

# CHIMNEY WALK

STRATFORD, E15

220,000 SQ FT OF HQ OFFICE  
SPACE IN EAST LONDON,  
COMPLETING EARLY 2023

SUGAR HOUSE  
ISLAND

TYPE  
BUILDING

— CHIMNEY WALK —

THE  
INK HOUSE

— CHIMNEY WALK —

COLOUR  
WORKS

— CHIMNEY WALK —



Indicative CGI for illustrative purposes only

# The Destination Workplace

Chimney Walk's prominent buildings sit at the gateway to Sugar House Island, fronting the bustling Stratford High Street. The offices provide everything today's employees need: expansive roof terraces, light, airy workspaces and excellent employee facilities.

On the ground floor, Chimney Walk offers 23,000 sq ft of retail space which will be occupied by a mix of cafés, bars and restaurants, shops and services. The pedestrianised plaza will play host to a range of seasonal events and street food markets, providing an abundance of amenity right on your office doorstep.



**220,000**

SQ FT OF CAT  
A OFFICE SPACE

**4**

ROOF  
TERRACES

**23,000**

SQ FT OF GROUND  
FLOOR RETAIL

**3**

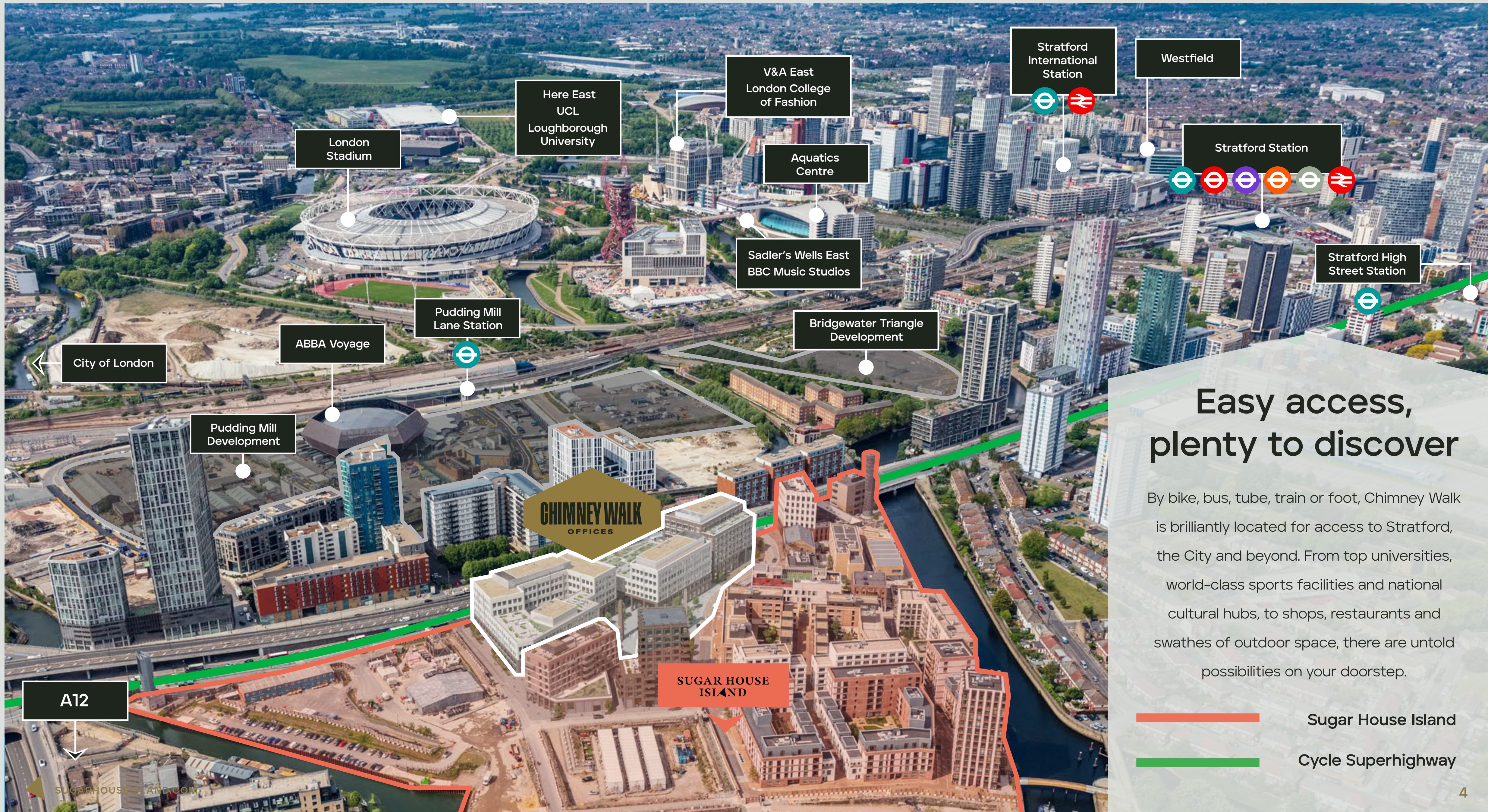
BUILDINGS

**BREEAM®**

EXCELLENT

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# Easy access, plenty to discover

