

SUGAR HOUSE ISLAND

project by  VASTINT

THE PRINT HOUSE

LONDON E15

6,500 SQ FT
SELF-CONTAINED
OPPORTUNITY

THE ISLAND IN NUMBERS

26 ACRE

NEIGHBOURHOOD

40K

SQ FT
RETAIL

624K

OFFICE &
EDUCATION SPACE

1,200

NEW
HOMES

5 MIN

WALK TO
OLYMPIC PARK

2

EDUCATION
HUBS

5 MIN

WALK TO
NEAREST STATION
(PUDDING MILL LANE)

3 ACRES

OF OUTDOOR
SPACE

74%

RESIDENTS AGED
18-30 YEARS OLD

YOUR OWN EAST LONDON ISLAND

1. Three Mills Studio
2. Bow Arts
3. London Stadium
4. ArcelorMittal Orbit
5. Roman Road Market
6. UCL
7. Aquatics Centre
8. East Bank Central Hub

9. Theatre Royal Stratford East
10. Stratford East Picture House
11. Westfield Shopping Centre
12. Copper Box Arena
13. Lee Valley Velopark
14. Here East



PUDDING MILL LANE

5 MIN WALK
3 MIN CYCLE



STRATFORD HIGH STREET

10 MIN WALK
3 MIN CYCLE



STRATFORD

18 MIN WALK
5 MIN CYCLE



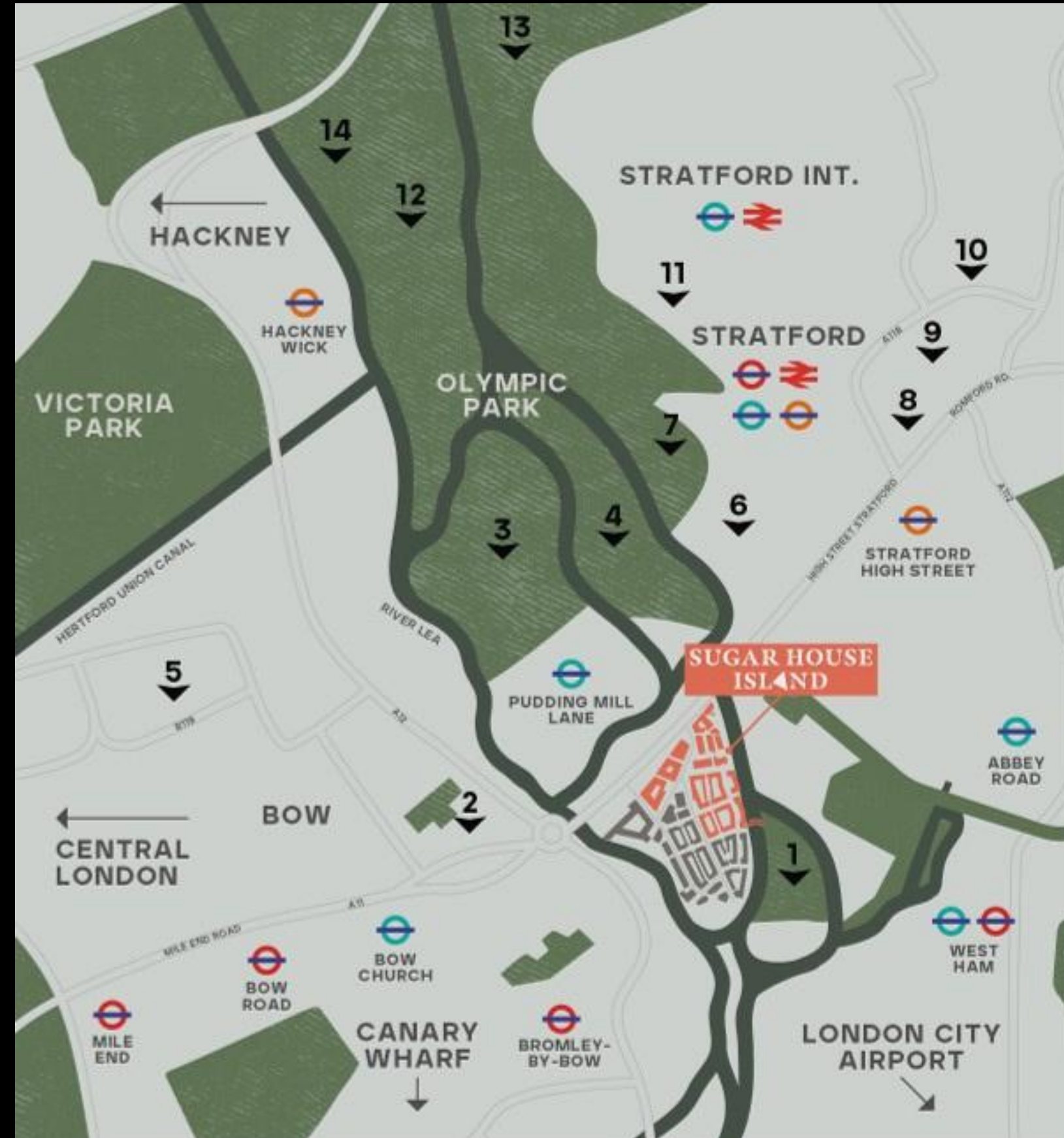
BROMLEY BY BOW

17 MIN WALK
6 MIN CYCLE



LONDON CITY AIRPORT

16 MIN DRIVE
35 MIN VIA DLR

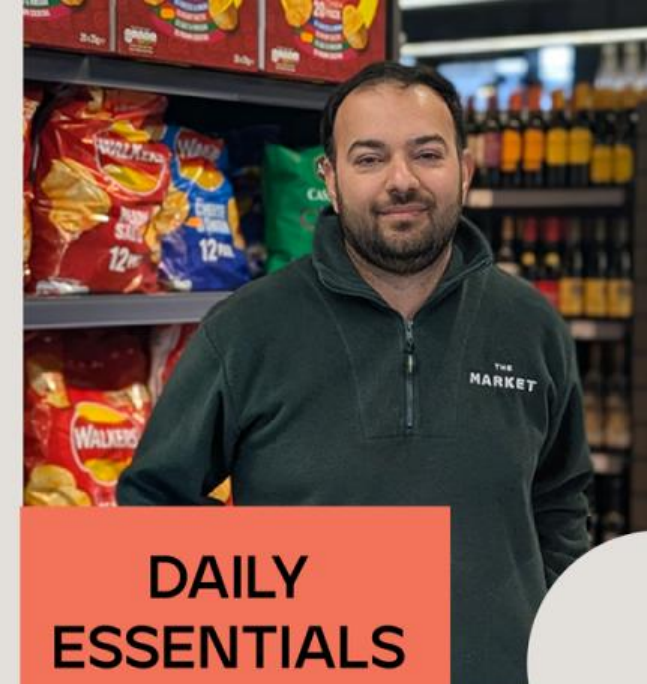




FOOD &
DRINK



POP-UPS



DAILY
ESSENTIALS



BEAUTY



FITNESS



EVERYTHING IN ONE SPOT

Sugar House Island places everything your employees need right on their doorstep. From riverside dining and vibrant event spaces to fitness facilities and everyday essentials like hair, beauty and dry cleaning services. Set within a dynamic mixed-use environment, businesses here benefit from a seamless blend of work, leisure and lifestyle

THE PRINT HOUSE

The Print House is a self-contained office building at the heart of Sugar House Island, offering a welcoming ground floor reception and two upper floors of workspace.

Thoughtfully refurbished, this characterful former warehouse retains its original brickwork, exposed steelwork and impressive vaulted ceilings, creating a distinctive working environment with authentic industrial charm.

Occupying a prominent High Street position, the building also enjoys direct access to Dane's Yard, a generous riverside courtyard that provides an attractive outdoor space for occupiers to enjoy.

