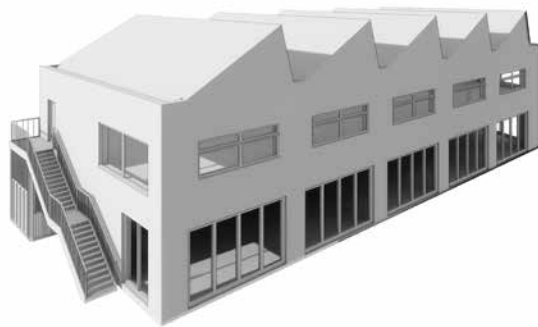


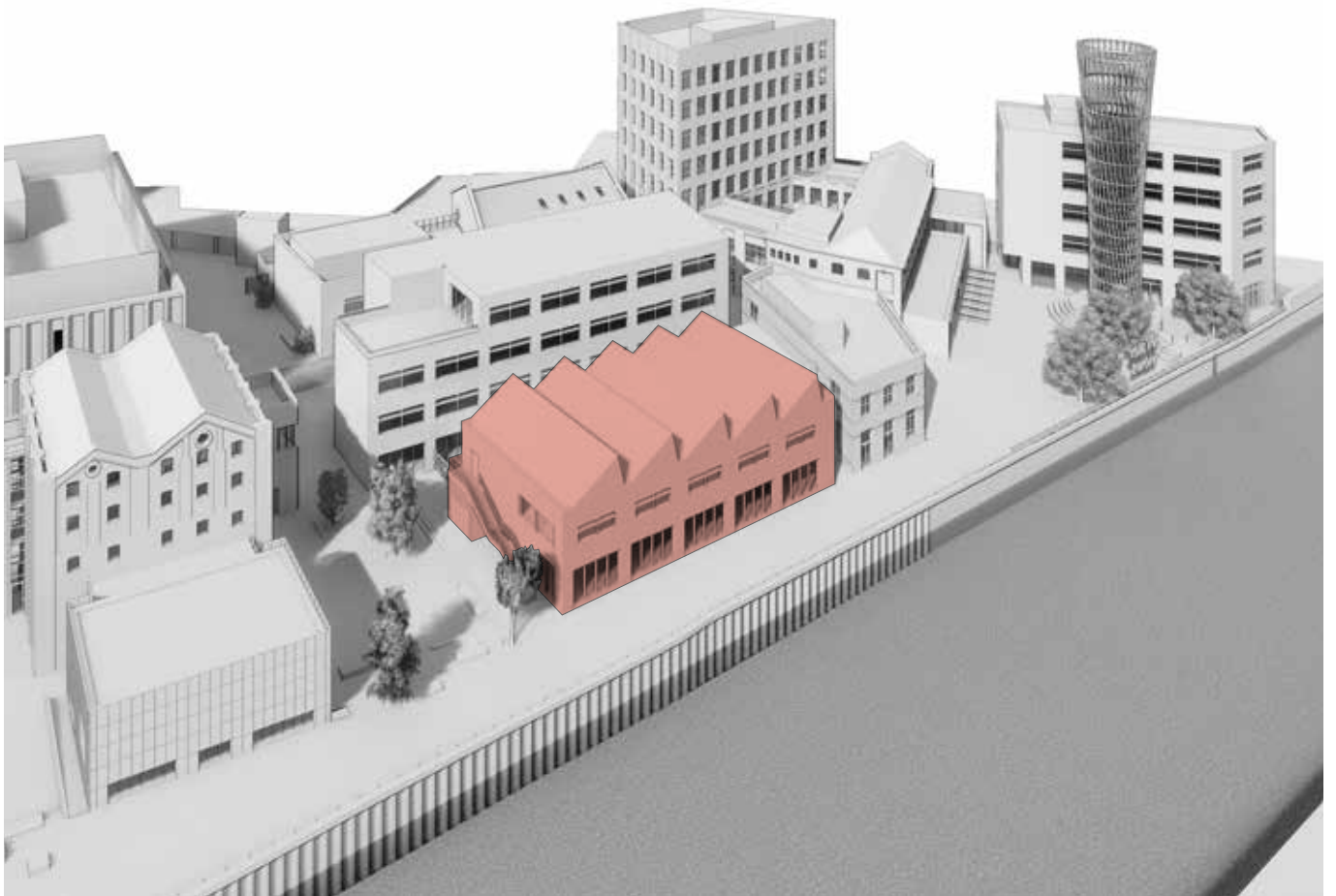
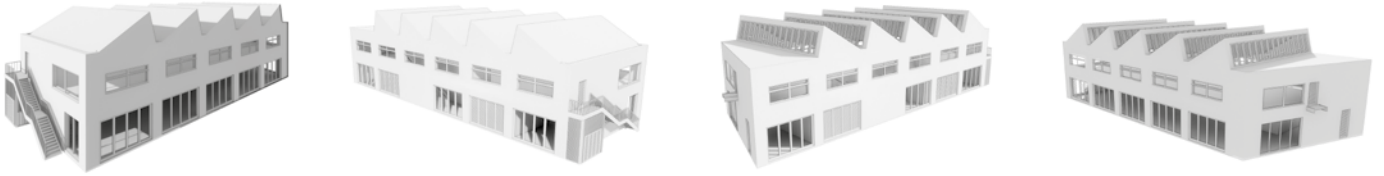
2 COOPERAGE YARD

