

Where the future works

The idea of the workplace has changed dramatically in recent years. No longer just a physical setting, done right, the workplace can contribute to enhanced employee health and wellbeing, create a sense of community and improve pride in a place of work. It's this type of working environment that we have created at IQL.

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.

View looking north with S9 in the foreground and S4 and S2 behind.



S9

S2

S4

View south west towards cultural and education district with the pavillion in the foreground.



Your Neighbourhood

South	Approximate net areas	North	Approximate net areas
S1	375,000 sq.ft.	N20	TBC
S2	570,000 sq.ft.	N21	200,000 sq.ft.
S4	600,000 sq.ft.	N22	300,000 sq.ft.
S5	Pre-let to FCA		
S6	Pre-let to TfL		
S9	270,000 sq.ft.		
S10	235,000 sq.ft.		

Buildings and surroundings

- 01 The Pavilion
- 02 Holiday Inn and Staybridge Suites
- 03 John Lewis
- 04 Car park
- 05 Manhattan Loft Gardens
- 06 Car park
- 07 The Gantry Hotel and Adagio Aparthotel
- 08 Stratford City Energy Centre
- 09 Westfield Stratford City
- 10 Stratford Town Centre
- 11 Here East
- 12 Sir Ludwig Guttman Health & Wellbeing Centre
- 13 Kings Yard Energy Centre

Future residential plots

- 14 Glasshouse Gardens (330 homes)
- 15 Chobham Manor (850 homes)
- 16 Crescent
- 17 East Wick (870 homes)
- 18 Sweetwater (650 homes)

Sports and entertainment

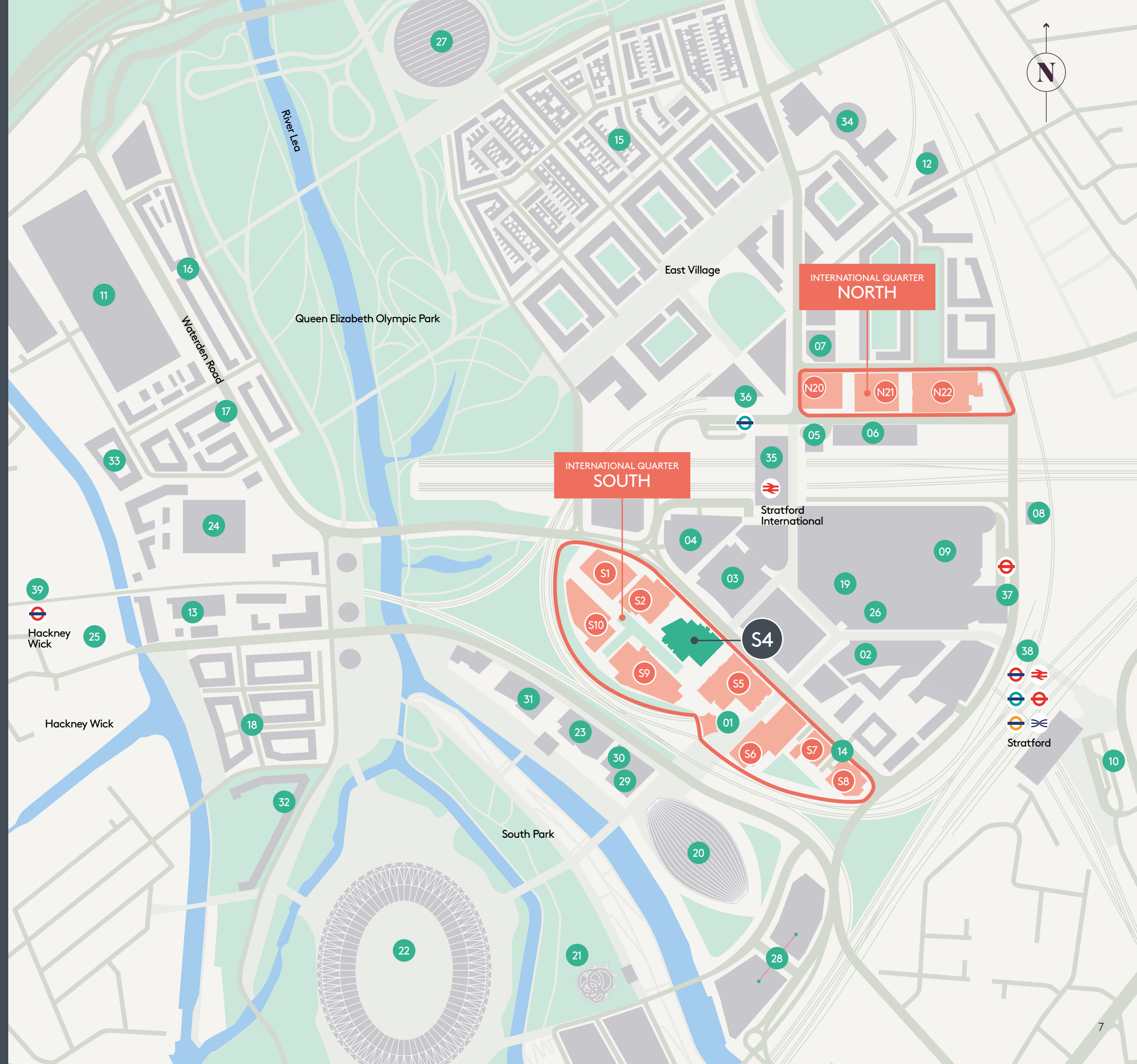
- 19 Vue Cinema
- 20 London Aquatics Centre
- 21 The Orbit and Podium E20
- 22 The Stadium
- 23 Sadler's Wells Theatre
- 24 Copper Box
- 25 The White Building, Yard Theatre, Mother Studios
- 26 All Star Lanes
- 27 Lee Valley VeloPark