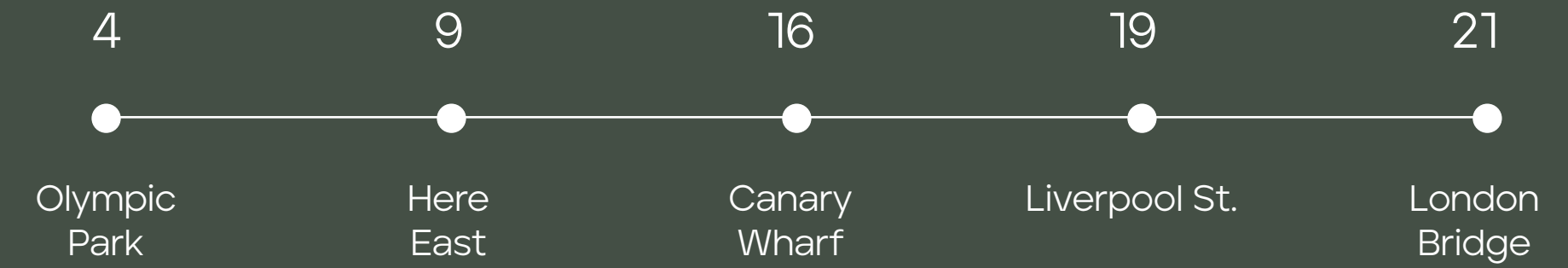
By bike, bus, tube, train or foot, Chimney Walk is brilliantly located for access to Stratford, the City and beyond. From top universities, world-class sports facilities and national cultural hubs, to shops, restaurants and swathes of outdoor space, there are untold possibilities on your doorstep.

-  Sugar House Island
-  Cycle Superhighway

# Easy & Well Connected

Eight Stations, seven lines, five bus routes and two dedicated cycle paths keep you effortlessly connected with the city and its surrounds.

## CYCLE TIMES



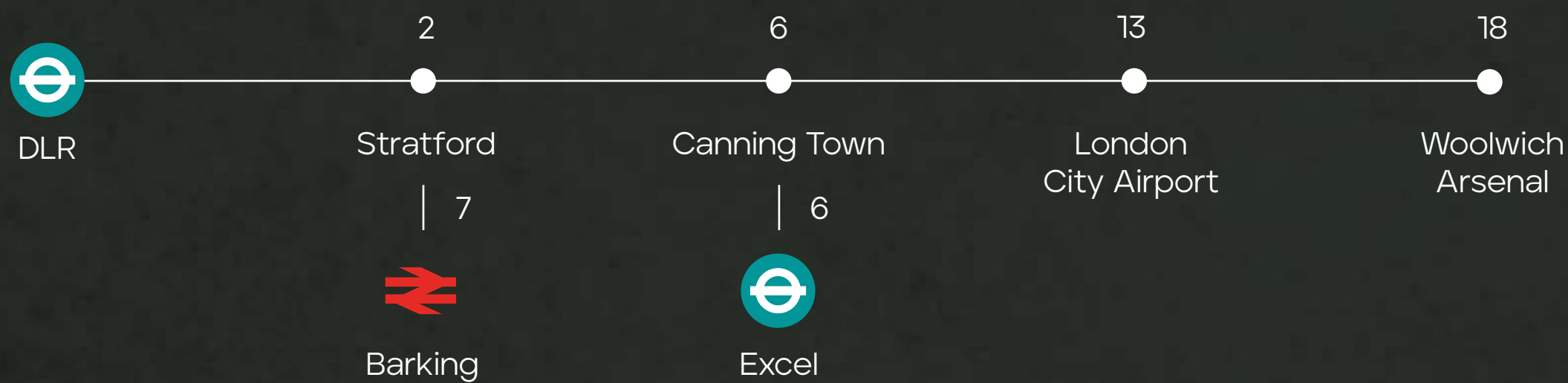
### PUDDING MILL LANE

 5 minutes  3 minutes



### STRATFORD HIGH ST

 10 minutes  3 minutes



### STRATFORD

 15 minutes  5 minutes



### STRATFORD INTERNATIONAL

 23 minutes  13 minutes



Disclaimer:

\*All travel times are sourced from Google Maps, the TFL website and trainline.com

\*\*The Elizabeth Line is scheduled to connect from November 2022. All travel times are approximate.

# The Island in Numbers

Sugar House Island's award-winning vision will bring together a vibrant community of 6,000 people to live, work and unwind for a better quality of life amid the waterways of east London.

The masterplan strikes a balance between homes, offices, creative workspaces and independent retailers. Buildings entwine with a wealth of outdoor public space, including courtyards, riverside parks and terraces.

Masterplan & Area Strategies Award



- MAP KEY**
- Bar & Restaurant
  - Talent House
  - Gym
  - Cycle storage and repair facilities
  - Dry Cleaners
  - Convenience Store
  - Primary School
- Find out about what's on the island [▶](#)

# Isle of Treasures

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



## Jim & Tonic at The Print House

Award winning sustainable urban gin company Jim and 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 seven days a week, as well as a wide range of wine, beer and speciality gin cocktails. The restaurant connects to Jim & Tonic's gin distillery which has its own tasting room bookable for private tasting events.



## MARCHON

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



## Talent House

East London Dance and UD Music have teamed up to create the UK's first national Talent House for Urban Culture, here at Sugar House Island. The Talent House's state-of-the-art facilities include bookable dance and recording studios, perfect for your next team-building day!



## School 360

Innovative new primary school, School 360 is the latest offering from The Big Education Trust, following the success of Ofsted 'Outstanding' rated sister school, 'School 21'.



## The Market

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

**The Market is open**

**Monday to Sunday 08:00 - 22:30.**





# Wellness & Wellbeing

Canal side walks, Olympic Park jaunts, and an abundance of culture and sport

Outside the office, staff have easy access to a wealth of green space, nature, arts and activities to encourage a happier and healthier workforce. Start the day off with a swim at the aquatics centre, soak up the tranquillity of the canals over lunch in Dane's Yard, then catch an after-work show at Stratford Theatre Royal.

Coming to Stratford in 2023, East Bank is a new powerhouse for innovation, creativity and learning. The V&A, BBC Music, London College of Fashion and Sadler's Wells are just a few of the well-known brands making the voyage east.

