

# TWO STRATFORD PLACE

**8,327 SQ FT TO LET**

Fully fitted office space in the heart of  
London's most vibrant neighbourhood



Sitting at the heart of Stratford, Two Stratford Place enjoys immediate access to a diverse and eclectic array of food, drink, retail, leisure amenities, green spaces, and open water.

Stratford is now a vibrant community of affluent families and young professionals, with stunning property developments, an iconic leisure destination, London's latest business hub and the UK's newest cultural centre.

#### NEW HOMES

- A Coppermaker Square (1,225 new homes)
- D East Village (3,824 new homes)

#### MIXED USE

- B Stratford Cross (683 Homes 8,400 sqm Retail & 239,300 sqm Office Space)
- C East Bank (BBC Music studios, 550 seat Sadler's Wells East theatre, V&A East, 10,500 students - UAL Campus and UCL Campus)

#### TRANSPORT HUBS

- E Stratford International Station
- F Stratford Station
- G Stratford Bus Station

#### SPORT COMPLEXES

- H London Stadium
- I London Aquatics Centre
- J Queen Elizabeth Olympic Park





## ON YOUR DOORSTEP

Stratford station is only a 20 second walk from the building and offers access to Central Line, Jubilee Line, DLR, Overground, National Rail and the Elizabeth Line, with over 200 trains every hour during peak times.

Stratford International Station, a 3 min walk from the building, provides international trains (via St Pancras or Ebbsfleet).

Stratford is also served by the Cycle Superhighway 2.

- Northern Line
- Central Line
- Jubilee Line
- Docklands Light Railway
- Elizabeth Line
- TFL Rail / Greater Anglia
- London Overground