Culture and education

- 28 UCL East
- 29 V&A East
- 30 Smithsonian Institution
- 31 London College of Fashion
- 32 Legatum Academy
- 33 Mossbourne Primary Academy
- 34 Chobham Academy

Transport

- 35 Stratford International Station
- 36 Stratford International DLR
- 37 Stratford City Bus Station
- 38 Stratford Station
- 39 Hackney Wick Station





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A building with space, light and flexibility

S4 is designed to offer flexibility, greeting you with a large main reception that is 7m high and totals over 4,500 sq.ft., this expansive ground floor can promote the identity of multiple occupiers, while still offering intimate spaces to utilise. A second entrance off Westfield Avenue stands out with a statement external staircase which provides further opportunity to tailor the arrival experience for multiple tenants.

Centrally located staircases and a **spacious atrium** combine to create a workplace that encourages **movement, connections and collaboration**. The large open floors that span between 27,500 sq.ft. and 30,500 sq.ft. create a healthy work space that can suit both collaborative and individual style working.

With floor to ceiling triple glazed windows and an **abundance of natural light**, S4 provides an ideal and productive environment for your people and visitors alike. On average office workers gain approximately 46 minutes more sleep per night when having access to windows, S4 has unsurpassed views looking towards the City and Canary Wharf.

With close proximity to the Queen Elizabeth Olympic Park, retail offerings and **large terraces** that each total over 1,000 sq.ft. on every third floor, **indoor and outdoor flow** is available to inspire new ideas and productivity in your people.

Schedule of areas



S4	Office (m ²)	Office (ft ²)	Terrace (m ²)	Terrace (ft ²)
Level 21	2,689	28,942		
Level 20	2,831	30,468	98	1,058
Level 19	2,687	28,924		
Level 18	2,688	28,938		
Level 17	2,831	30,468	98	1,058
Level 16	2,687	28,922		
Level 15	2,688	28,942		
Level 14	2,831	30,465	98	1,058
Level 13	2,687	28,922		
Level 12	2,560	27,566		
Level 11	2,702	29,086	98	1,058
Level 10	2,559	27,548		
Level 9	2,561	27,556		
Level 8	2,702	29,086	98	1,058
Level 7	2,559	27,548		
Level 6	2,560	27,556		
Level 5	2,702	29,086	98	1,058
Level 4	2,559	27,549		
Level 3	2,560	27,556		
Level 2	2,702	29,086	98	1,058
Level 1	2,079	22,378		
Ground	299	3,224		
Reception	148	1,595		
Reception	435	4,687		
Total	56,306	606,098	686	7,406

Large main reception that is 7m high and totals over 4,500 sq.ft.