FLOOR PLANS AND
TECHNICAL SPECIFICATION



**SUGAR HOUSE
ISLAND**

2 COOPERAGE YARD



2 COOPERAGE YARD

2 COOPERAGE YARD

- ◀ Distinctive and unusual building with open-plan interior and impressive natural light.
- ◀ Waterside position.
- ◀ Two storeys.
- ◀ Delivered to a CAT A fit out including air conditioning and raised access floors.

FLOORPLATE SIZE (NIA OFFICE ONLY)

Ground	3,520ft ² / 327m ²
Floor 1	4,682ft ² / 435m ²
Total	8,202ft² / 762m²

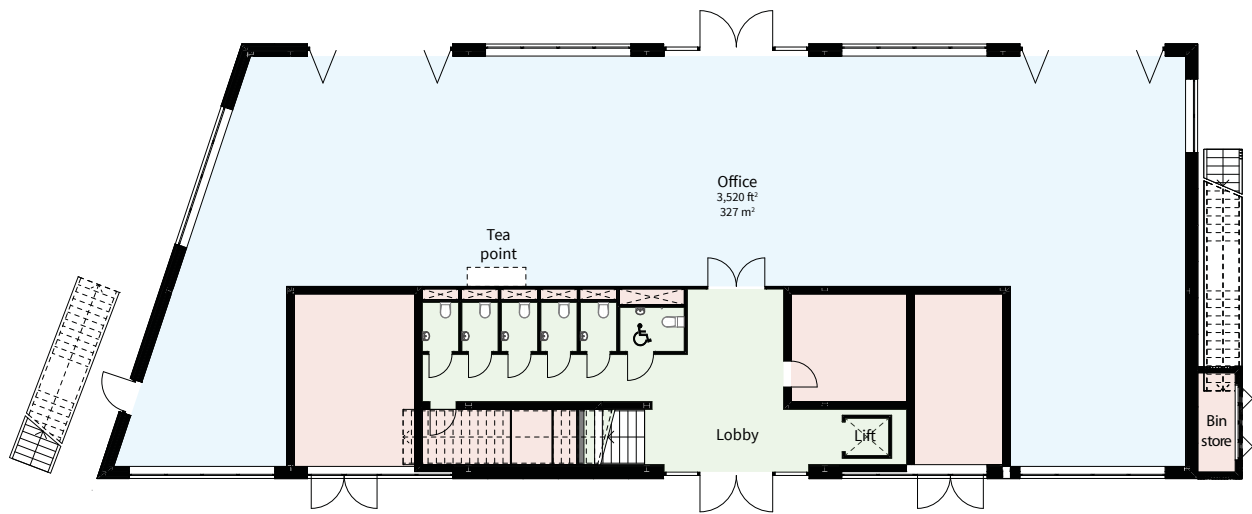
FLOOR-TO-CEILING HEIGHTS

Ground	3.4m
Floor 1	2.7-5.7m (sawtooth)