# EXCEPTIONALLY CONNECTED

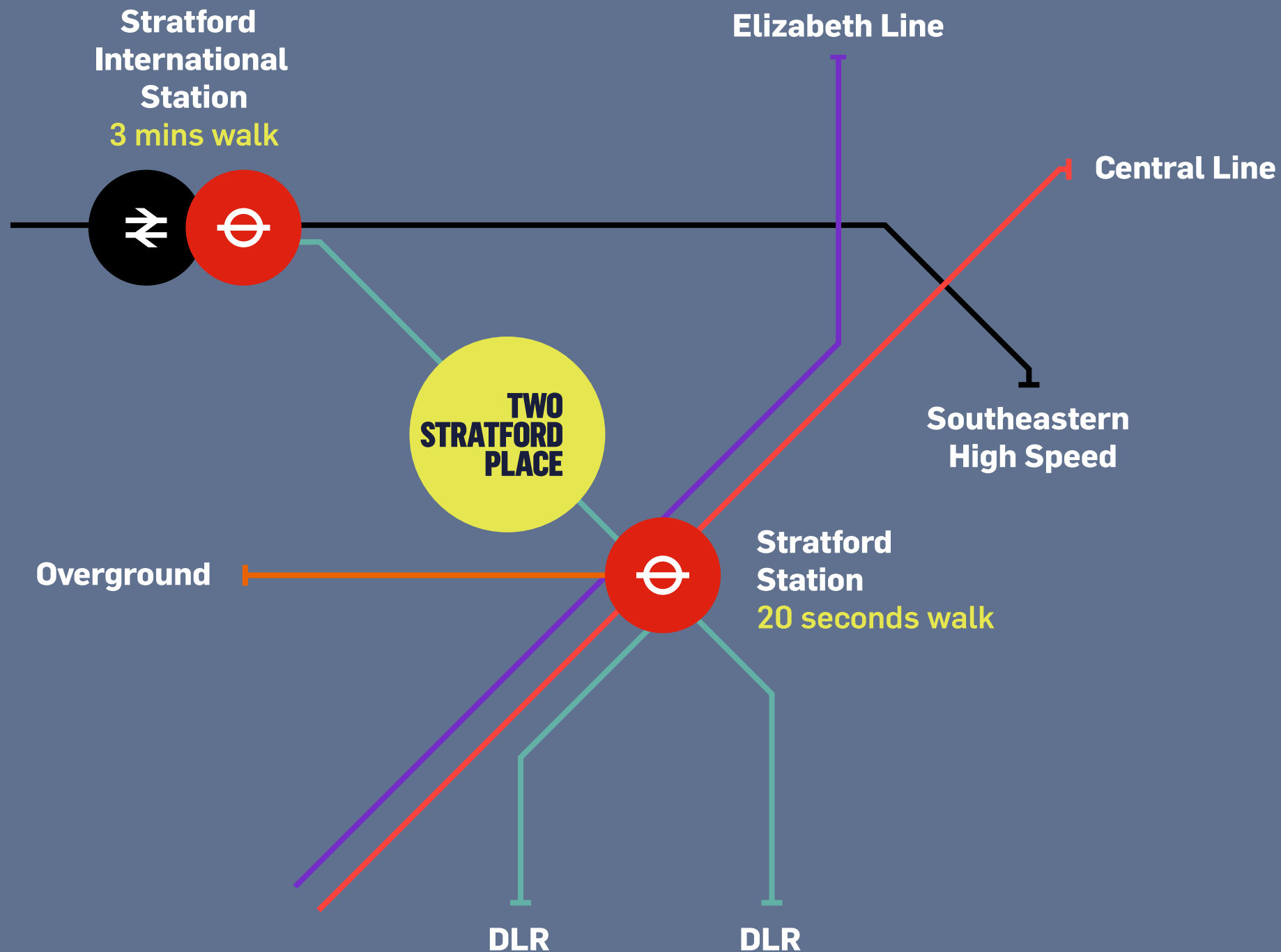
  
**2,000+**  
SECURE CYCLE  
SPACES IN E20 -  
750 AT WESTFIELD

  
**15 mins**  
TO THE WEST END

  
**6 mins**  
TO ST PANCRAS

  
**<1 hr**  
TO ALL LONDON  
INTERNATIONAL  
AIRPORTS

  
**14 mins**  
TO THE CITY  
AIRPORT





## QUEEN ELIZABETH PARK



# 560 ACRES

Queen Elizabeth Olympic Park is the most vibrant park every day of the week. At 560 acres, there's always something new to explore and discover.





**178 metres**

**LONG SLIDE**

ArcelorMittal Orbit is the world's tallest and longest tunnel slide

**68,000**



**SEAT LONDON  
STADIUM**

West Ham United's Home

**Experience sports after work, weekly events and iconic venues – or just relax at lunch in landscaped parklands with a plethora of cafés.**

**In the park are iconic sports, music, leisure, entertainment and education venues that draw thousands of visitors each day.**





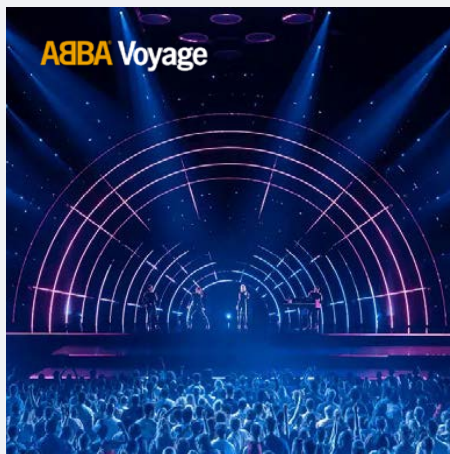
# CULTURAL HOTSPOT

East Bank is one of the world's largest and most ambitious culture and education districts – creating a powerhouse for artistic excellence, learning, research, performance and exhibitions.

New housing at Coppermaker Square brings vitality and quality lifestyle options into the cultural mix, representing a unique prospect for London, and a cultural concept that is almost unparalleled on a global stage.



TWO  
STRATFORD  
PLACE





# WESTFIELD STRATFORD CITY

With Europe's largest retail and restaurant complex just next door, a bounty of offerings await, including over 300 retail stores and over 80 food & beverage outlets.

Westfield



# 300+

## RETAIL STORES



JOHN LEWIS  
& PARTNERS

M&S

SEPHORA

WATCHES &  
SWITZERLAND

TAGHeuer

Calvin Klein

RESERVED

THE WHITE COMPANY  
LONDON

GYMSHARK

Foot Locker

TOMMY HILFINGER  
TAILORED

Charlotte Tilbury

  
new balance

ZARA

OYSHO

next

Aēsop

PRIMARK





80+

PLACES TO  
EAT & DRINK





IN GREAT COMPANY

# NEIGHBOURHOODS

**Entain**



CANCER  
RESEARCH  
UK



Loughborough  
University  
London



plexal



HM Revenue  
& Customs

Stratford is home to a wide range of occupiers, from fledgling start-ups to highly-established global businesses.

Position yourself amidst this truly diverse mix of ambitious and forward-thinking organisations.





THE

# BUILDING

STRATFORD CITY BUS STATION





The office space comprises 8,327 sq ft net internal floor area and forms half of the 5th floor of Two Stratford Place. The building is just seconds from Stratford Station, with a dedicated entrance to floors 5 & 6.

There is card access in the entrance lobby with lifts to the 5th floor, where each tenancy has its own private reception.







**A range of commanding and intimate meeting spaces benefit from floor-to-ceiling glazing with fantastic views across the London skyline.**









An impressive kitchen facility supports a central, communal break-out area in the office space. Toilets, showers and lifts are in the common areas.