Building specifications

Structure

Post-tension concrete frame

Structural grid

10.5m * 9.0m

Planning grid

1.5m * 1.5m (3.0m at window)

Occupational densities

Workplace 1 person/8 sq m

MEP plant 1 person/ 8 sq m

Means of escape 1 person/ 6 sq m

Critical dimensions

Floor to underside of the soffit 3.45m

Floor to raft min 2.75m

Raised floor 150mm

Slab to slab 3.9m

Air conditioning

Fan coil air conditioning

24 c (+/- 2 c) summer

20 c (+/- 2 c) winter

100% fresh air

13.6 litres per second per person

Vertical transportation

8 * 26 person lifts serving low rise floors

8 * 26 person lifts serving high rise floors

All passenger lifts are destination controlled

2 * 2,500 KG goods lifts

Power and resilience

Resilient power supply

N+1 heating and cooling provided via low carbon district heating and cooling

Electrical services

Typical office lighting level for offices 350 lux

Small power on floor distribution 15W/sq m +

10W/sq m at riser

Sustainability

Target of BRREAM 2014 Excellent

Designed to achieve WELL building (shell and core) certification

Minimum Energy Performance Certificate of B

Transport, bicycle & shower provision

Bike spaces – 465

Showers 46

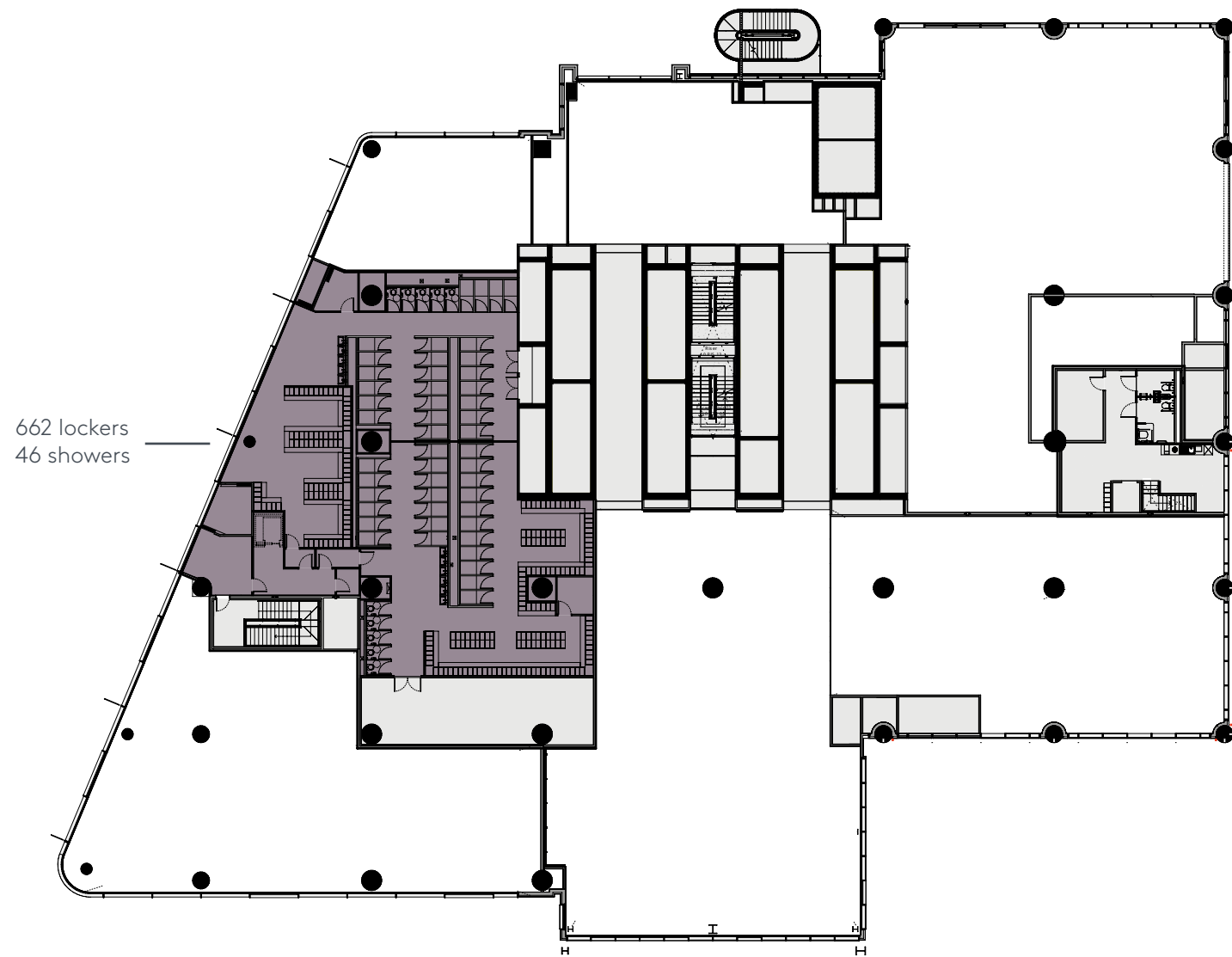
Lockers – 662

Building S4 Ground Level



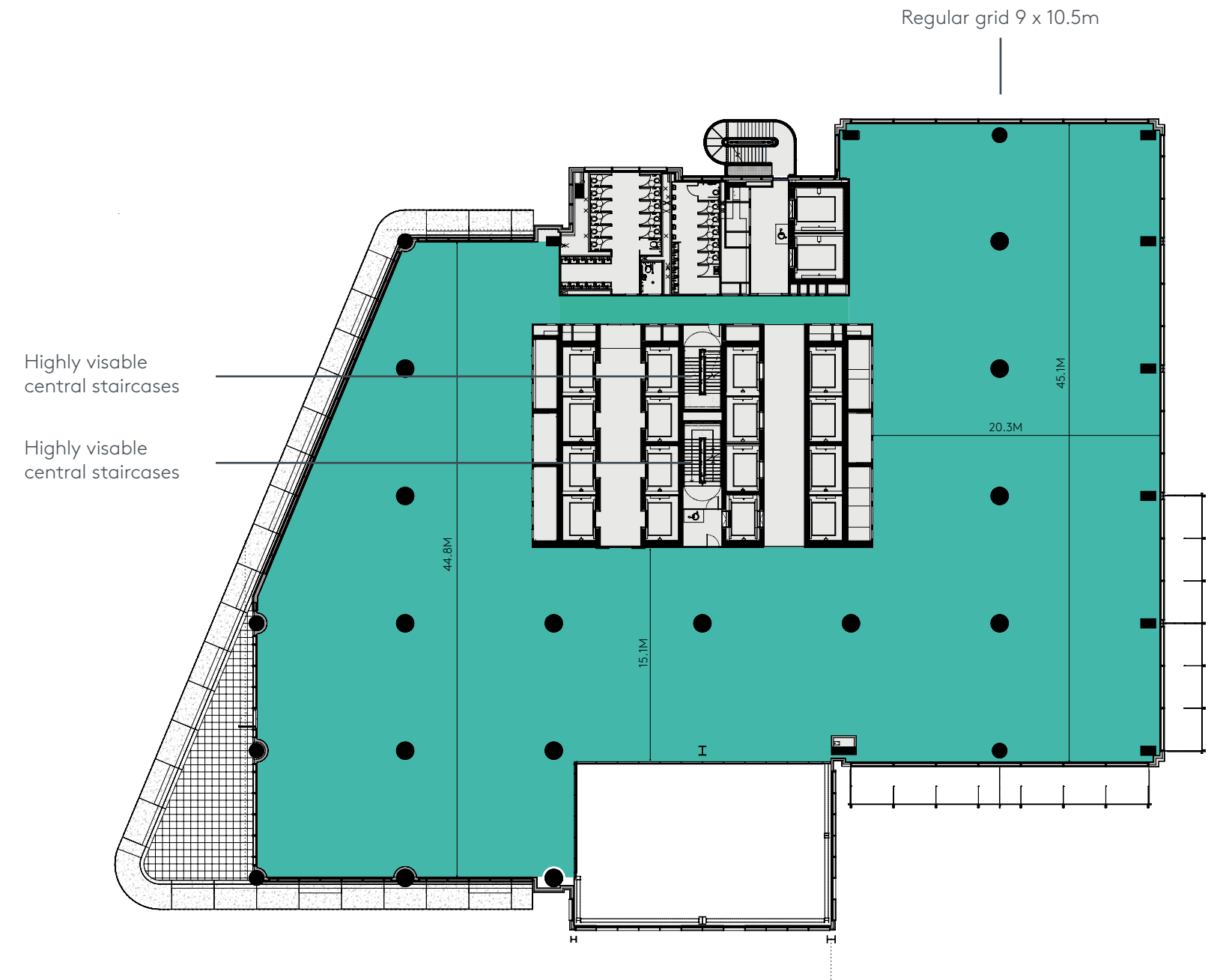
- Reception
- Office
- Retail
- Loading/Management Offices
- Cycle Parking/Showers
- Lifts/Lobbies/WC's/Stairs/Risers