2 COOPERAGE YARD

GROUND FLOOR



KEY

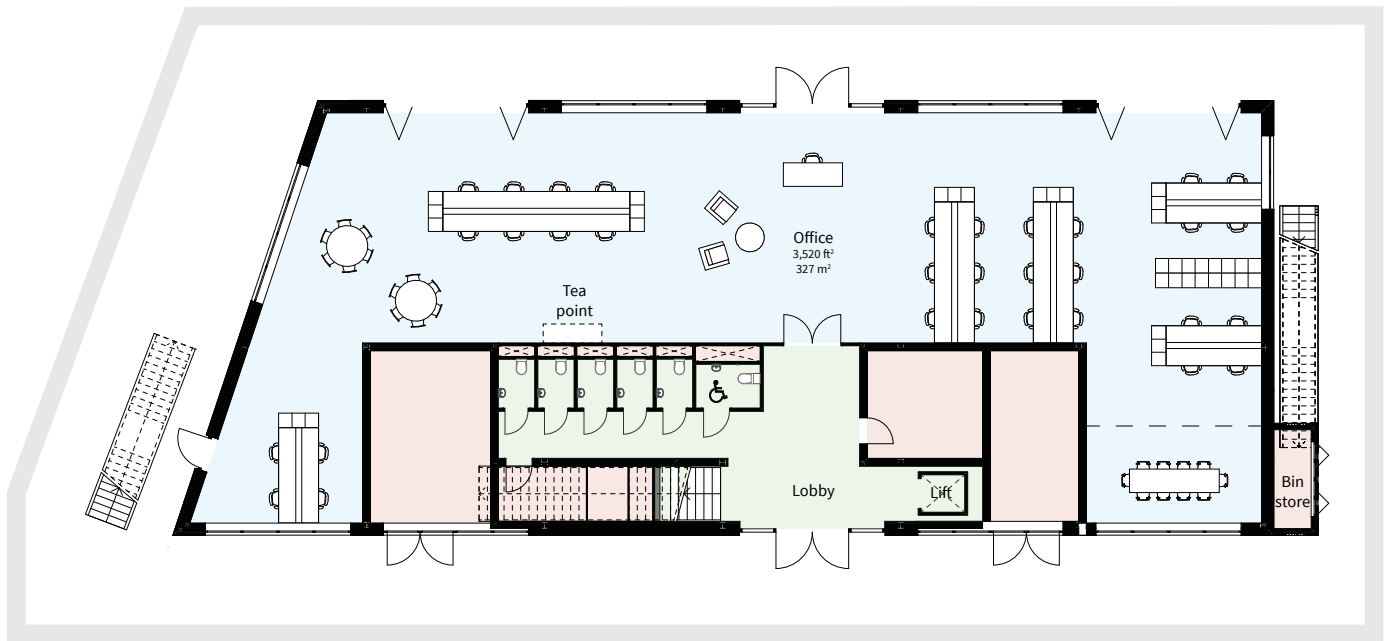
- Reception and core space
- Office space
- Plant space

