

1 SUGAR HOUSE LANE,  
STRATFORD, E15

Fully Managed, Self-  
Contained Office Suites,  
Serviced Offices, &  
Coworking spaces

SUGAR HOUSE ISLAND



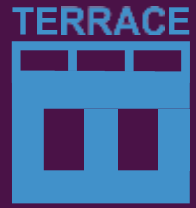
**DIVISIBLE.**

# OUR SPACES *Managed workspace*

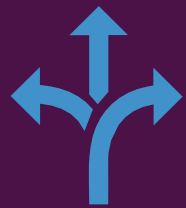
A Divisible managed flexible workspace merges the best bits of private leased offices and fully serviced offices.

It's a 'plug & play' office solution - giving you a space you can make your own without the long-term commitment, large up-front cost, or management responsibilities of a private lease.

Here at 1 Sugar House Lane, we have private offices for up to 26 desks, and self-contained office suites from 1550 sq ft to 3400 sq ft, tailored to the needs of you and your business.



Communal outdoor terrace and courtyard



Flexi memberships



On-site staff and bespoke concierge services



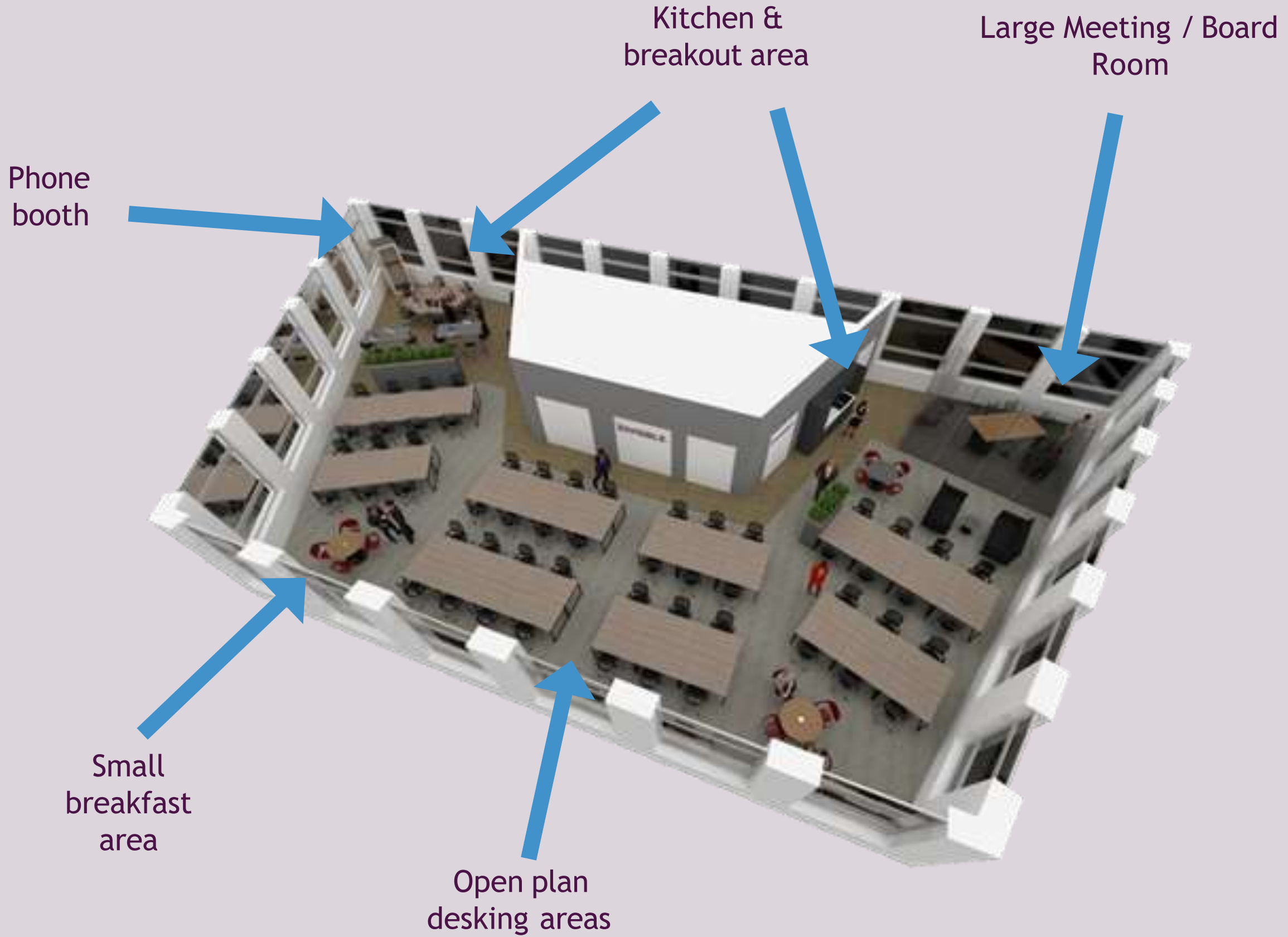
24/7 access



All inclusive price



Super fast wifi



# OUR SPACES | Managed Office Suites



## SELF CONTAINED SPACES

- ✓ Your own fully fitted private office space, meeting rooms, kitchen and breakout areas
- ✓ Self-contained spaces from 1550 - 3400 sq ft (can be split if smaller space required)
- ✓ Dual lift access and secure fob entry
- ✓ WCs on every floor