Building S4
Mezzanine Level



- Cycle Parking/Showers
- Lifts/Lobbies/WC's/Stairs/Risers

Building S4
Level 1
22,378 ft²

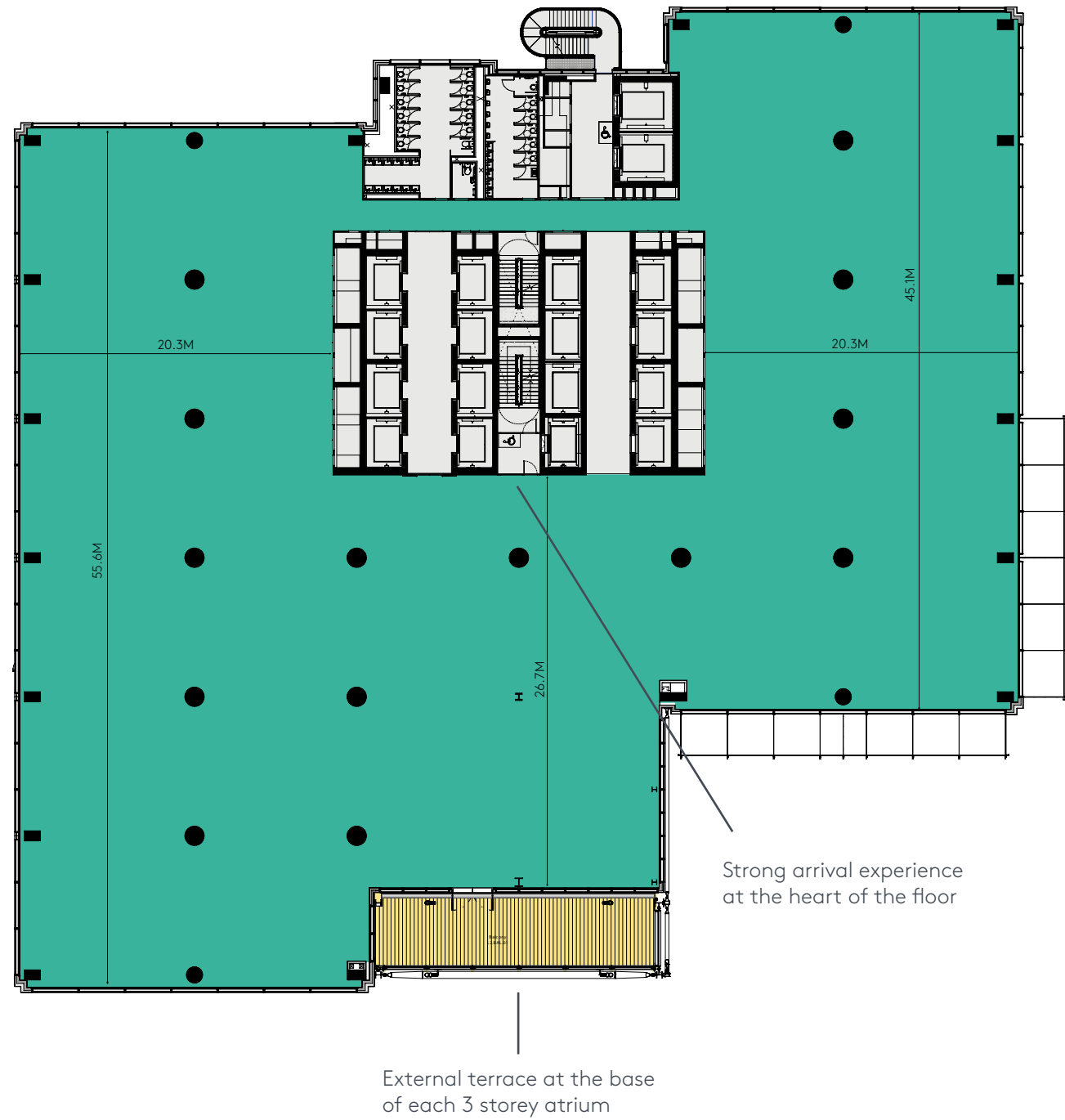