Plan not to scale, for indicative purposes only



2 COOPERAGE YARD

GROUND FLOOR DESK LAYOUT



KEY

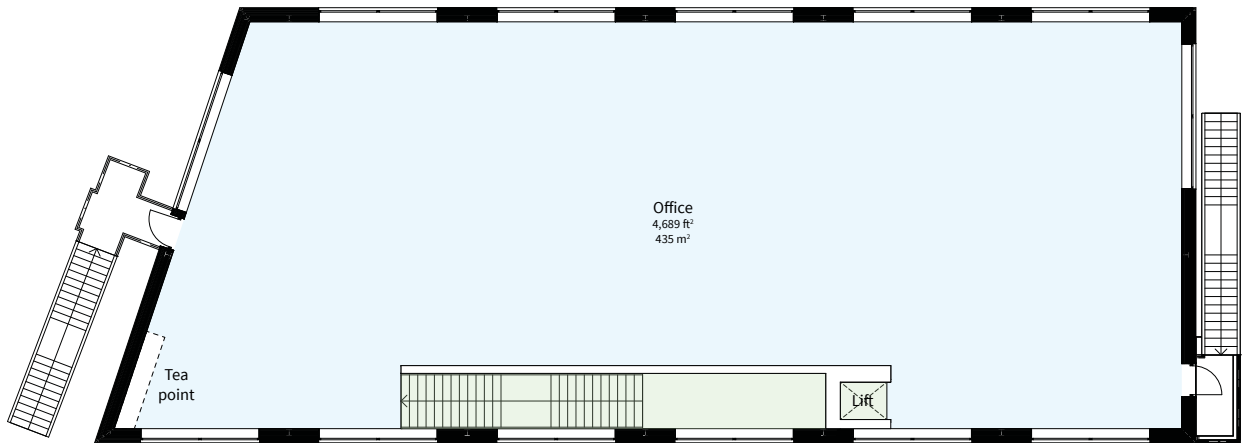
- Reception and core space
- Office space
- Plant space

Plan not to scale, for indicative purposes only



2 COOPERAGE YARD

FIRST FLOOR



KEY

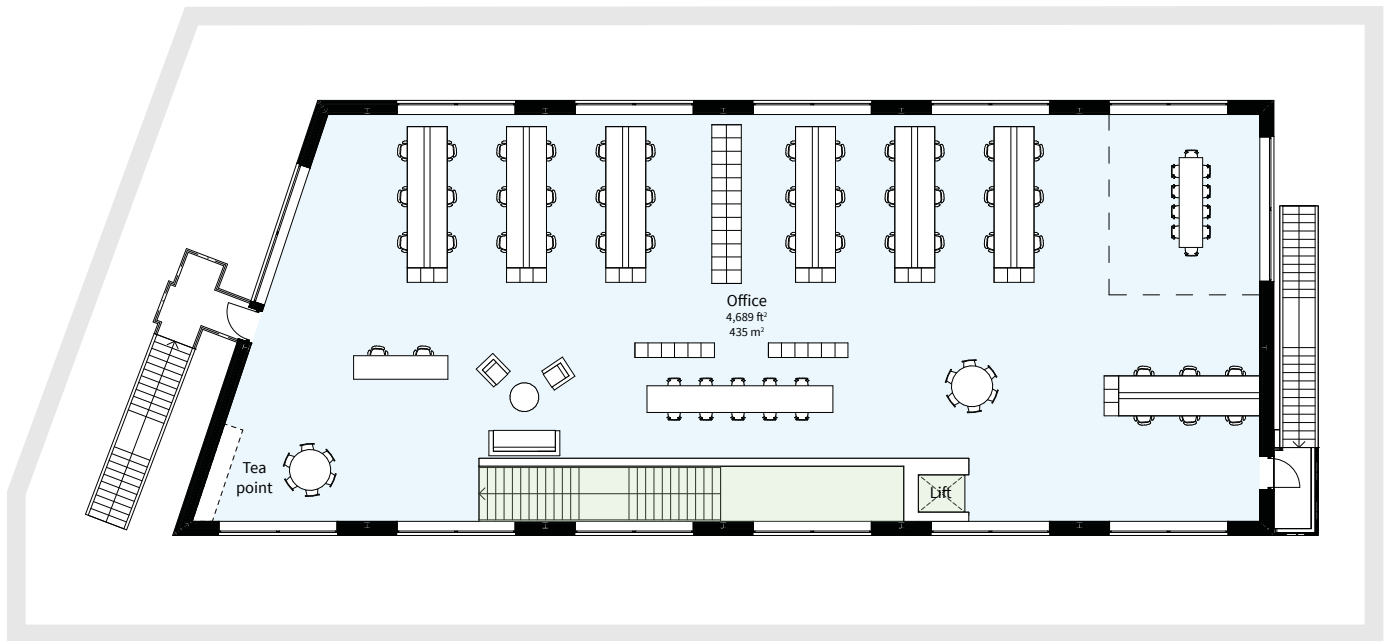
- Reception and core space
- Office space

