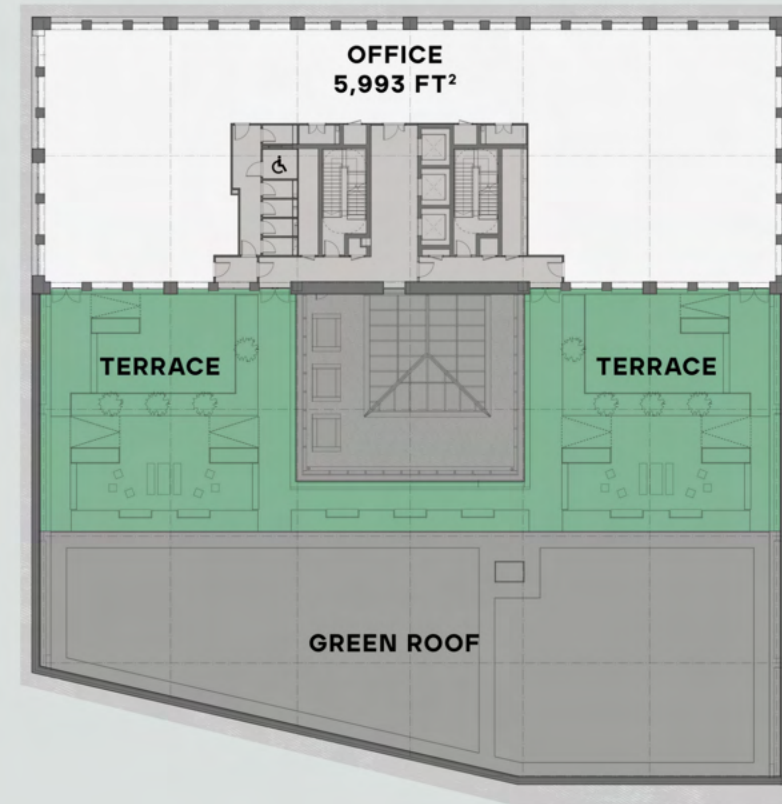
THE INK HOUSE

—
CHIMNEY WALK

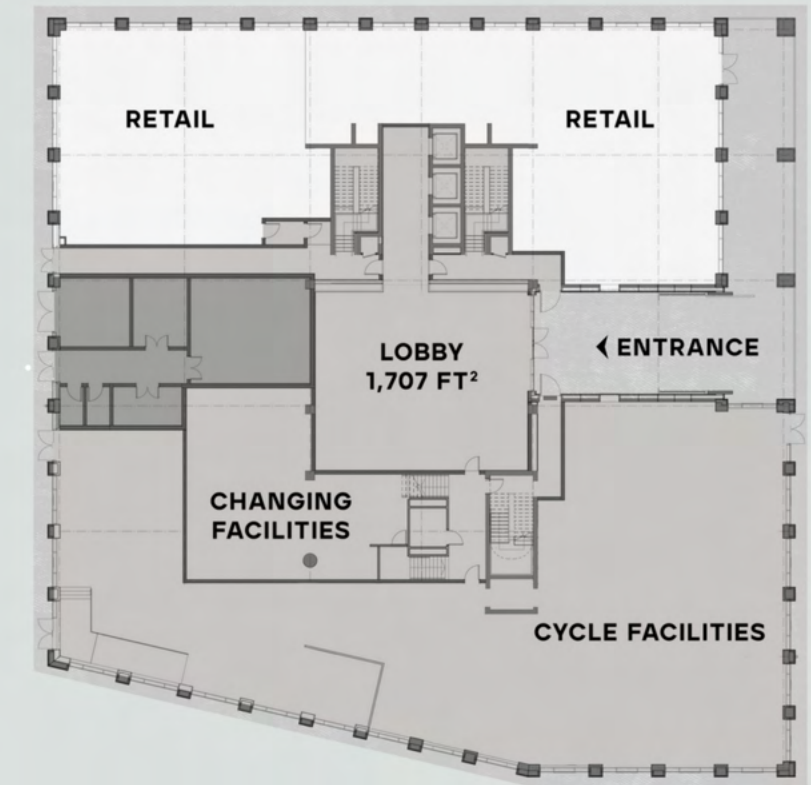
FLOOR	NIA (sq ft) / (m ²)	TERRACE (sq ft) / (m ²)
5	6,023 / 559.5	
4	5,993 / 556.7	5,273 / 489.9
3	18,065 / 1,678.2	
2	18,065 / 1,678.2	
1	16,912 / 1,571.1	
G	1,707 / 158.6	
TOTAL	66,765 / 6,202.5	5,273 / 489.9

