



To Let

The latest building due to be delivered on the Estate and the new home of Cancer Research and The British Council.

- 1 Floor completed to Cat A and 2 shell and floor
- Located adjacent to Stratford transport hub and is accessible by Underground, DLR, Mainline, Overground and Crossrail
- Prominent 5.9m high entrance
- Fantastic views over The Olympic Park and Cultural and Education District
- Floor to ceiling glazing
- Large open floor plates and central atrium
- 212 bike spaces, 46 showers and 318 lockers
- Vibrant external public realm

jll.co.uk

Stratford Cross

2 Redman Place, London, E20 1JQ

3,609 to 43,495 sq ft

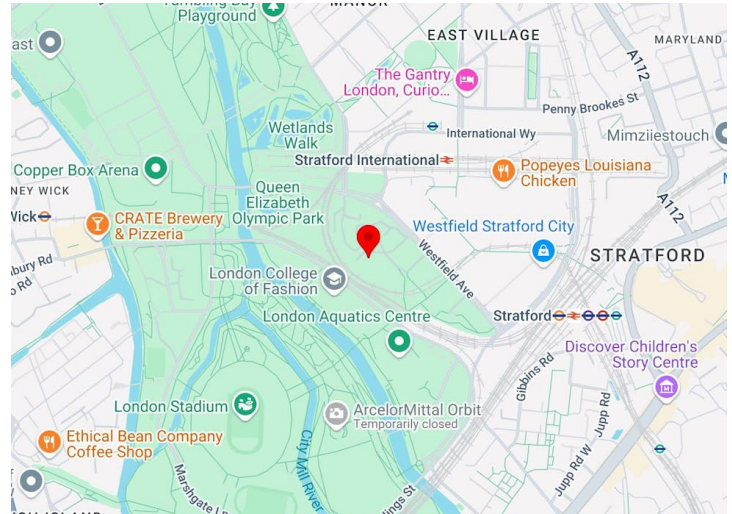
335.29 to 4,040.82 sq m

Reference: #4260



Stratford Cross

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Summary

Available Size	3,609 to 43,495 sq ft / 335.29 to 4,040.82 sq m
Rent	Rent on application
Rates Payable	£15.50 per sq ft Approximate
Service Charge	£12.06 per sq ft
EPC	A (19)

Location

Sitting within a 22 acre site that connects seamlessly to Queen Elizabeth Olympic Park and the emerging Cultural and Education District, IQL is in the heart of Stratford.

Combining workplace design expertise, Stratford's green open spaces, outstanding transport connectivity, a rich cultural and academic fabric and resilient technology infrastructure, this is an affordable place that promotes collaboration, oozes creativity and drives innovation. This is the place that talent wants to come to.

Accommodation

3 Floors of New Grade A Accommodation At The Top Of The Building

Floor/Unit	Size	Availability
8th	19,943 sq ft	Let
7th	3,609 sq ft	Available
6th	20,056 sq ft	Let
5th	33,345 sq ft	Let
4th	37,660 sq ft	Let
3rd	38,779 sq ft	Let
2nd	37,660 sq ft	Let
1st	37,014 sq ft	Let
Ground	10,383 sq ft	Let

IQL is one of the best connected schemes in Central London

Stratford Station is connected by nine rail lines; more trains per hour than Waterloo at peak; access to all major airports in less than 60 minutes (London City in 14 minutes)

202 trains will pass through Stratford per hour at peak via underground, over ground, mainline, DLR and Crossrail high-speed services

All of London's major transport hubs will be accessible within 35 minutes - St Pancras International (6 mins); Liverpool Street (7 mins); Canary Wharf (8 mins); Farringdon (10 mins); Bank (12 mins); London City Airport (14 mins); London Bridge (15 mins); Bond Street (15 mins); Waterloo (19 mins); Heathrow Airport (43 mins); Paris (112 mins)

Stratford International is serviced by South-Eastern high speed rail connecting Ashford, Kent and St Pancras