Plan not to scale, for indicative purposes only



2 COOPERAGE YARD

FIRST FLOOR DESK LAYOUT



KEY

- Reception and core space
- Office space

Plan not to scale, for indicative purposes only



2 COOPERAGE YARD

TECHNICAL SPECIFICATIONS

OCCUPANCY (NIA)

Office floor: 10m²/person
Passenger lifts: 10m²/person
Toilets: 10m²/person
Means of escape: 10m²/person

FLOOR-TO-CEILING HEIGHTS (EXPOSED SOFFIT)

3.4m
Floor 1: 2.7-5.7m (sawtooth)

FINISHES

FLOORS

In offices 300mm raised access floor with 15mm floor finish allowance. Ground floor: screed surface with a 15mm finish allowance.

WALLS

Plasterboard lined with a plaster finish and painted white.

CEILINGS

Concrete pre-cast soffits to floor areas and plasterboard to the cores.

WINDOWS

Aluminium composite double-glazed and openable.

FACILITIES

Contemporary unisex superloo WCs are provided on the ground floor. A wheelchair-accessible WC is provided.

A platform lift is provided for disabled access to the second floor.

Showers are provided in a central facility in 1 Cooperage Yard which is adjacent.

Two dedicated disabled parking spaces serve Dane's Yard offices, adjacent to 1 Cooperage Yard. There are bicycle stands in the landscaping.

The floor plates have been designed for single usage and the building can be let to a single tenant or a floor by floor.

SAFETY

Smoke control in the form of automatically-opening vents. The envelope and roof do not contain PIR/foam, insulation is provided by mineral wool.

SERVICES

The building services have been developed on the basis of 24-hour operation, 7 days a week.

The building is connected to an energy efficient district heating network. Energy will eventually be provided off site from the Olympic Park, and initially from an on-site energy centre.

Heating is provided with a local heat interface unit. Floor heating is provided with radiators generally located under window openings.

Hot water is provided by a point-of-use local electric heater.

Boosted cold water is provided to the core areas and designated tea points, at least one per floor.

A full air conditioning system will be provided to each floor with thermostat control and two zone controls.

The raised floor has an adaptable Electrak system which allows for two power outlets per desk and core cleaning and maintenance outlets.

Data connectivity is provided by Hyperoptic via optical fibre.

Lighting is with low-energy light fittings on a zoned PIR system in offices; lobby and reception lighting are energy efficient single fittings.

Mains power is supplied from a substation with secondary backup.

CONTACTS

If you'd like to find out more about the project or come and visit, please get in touch.

Vastint UK
The Print House
135 The High Street
Stratford
E15 2RB

Call us: 020 3384 7900

Or email:
info.uk@vastint.eu

www.sugarhouseisland.com

OUR AGENTS ARE

OFFICE LEASING



Shaun Simons
shaun.simons@colliers.com
07788 423131

Oliver Jay
oliver.jay@colliers.com
07903 714187

Sam Jacobs
sam.jacobs@colliers.com
07703 804533



Michael Davis
michael.p.davis@eu.jll.com
020 7399 5782

Peter Hall
peter.hall@eu.jll.com
07834 160350

Catherine Owen
catherine.owen@eu.jll.com
07711 469435

RETAIL AND LEISURE



Craig Fisher
craig@cfcommercial.co.uk
07947 534589

WAUGH THISTLETON
ARCHITECTS

Project by **VASTINT**

The contents of this brochure are provided for general information only. Vastint UK B.V. and its subsidiary Vastint UK Services Limited ("Vastint") make no representations, warranties or guarantees, whether express or implied, that the contents are accurate, complete or up to date. Images, descriptions and measurements of buildings and the development are for illustrative purposes only and may not reflect the final design, layout, features or materials used.

When making decisions, such as financial decisions, you should not rely only on the content of this brochure, and you should seek necessary professional advice. The contents of this brochure should not be taken as being any form of financial, legal or other advice or recommendations. Vastint's liability for non-fraudulent misrepresentation is excluded to the fullest extent permitted by law.