- Office Space
 - Reception and Core Space
 - Plant Space
 - Terrace
- Not to scale,
for indicative purposes only*

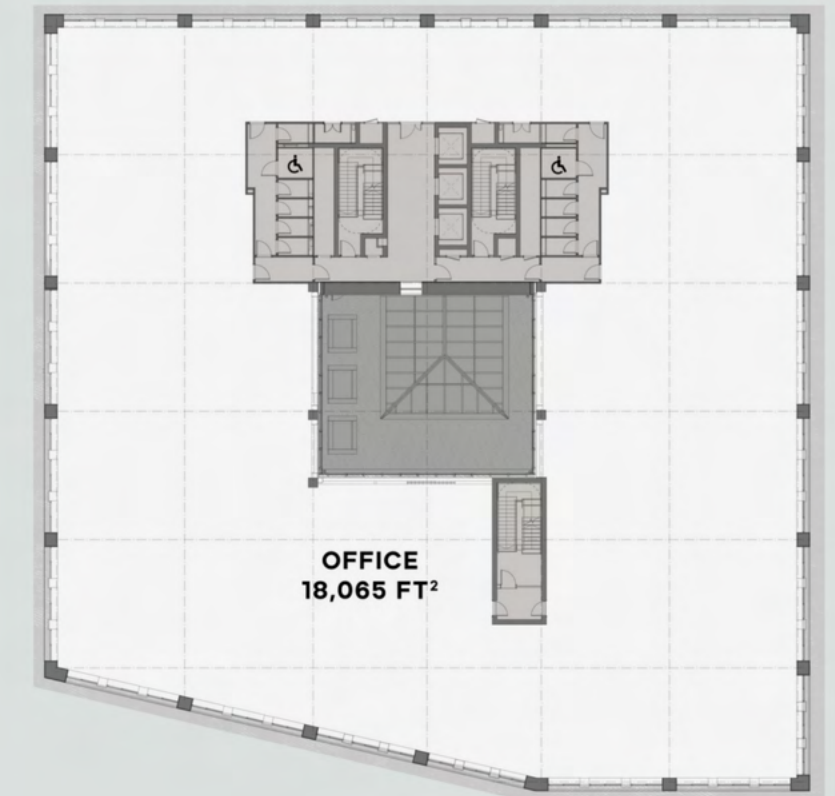
4th Floor



Ground Floor



Typical Floor



COLOUR WORKS

CHIMNEY WALK



Colour Works sits at the gateway to Sugar House Island. Its large two-storey colonnade steps onto the building at ground floor level providing a dramatic lobby entrance. The sixth-floor roof terrace is south facing and generously sized with views across the island.

