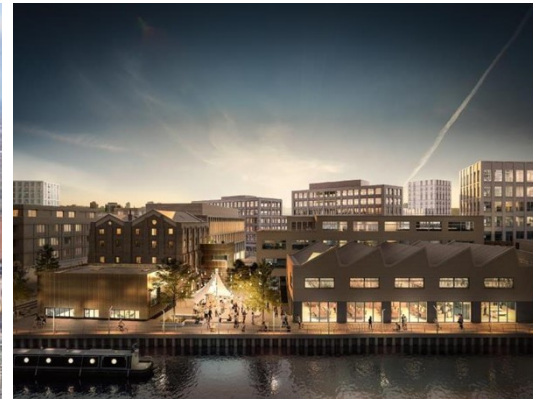


Sugar House Island High Street Stratford, Stratford, E20 2RB



TO LET

Various Sizes Available

LOCATION:

Sugar House Island is a major new development situated on the southern side of Stratford High Street (A118), close to the junction with the Blackwall Tunnel Northern Approach (A12) at the southern end of the Queen Elizabeth Olympic Park.

The scheme covers 26 acres and will contain 1,200 new homes, 624,000 sq ft of offices, associated retail and over 3 acres new parks, squares and yards.

The area is well served by public transport with Pudding Mill Lane (DLR) 5 minutes walk to the north, Bromley by Bow (District and Hammersmith & City lines) 10 minutes to the south and Stratford (Central, Jubilee, DLR and mainline) 20 minutes walk to the north.

Cont'd

High Street Stratford, Stratford, E20 2RB

DESCRIPTION:

Block R1 is the main residential block in Phase 1 of Sugar House Island. Phase 1 will contain around 140 homes, a school, a c. 4,000 sq ft late night venue, a 5,000 sq ft restaurant and 100,000 sq ft of offices.

AMENITIES:

- Prominent Location
- In the heart of the scheme
- Flexible uses
- Generous frontages

AVAILABILITY:

UNIT	SIZE SQ FT	SIZE SQ M	RENT PSF	RENT PAX
Unit 1	880.00	81.75	£20.00	£17,600.00
Unit 2	841.00	78.13	£20.00	£16,820.00
Unit 3	858.00	79.71	£20.00	£17,160.00
Unit 4	1,218.00	113.16	£20.00	£24,360.00
Unit 5	1,930.00	179.30	£20.00	£38,600.00

TENURE

The units are available to rent by way of a new FRI lease offering flexible terms. The leases will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

VAT: The premises are elected for VAT.

RATES PAYABLE: This is a new development with rates to be assessed. All interested parties are advised to make their own enquiries with the VOA or local authority.

EPC: To be assessed

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWING: By appointment with sole agents CF Commercial

SERVICE CHARGE: TBC



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