Canal side walks

Queen Elizabeth Olympic Park

Westfield Stratford

London Aquatics Centre

# 3

## Buildings made for you and your company

Chimney Walk's three prominent buildings have been designed for modern-day working, with flexible floorplates, openable windows, and roof terraces for relaxation and collaboration.

The active lobbies provide space for lunchtime meets and the state-of-the-art cycle facilities make cycling to work more comfortable than ever.



Indicative CGI for illustrative purposes only

# Building Facilities



**MANNED  
RECEPTION  
AREAS**



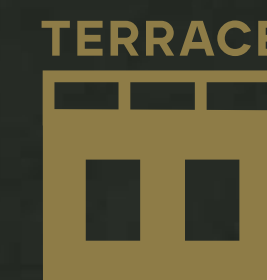
**FULLY FIT OUT  
LOBBIES**



**24 HOUR  
ACCESS**



**ELECTRIC  
CHARGING  
POINTS**



**VARIETY OF  
COMMUNAL & PRIVATE  
ROOF TERRACES**



**24 HOUR  
SECURITY**



**DESTINATION  
CONTROLLED LIFTS**



**152 LOCKERS**



**250 SECURE  
CYCLE & SCOOTER  
SPACES**



**SHOWER &  
CHANGING  
FACILITIES**



**DRYING  
EQUIPMENT**



**CYCLE REPAIR  
STATION**

# Eat Sleep Cycle Repeat

## State-of-the-art cycle and changing facilities

We've partnered with Five at Heart to bring world-class cycle storage and changing facilities to the offices at Chimney Walk.

The ground floor of the Ink House hosts an impressive 250 cycle and scooter racks for the secure storage of bikes for both staff and visitors.

Found a puncture on the way in? Not to worry, our cycle workshop and pump stations will ensure you're ready to hit the road again in no time at all. Alongside the cycle facilities are contemporary male, female and gender-neutral changing rooms with 28 showers and 152 lockers.

With the Cycle Superhighway touching down right outside Sugar House Island, cycling to work couldn't be easier or safer.



## TYPE BUILDING

— CHIMNEY WALK —

## COLOUR WORKS

CHIMNEY WALK

## THE INK HOUSE

— CHIMNEY WALK —

# The Buildings

BUILDING	STOREYS	NIA (sq ft) / (m <sup>2</sup> )	TERRACE (sq ft) / (m <sup>2</sup> )	MIN SPACE AVAILABLE (sq ft) / (m <sup>2</sup> )	MAX SPACE AVAILABLE (sq ft) / (m <sup>2</sup> )
A TYPE BUILDING	6	94,488 / 8,777.9	7,960 / 739.5	5,920 / 550.0	94,488 / 8,777.9
B THE INK HOUSE	6	66,765 / 6,202.5	5,273 / 489.9	2,852 / 265.0	66,765 / 6,202.5
C COLOUR WORKS	7	59,509 / 5,528.4	3,323 / 308.7	3,509 / 326.0	59,509 / 5,528.4

OUR WORKSHPA

*East*

LONDON'S

FF

WEST

WORKSPA

THOSE WITH

# TYPE BUILDING

— CHIMNEY WALK —

The largest of the three buildings, Type Building boasts an expansive internal courtyard and two impressive terraces with views across the Island. A beautiful central courtyard connects the two industrial-style lobbies, the larger of which features a coffee bar and hotel lobby-style design with areas to ponder, relax and collaborate.