- Office
- Lifts/Lobbies/WC's/Stairs/Risers

Building S4

Level 2

29,086 ft²

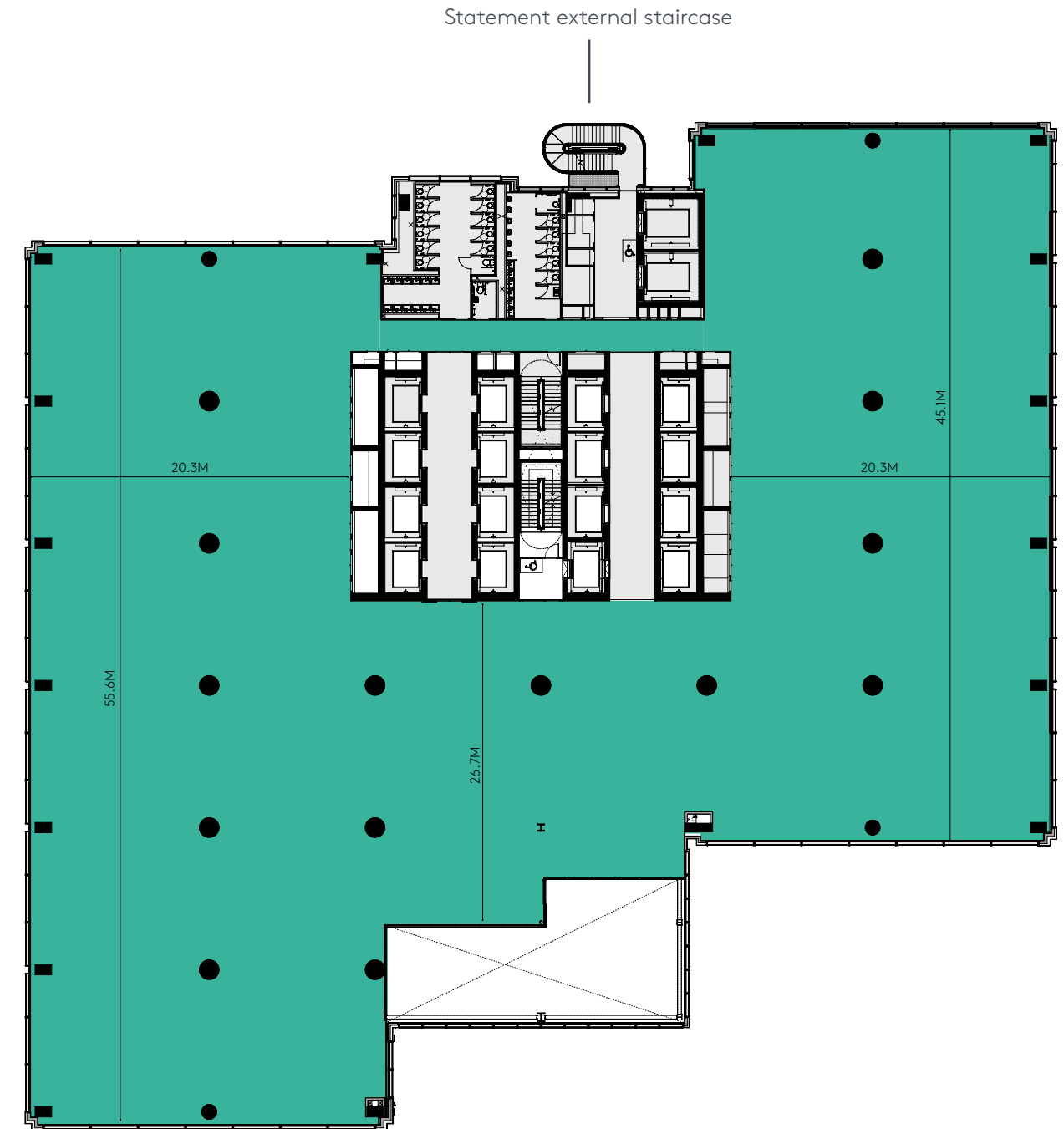


- Terrace
- Office