KEY FEATURES

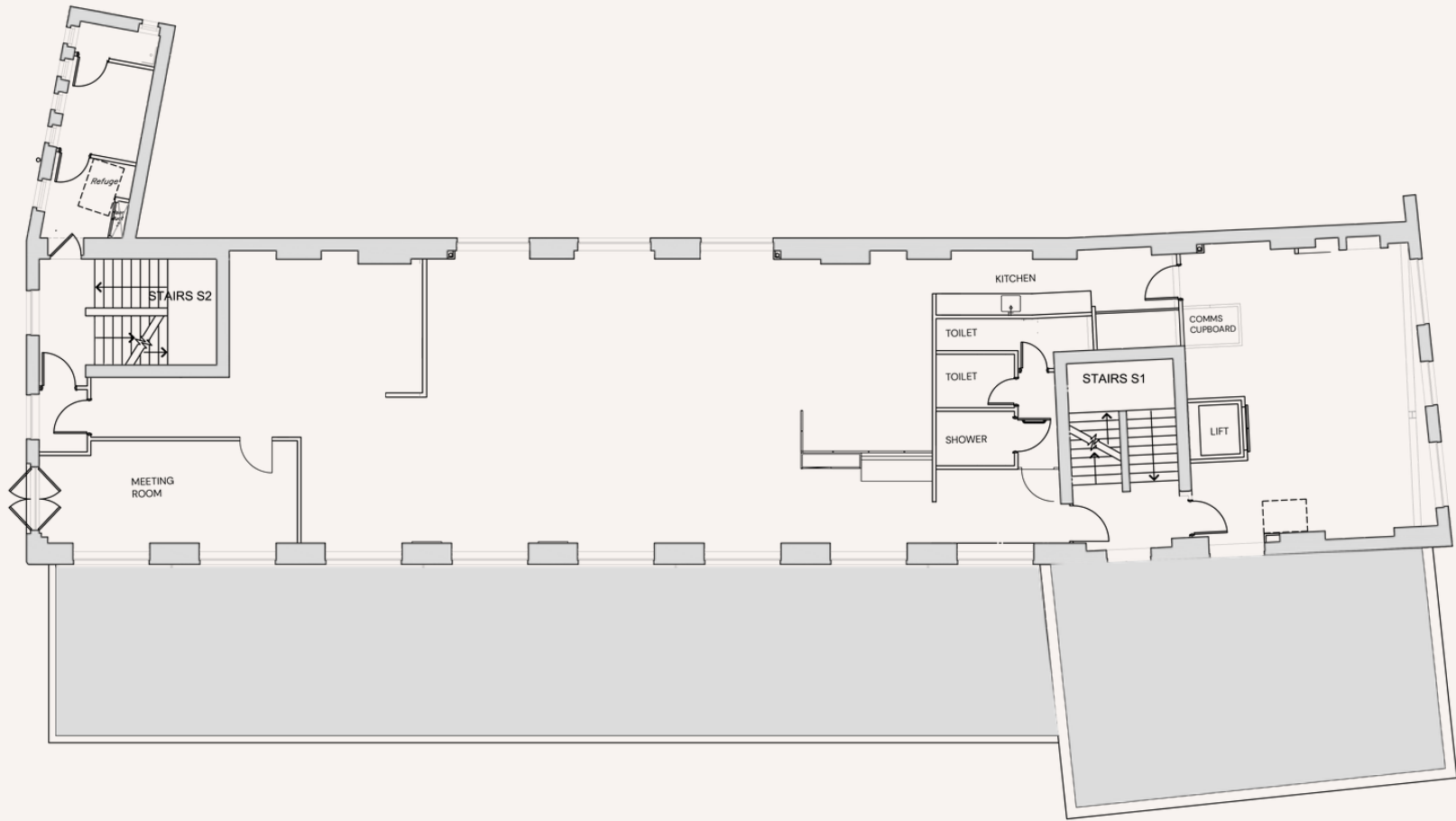
- Self contained with private entrance
- Fully fitted with partitions in place
- Lift access
- Air conditioning
- 2 x showers
- 2 x kitchens
- Parking available by separate negotioation