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FIVE FLOORS OF OFFICE SPACE

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GREEN CENTRAL COURTYARD

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TWO LOBBIES

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FIVE PASSENGER LIFTS

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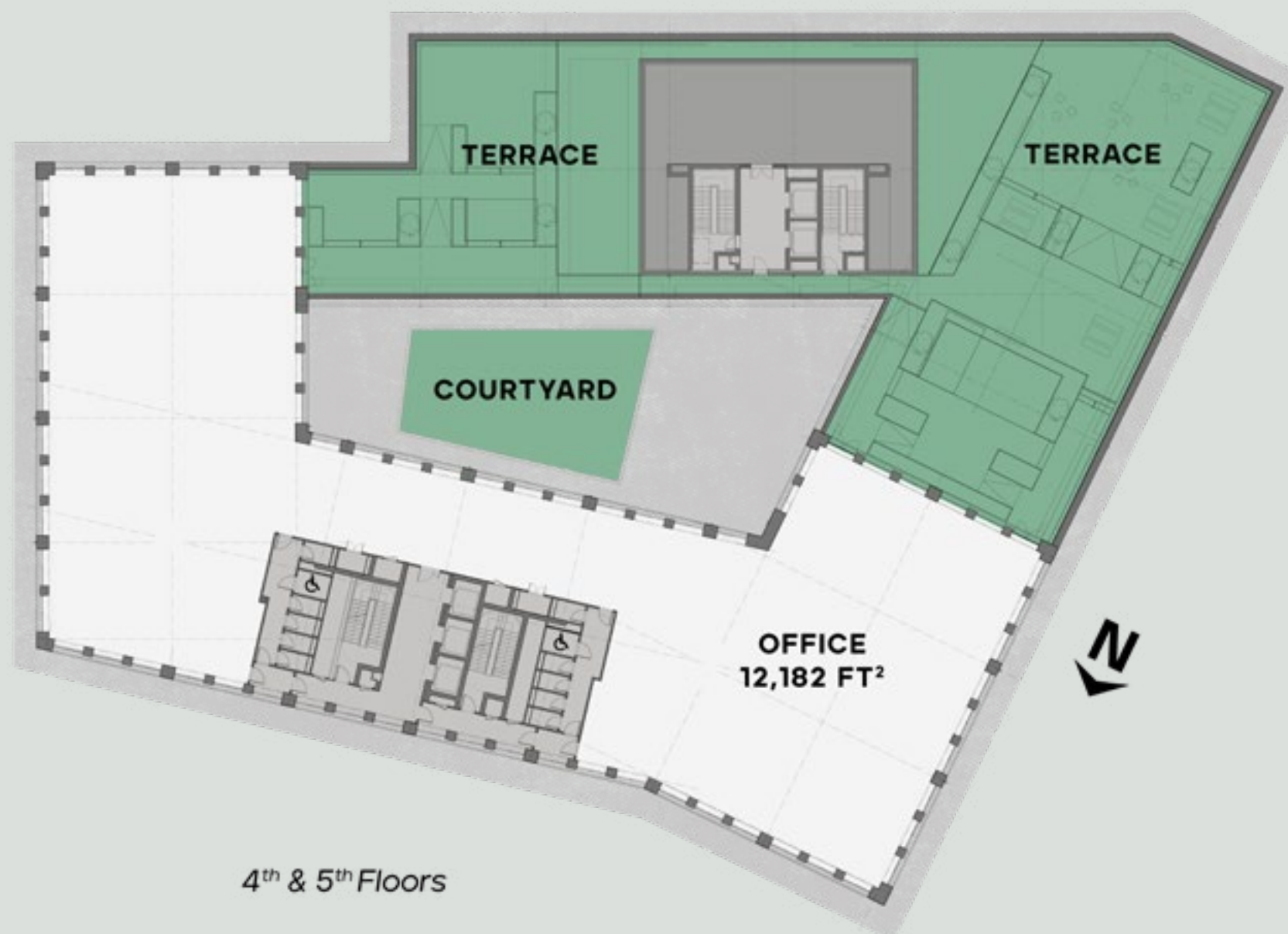
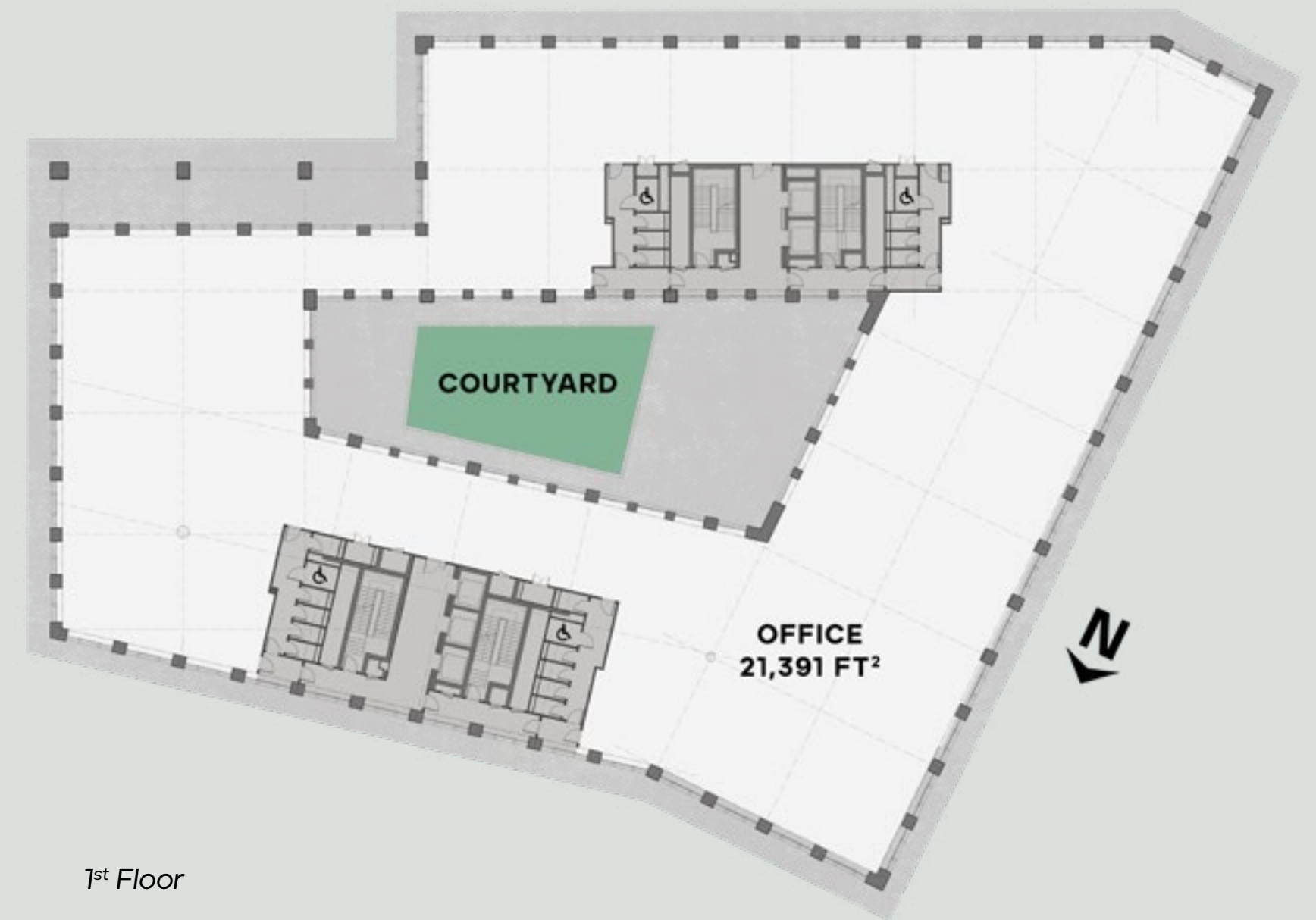
TWO LARGE ROOF GARDENS

