

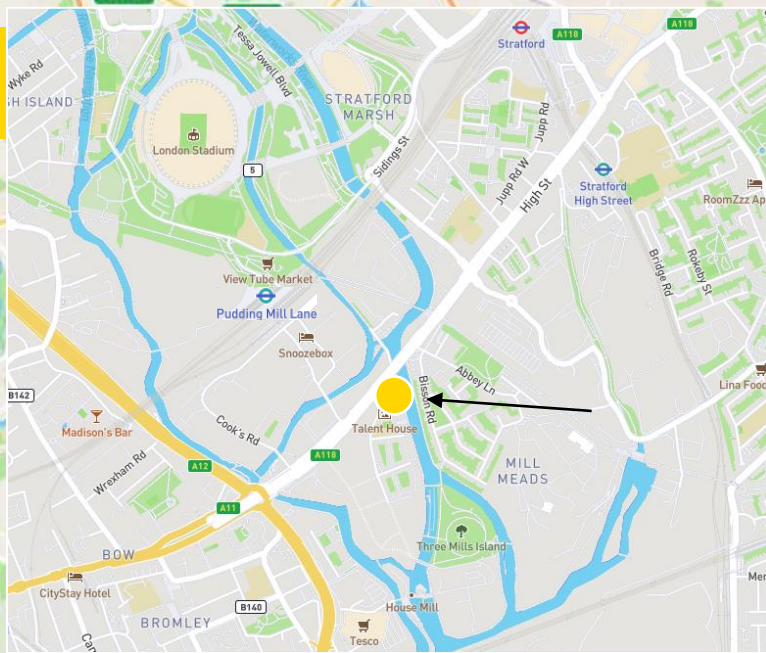
# 21 Sugar House Lane, E15 2QS

COMMERCIAL PROPERTY TO LET

GIA OF 601 ft<sup>2</sup> (55.86 m<sup>2</sup>)