- Lifts/Lobbies/WC's/Stairs/Risers

Building S4

Level 3

27,556 ft²

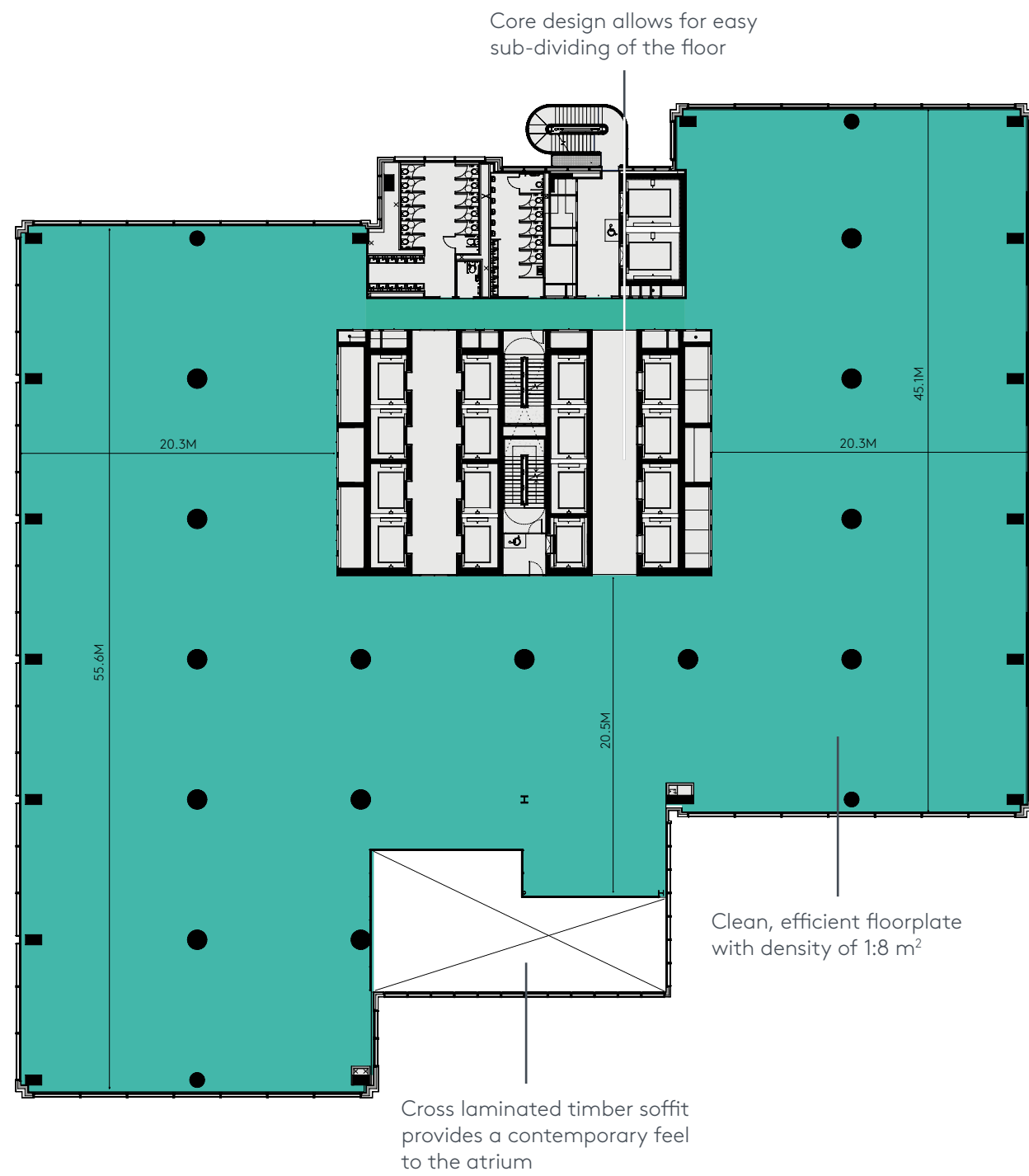


- Office
- Lifts/Lobbies/WC's/Stairs/Risers