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- Office Space
- Reception and Core Space
- Plant Space
- Terrace (4<sup>th</sup> floor only)

Not to scale, for indicative purposes only



**TYPE BUILDING**  
— CHIMNEY WALK —

FLOOR	NIA (sq ft) / (m <sup>2</sup> )	TERRACE (sq ft) / (m <sup>2</sup> )
5	12,182 / 1,131.7	7,960 / 739.5
4	12,182 / 1,131.7	
3	22,371 / 2,078.3	
2	22,371 / 2,078.3	
1	21,391 / 1,987.2	
G (Lobby 1)	3,283 / 305.0	
G (Lobby 2)	708 / 65.8	
<b>TOTAL</b>	<b>94,488 / 8,777.9</b>	<b>7,960 / 739.5</b>

QUALITY  
BUILT IN

# 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 Olympic Park offering a refreshing extension of the workplace.

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FIVE FLOORS OF OFFICE SPACE

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GLASS ATRIUM LOBBY

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THREE PASSENGER LIFTS

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PRIVATE / COMMUNAL ROOF GARDENS

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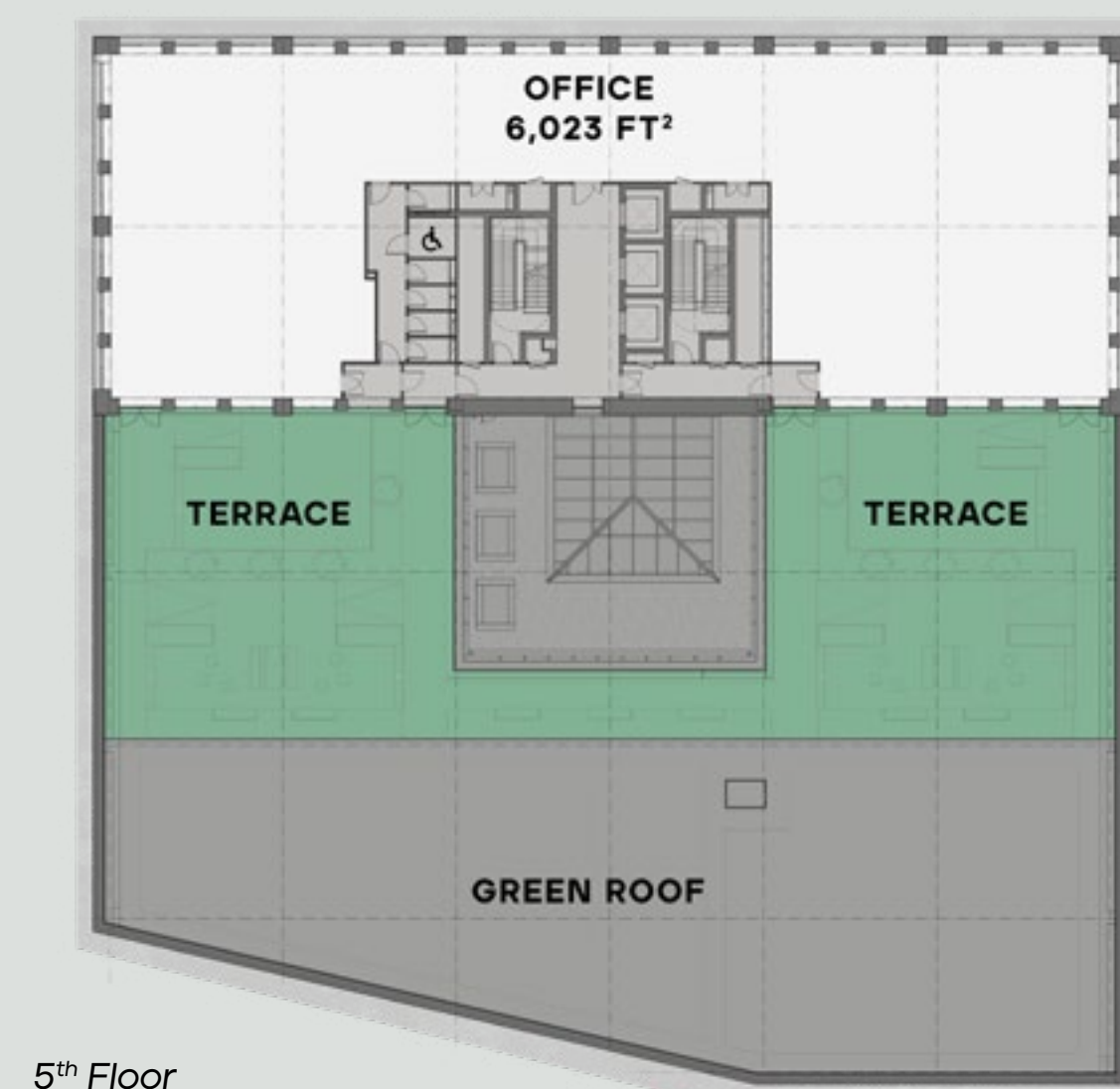
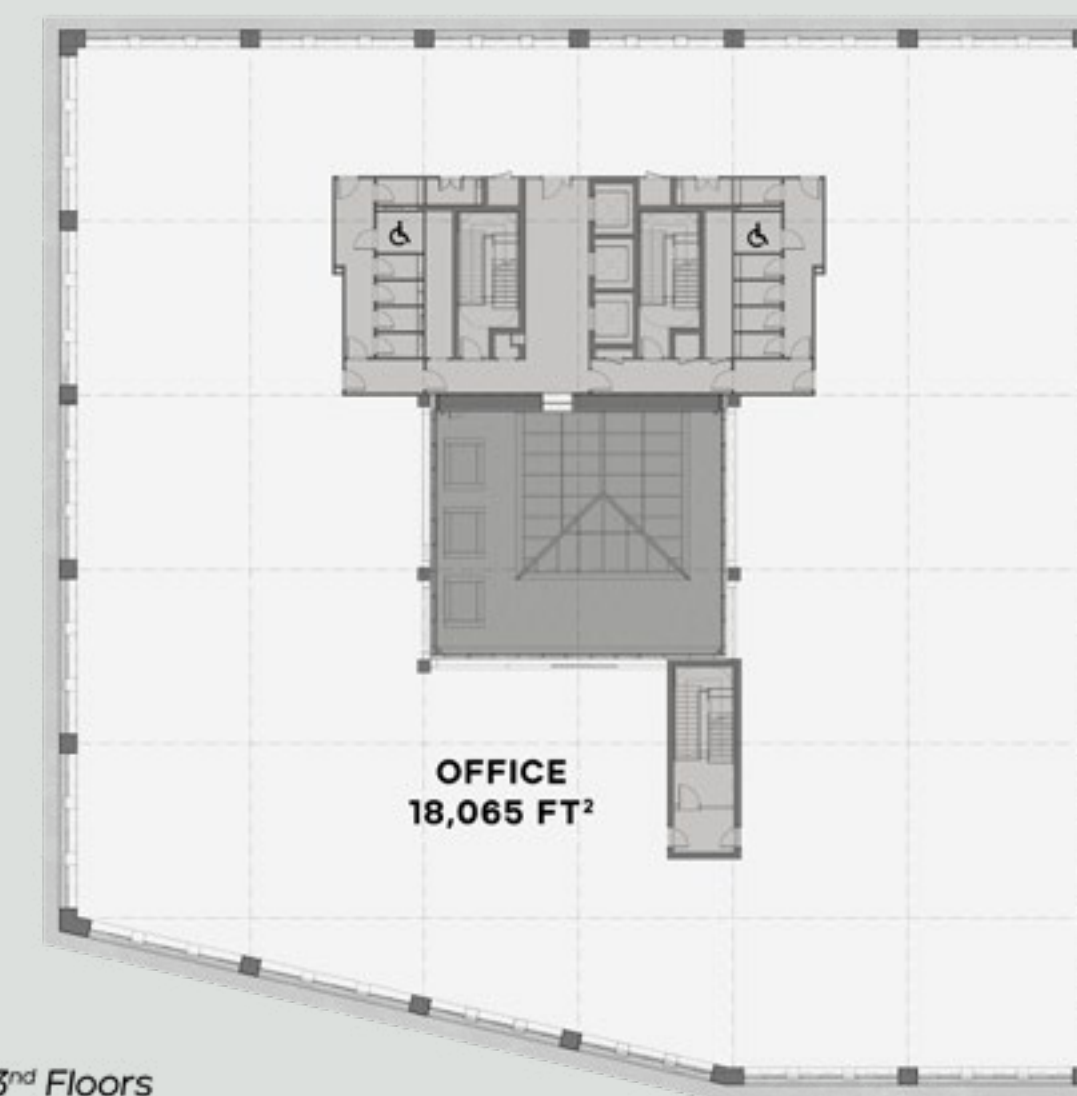
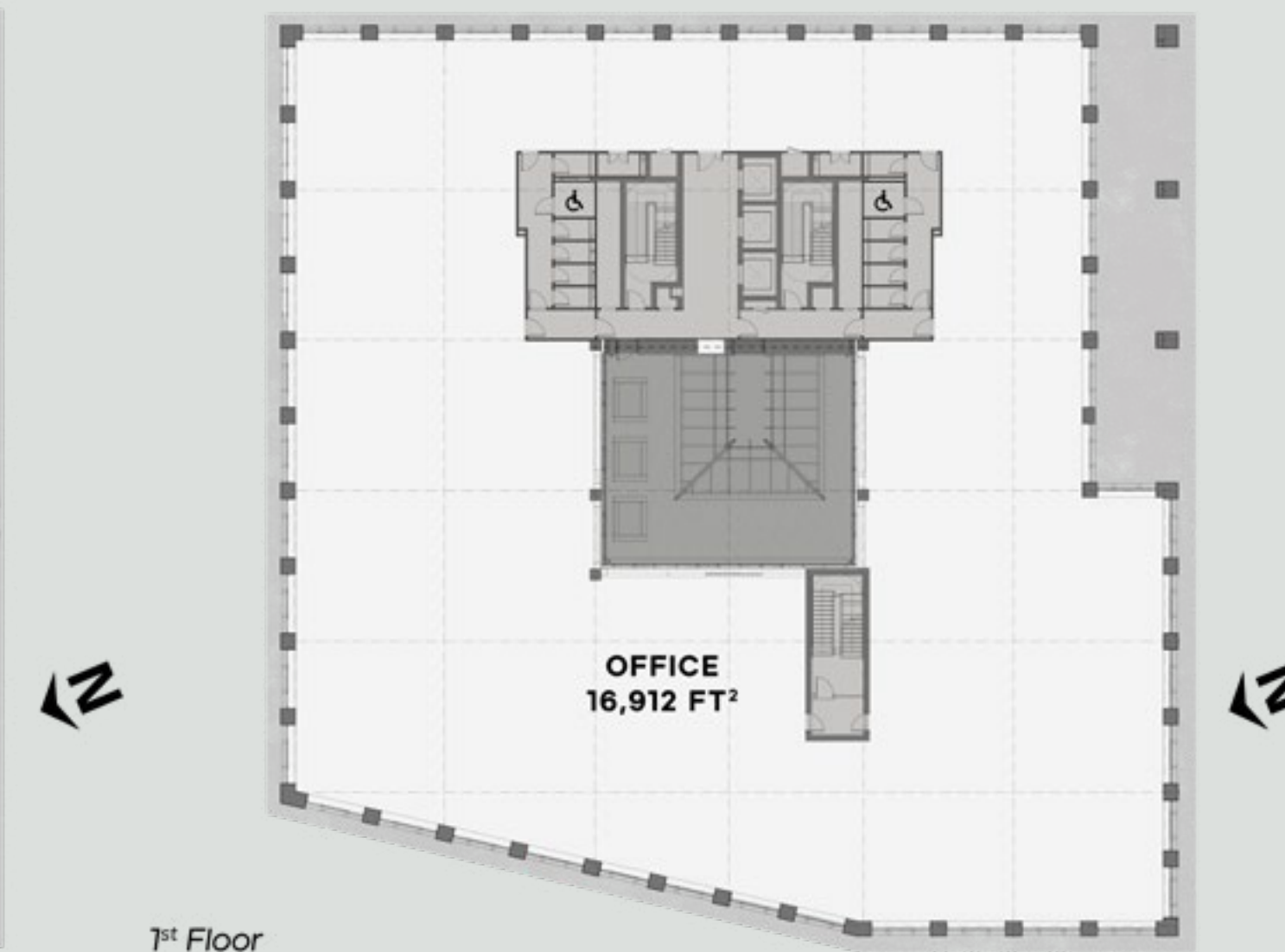
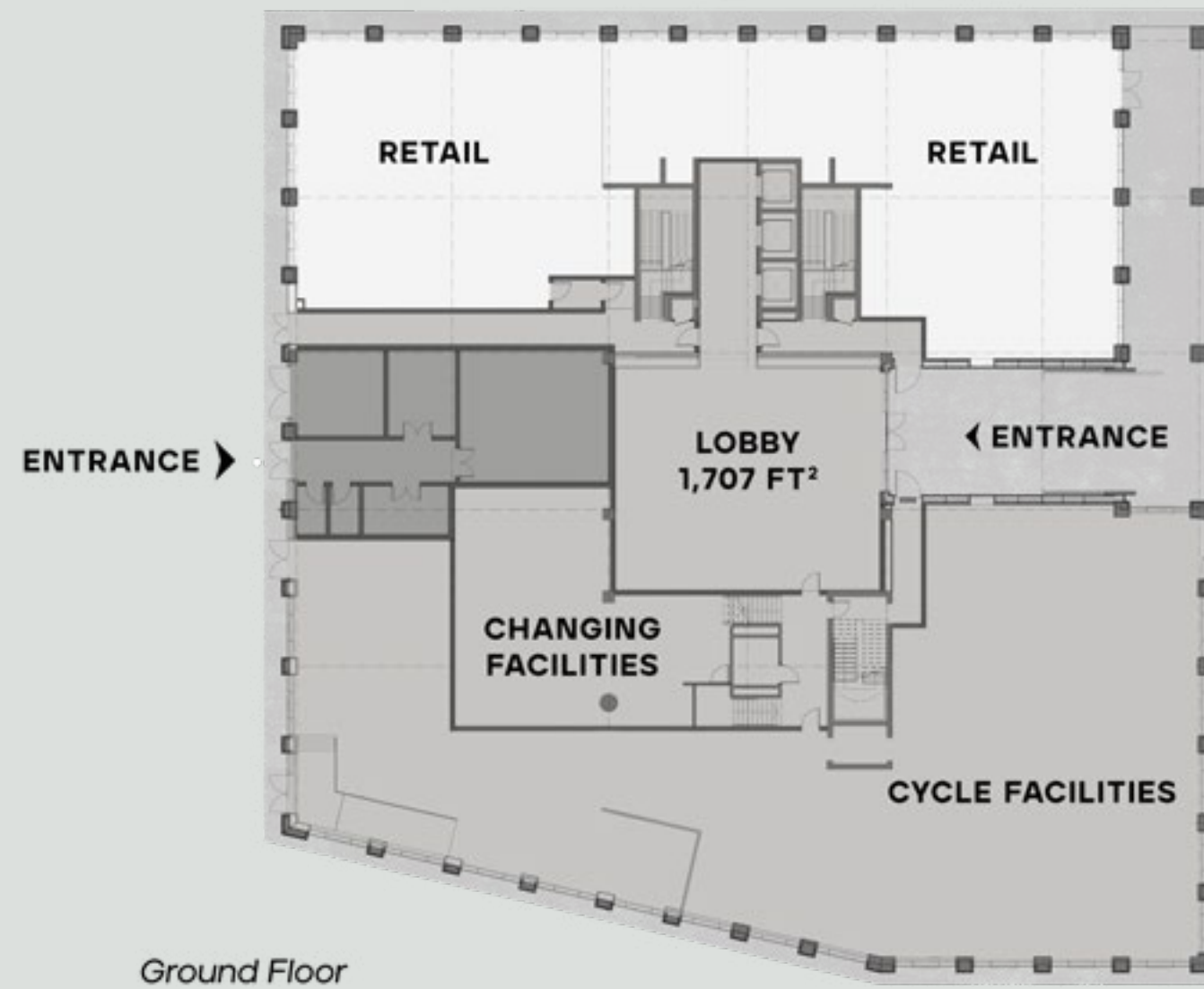
BIO-DIVERSE GREEN ROOF