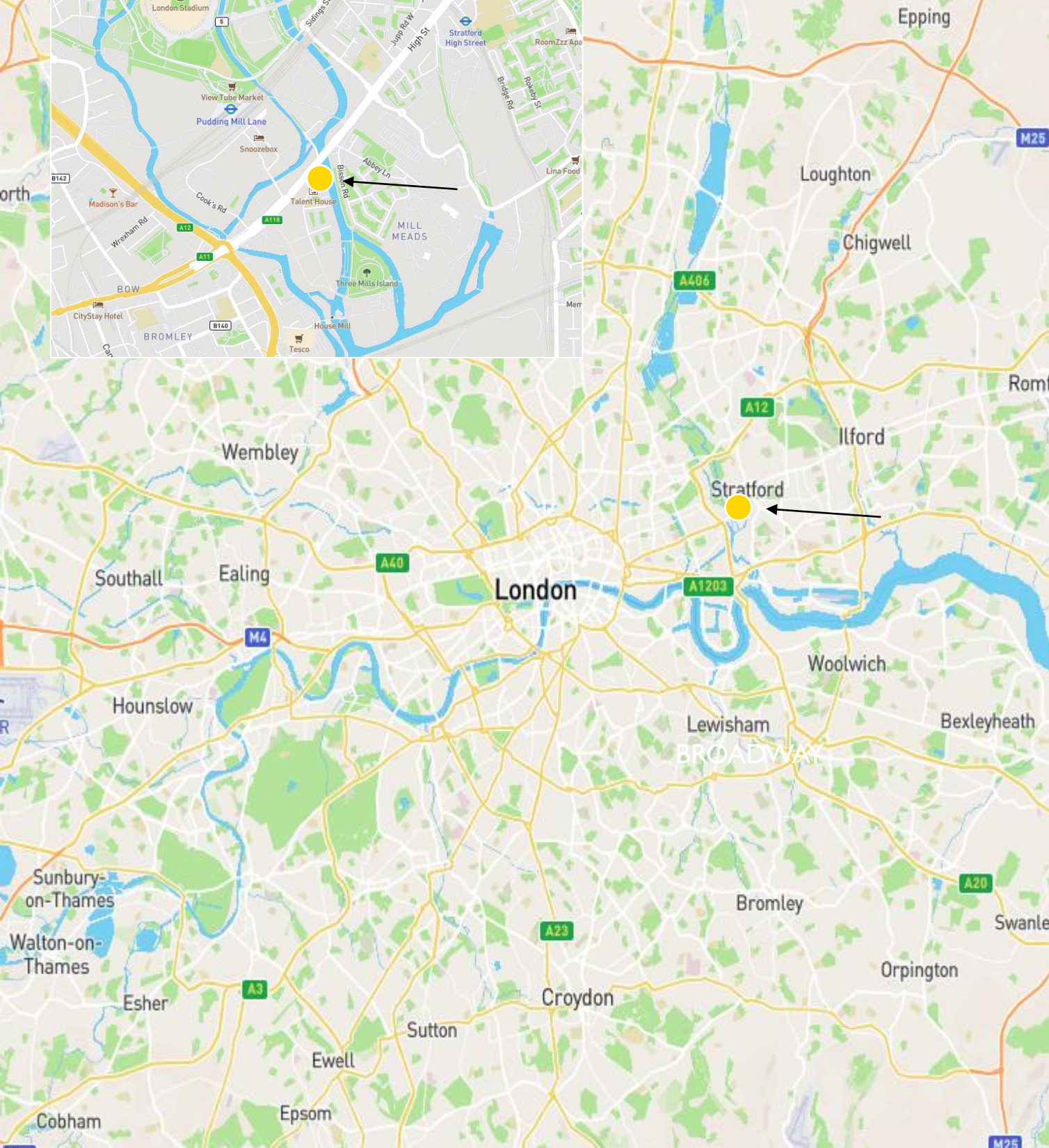


# LOCATION & CONNECTIVITY





The building occupies the western side of Stratford and is part of a scheme called Sugar House Island. Pudding Mill Lane is the closest station to the property and is only one stop from Stratford.

Stratford Station and bus terminus are within a mile offering excellent transport links onto the Central and Jubilee Lines, Docklands Light Railway, National Rail Services, the new Channel Tunnel Rail Link and Stratford International Station. The new Westfield Shopping Centre and Queen Elizabeth Olympic Park are both within one stop on the DLR.



## TRANSPORT

	<b>KING'S CROSS ST PANCRAS</b> From Stratford Int. via National Rail	7 mins
	<b>LIVERPOOL ST.</b> From Stratford via Central Line	9 mins
	<b>CANARY WHARF</b> From Pudding Mill Lane via DLR	10 mins
	<b>OXFORD STREET</b> From Stratford via Central Line	20 mins
	<b>LONDON CITY AIRPORT</b> From Stratford High Street via DLR	12 mins

# SUGAR HOUSE ISLAND

Sugar House Island fuses original east London with the delights of the City, inspired by its rich history and unique location.

With creative hubs and quirky homes, flexible office spaces and independent retail all surrounded by parks and waterways, the Island will be a hive of activity, day and night.

From small creative workspaces, to state-of-the-art headquarters, and everything in between, Sugar House Island is bringing over 600,000 sqft of new office space to east London. Come and discover what's available now at Dane's Yard, the Creative Quarter of Sugar House Island.



**1,200**

NEW HOMES TO RENT AND BUY

**40%**

HOMES 3-BED OR LARGER

**1**

NEW PRIMARY SCHOOL

**THE ISLAND IN NUMBERS**

We believe in creating truly balanced mixed-use places, which is why we've committed to deliver over 600,000 sqft of office space, 1,200 homes and an abundance of retail, leisure and green space across Sugar House Island.

**624,000**

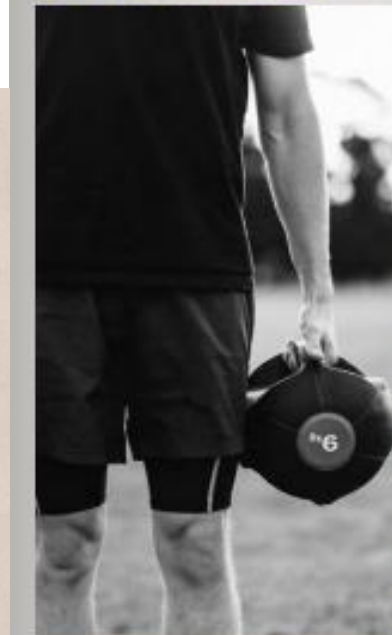
SQFT OF OFFICE SPACE

**3**

ACRES OF OPEN SPACE

**350**

BEDROOM HOTEL



# DESCRIPTION

Self-contained corner position ground floor office with glazed frontage.

The premises will be fitted to CAT A specification and can be modified to CAT A+ which will include air conditioning, stripped lighting, gas central heating, WC etc (subject to rental offers).

Car parking may be available by separate negotiation.

Furniture can be provided at a separate cost.

## SUMMARY

TERM	Flexible
RENT	£21,000 per annum + VAT
BUILDING TYPE	Office subject to planning



ACCOMODATION	FT <sup>2</sup>	M <sup>2</sup>
GROSS INTERNAL AREA	601	55.86



# 21 Sugar House Lane, Stratford, London E15 2QS

## TERMS

A new lease for a term to be agreed

## RENT

£21,000 per annum exclusive, plus VAT

## VALUE ADDED TAX

The property is elected for VAT

## SERVICE CHARGE

The service charge to be confirmed

Estates Management charge is 33p per ft<sup>2</sup>

## EPC

A – 20

## LEGAL COSTS

Each party to bear their own legal costs

## BUSINESS RATES

Yet to be assessed

Estimated Rates Payable: c. £10 per ft<sup>2</sup>

Strettons for themselves and for the vendors of this property give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use, lease details and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Strettons has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract. August 2022.



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