## TAILORED DESIGN

- ✓ Choose your own office layout, furniture and tech configuration
- ✓ We'll handle the design, fit-out and management
- ✓ Add your own branding
- ✓ Fast occupation and limited or zero up-front costs



## FULLY MANAGED

All inclusive price includes business rates, internet, utilities, cleaning, facilities management and maintenance, dedicated, fast internet connection with your own comms cabinet



## FLEXIBLE TERMS

- ✓ No long-term lease commitment
- ✓ Flexible terms available from 6 - 36 months with added break clauses
- ✓ Annual renewal prices fixed in advance

# OUR SPACES | Serviced Offices



## PRIVATE OFFICES FOR UP TO 40 DESKS

Your own private office ranging in size according to your needs



## KITCHEN / TEA POINT

Fully stocked kitchens with fridge, microwave, dishwasher. Fresh filtered still, sparkling & hot water, tea & coffee.



## EVENT SPACE & MEETING ROOMS

Plenty of space to relax over a coffee, enjoy a lunch break or network with other members.



## BREAKOUT SPACES

Plenty of space to relax over a coffee, enjoy a lunch break or network with other members.



## FLEXIBLE CONTRACTS

Fully inclusive pricing - no hidden extras. Flexible contracts from 3 - 36 months



24/7 access



On-site staff & bespoke concierge services



Discounts on additional facilities & events with local partners



Outdoor terraces available

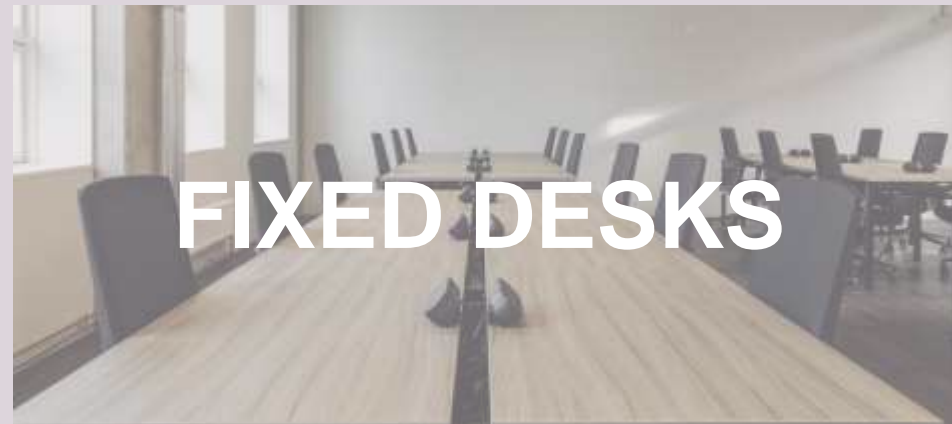


Communal courtyard



Super fast wifi

# PRICING | Coworking membership



- ✓ Dedicated desk and locker, super-fast WiFi.
- ✓ Tea & coffee, still, sparkling and hot water included.

**£279 (+vat) per month**  
(also available as 24 desk private office)



- ✓ Pay as you go. Check availability, book in and grab a desk.
- ✓ Available 9am - 5pm Monday - Friday.
- ✓ Network with other local businesses.
- ✓ Tea & coffee, still, sparkling and hot water included.

**£20 (+vat) per day**



- ✓ Benefit from discounted prices if you buy a multi-day pass.
- ✓ Can be used by individuals or a team.
- ✓ Enjoy discounts on meeting pod usage.

**5 Day - £90 (+vat)**  
**10 Day - £160 (+vat)**



Acoustic pods provide a perfect quiet space for one-to-one meetings, zoom calls or team chats.

**Blue Pod - £30/hr** (6 person)  
**White Pod - £20/hr** (4 person)  
**Red Pod - free**  
(2 person up to 20 mins)

# LOCATION | Sugar House Island

We are located at Sugar House Island, a thriving new east London neighbourhood, just south of the Queen Elizabeth Olympic Park.

Bounded by water on two of its three sides, the Island provides a mix of homes, offices and retail together with 3 acres of public outdoor space.

Already home to an eclectic mix of independent retailers, the Island holds a treasure at every turn...

## Be part of an EXCITING GROWING COMMUNITY



## 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

The UK's first Talent House for Urban Culture boasts state-of-the-art facilities including bookable dance & recording studios, perfect for your next team-building day!

## 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 MARKET

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

# LOCATION | Stratford



## CONNECTIVITY

Served by Elizabeth Line, Underground, DLR, Overground & main line routes



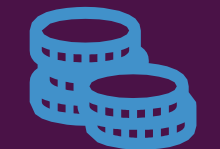
## OLYMPIC LEGACY

World class sports facilities, including the London Aquatic Centre, London Stadium & outdoor gyms



## LOCAL COMMUNITY

A vibrant local community with top quality educational establishments creating new opportunities



## VALUE FOR MONEY

Office space in Stratford is 30-40% below what you would pay for equivalent space in Central London



## RETAIL & HOSPITALITY

One of Europe's largest urban shopping centres, Westfield Stratford City has over 200 shops, bars & restaurants



## GREEN SPACE

Queen Elizabeth Park comprises 560 acres of green space, containing 6000+ trees, cycle routes & running trails

# CONTACT US

## GENERAL ENQUIRIES, AVAILABILITY & PRICING

[sugarhouselane@divisible.space](mailto:sugarhouselane@divisible.space)

## VIEWINGS

<https://divisible.space/book-a-tour>

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