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- Office Space
- Reception and Core Space
- Plant Space
- Terrace

Not to scale, for indicative purposes only



**THE  
INK HOUSE**  
—  
CHIMNEY  
WALK

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

# COLOUR WORKS

CHIMNEY WALK

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

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SIX FLOORS OF OFFICE SPACE

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INTERIOR DESIGNED LOBBY

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SOUTH FACING ROOF GARDEN

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THREE PASSENGER LIFTS

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Indicative CGI's for illustrative purposes only



- Office Space
- Reception and Core Space
- Plant Space
- Terrace

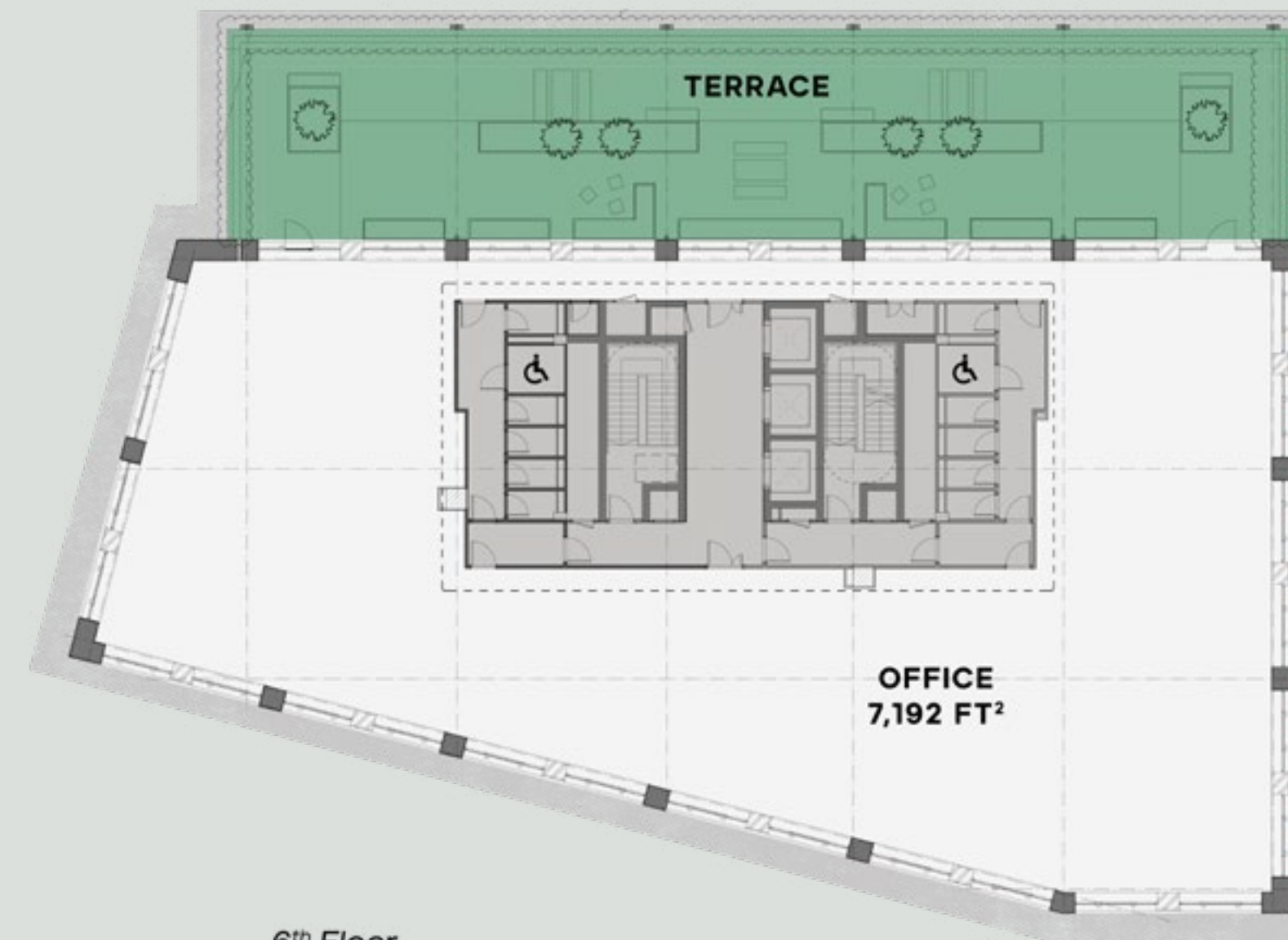
Not to scale, for indicative purposes only



Ground Floor



Typical Floor



6<sup>th</sup> Floor



FLOOR	NIA (sq ft) / (m <sup>2</sup> )	TERRACE (sq ft) / (m <sup>2</sup> )
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	
<b>TOTAL</b>	<b>59,509 / 5,528.4</b>	<b>3,323 / 308.7</b>

# Roof gardens

## Fresh open spaces

Each of the Chimney Walk buildings feature unique private and communal roof gardens with views across east London to the city. Alfresco meetings, lunchtime hangouts and summer celebrations galore, the gardens provide the perfect outdoor setting for employees to work, eat and relax, all-year round.

Two of the three buildings also contain bio-diverse green roofs from which wild-flower gardens provide a valuable food source for pollinating insects.



Indicative CGI for illustrative purposes only



Type Building roof terrace  
Indicative CGI for illustrative purposes only

# Specification & Technology

Targeting BREAM Excellent with flexible floor plates, openable windows and energy efficient facilities, Chimney Walk offices have been designed with sustainability and employee wellbeing in mind.



**BREEM**<sup>®</sup>  
Targeting Excellent



The Destination  
Workplace.  
Everything you  
need in one  
location.



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📍 Offices  
 📍 Homes  
 📍 Hotels  
 📍 Other

**AMSTERDAM** - Vastint division main offices

- Countries where Vastint is active



*Project by*  
**VASTINT**

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.

Vastint is active in many countries across Europe, such as Austria, Belgium, Denmark, France, Germany, Italy, Latvia, Lithuania, the Netherlands, Norway, Poland, Romania, Spain and the United Kingdom.

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.

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# Interested in island life? Please contact



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