FLOORPLANS

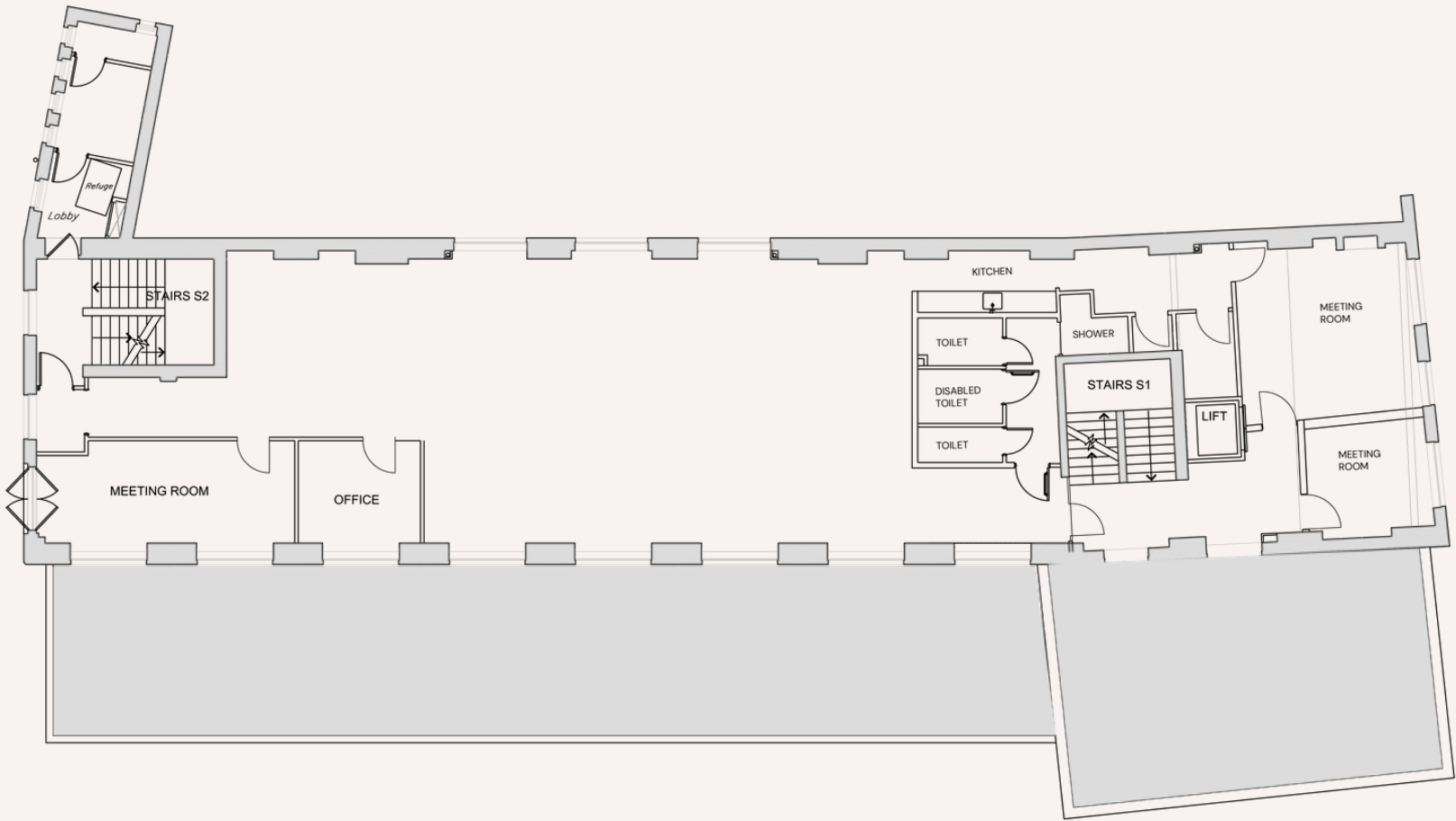
FLOOR	SQ FT NIA	M2 NIA	RENT / SQ FT
2nd	2,917	271	£29.50
1st	2,917	271	£29.50
Ground	595	55	£29.50
Total	6,429	598	£15,805 p/month

Estate charge rate for 2026 is calculated at £0.66 p/ sq ft. Please enquire for business rates.