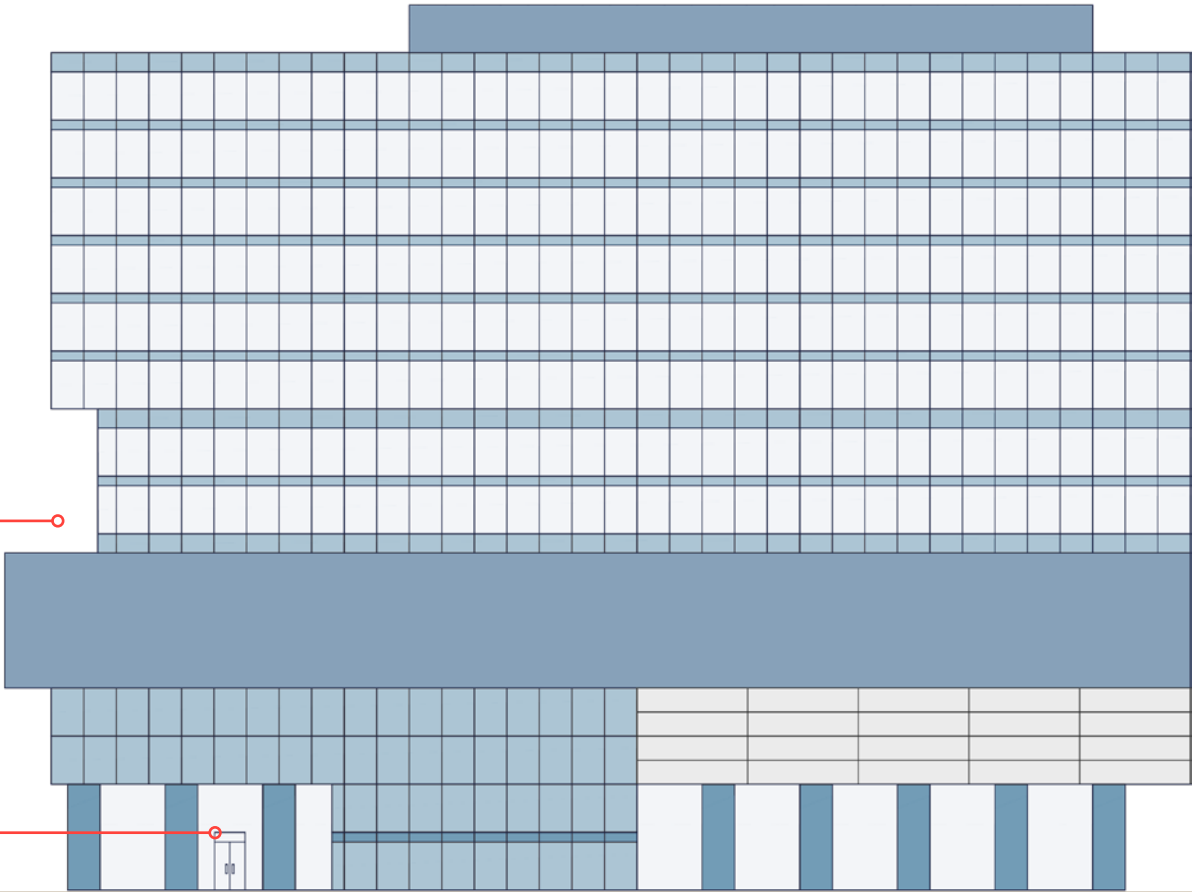
8,327 SQ FT

# AVAILABILITY

5th Floor | 8,327 sq ft | 773.6 sq m (NIA)

Stratford Station | 20 seconds walk

Entrance to Two Stratford Place



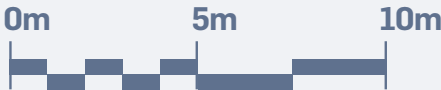


# FLOOR PLAN

5th Floor  
8,327 sq ft (NIA)  
773.6 sq m (NIA)



- OFFICE SPACE
- COMMUNAL SPACE
- WC / SHOWERS
- LIFTS









# SPECIFICATION

BREEAM®

RATED BREEAM  
EXCELLENT



EPC  
'B' RATING



REDUCED OPERATIONAL CARBON -  
HEATING & COOLING FROM OFF-SITE  
PLANT, FUELLING ENTIRE OLYMPIC PARK



LOW ENERGY  
LED LIGHTING



HIGH SPECIFICATION  
& PERFORMANCE



IMMEDIATE ACCESS TO 560 ACRES  
OF LANDSCAPED PARKLAND



FULLY-FITTED  
OFFICES



FULL-HEIGHT  
GLAZING



FANTASTIC  
VIEWS



SHOWERS  
DRYING & LOCKERS



150MM RAISED FLOORS WITH  
2.6M-2.8M FLOOR TO CEILING



DESIGNED TO 1 PERSON  
PER 10 SQ M



HIGHLY EFFICIENT  
FLEXIBLE FLOOR-PLATES



HI-SPECIFICATION  
KITCHEN



## **CONTACT**

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