SIX FLOORS

INTERIOR DESIGNED LOBBY

SOUTH FACING ROOF TERRACE

THREE PASSENGER LIFTS



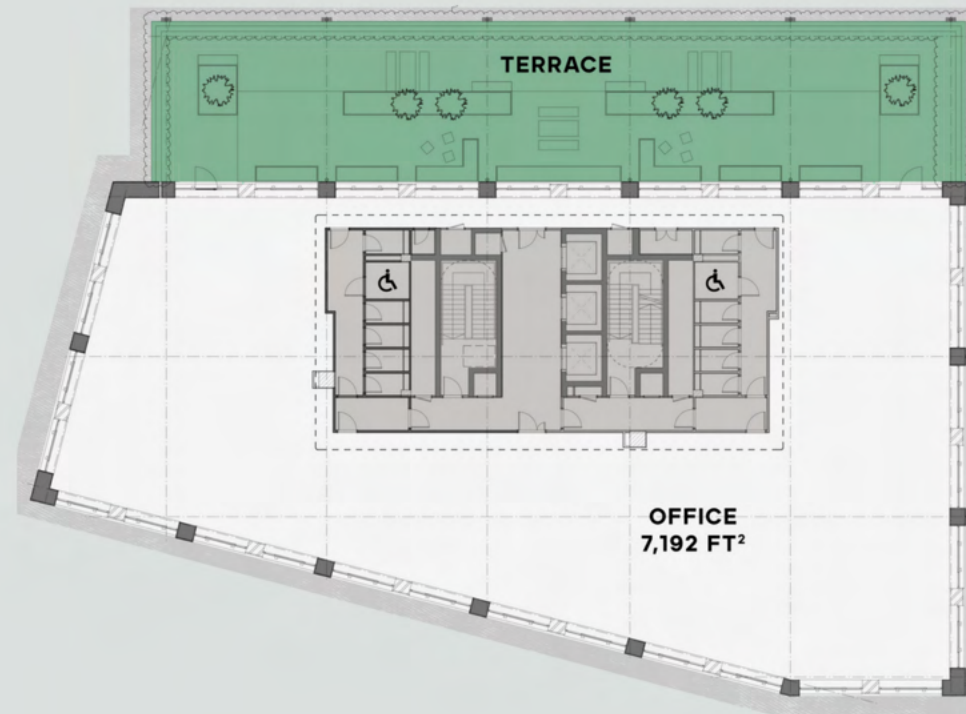
COLOUR WORKS

CHIMNEY WALK

FLOOR	NIA (sq ft) / (m ²)	TERRACE (sq ft) / (m ²)
6	7,192 / 668.1	3,323 / 308.7
5	10,604 / 985.1	
4	10,604 / 985.1	
3	10,604 / 985.1	
2	10,604 / 985.1	
1	9,170 / 851.9	
G	731 / 67.9	
TOTAL	59,509 / 5,528.4	3,323 / 308.7

- Office Space
 - Reception and Core Space
 - Plant Space
 - Terrace
- Not to scale,
for indicative purposes only*

Sixth Floor



Ground Floor



Typical Floor



TOP NOTCH FACILITIES



250 SECURE
CYCLE
SPACES



SHOWERS &
CHANGING
FACILITIES



BICYCLE
REPAIR
FACILITIES



LOCKERS



SPECIFICATION & TECHNOLOGY

Certified BREEAM Excellent with flexible floorplates, openeable windows and energy efficient facilities, the Chimney Walk offices have been designed with sustainability and occupant wellbeing in mind.



BREEAM[®]



ACCESS CONTROL



AIR CONDITIONING



WATER MONITORING



LOW CARBON HEATING



SECURITY & CCTV



VISITOR MANAGEMENT



WASTE MANAGEMENT



UP TO 10GB SUPER FAST FIBRE

1:5

OCCUPANCY

1:8

OCCUPANCY



VENTILATION SYSTEM



FLOOR TO SOFFIT HEIGHT



100% DALI CONTROLLED LED LIGHTING



OPENABLE WINDOWS



NATURAL VENTILATION



RADIATORS



FIRE DETECTION SYSTEMS

CAT **A**

FIT OUT



FLEXIBLE COLUMN FREE FLOORPLATES

WHO WE ARE

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



Project by **VASTINT**

- Offices
- Homes
- Hotels
- Other

AMSTERDAM - Vastint division main offices

- Countries where Vastint is active