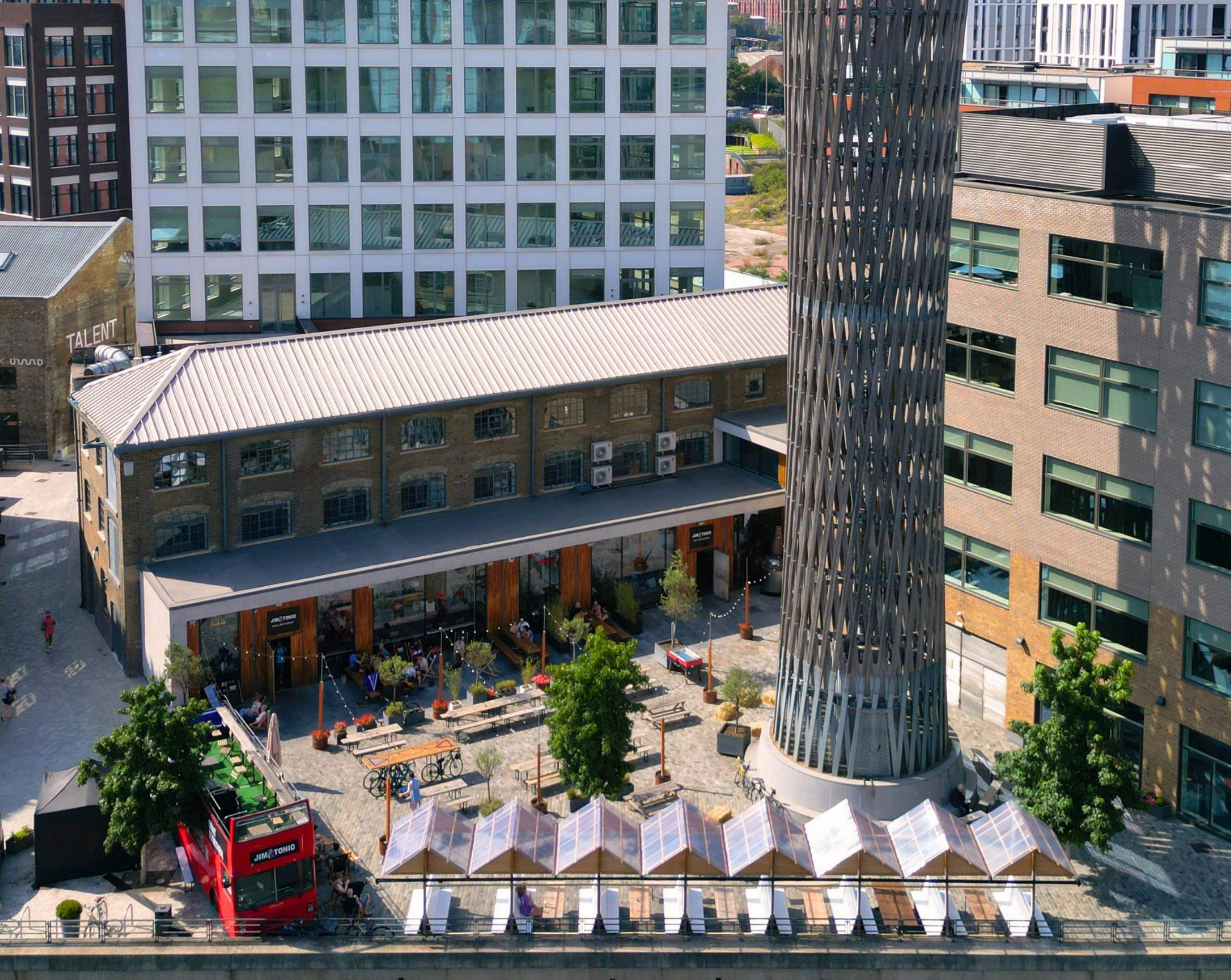
1ST FLOOR

Floorplans not to scale, for indicative purposes only



2ND FLOOR





STRETTONS

Tom Schwier

07583 037 559

tom.schwier@strettons.co.uk

Sean Crowhurst

07791 849 470

sean.crowhurst@strettons.co.uk

Joel Barnes

07974 625 109

joel.barnes@strettons.co.uk

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