Building S4

Level 4

27,549 ft²

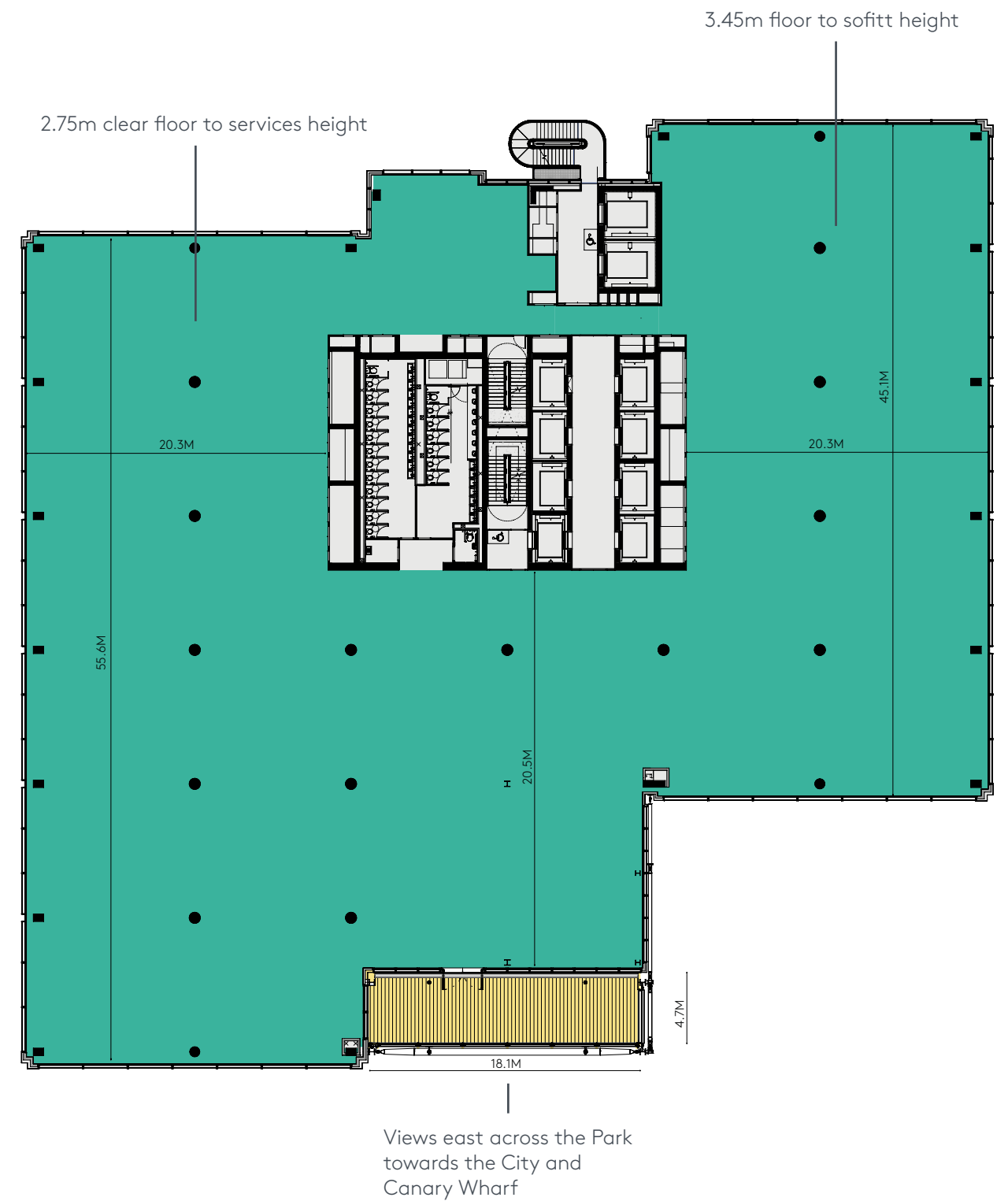


- Office
- Lifts/Lobbies/WC's/Stairs/Risers

Building S4

Level 17

30,468 ft²

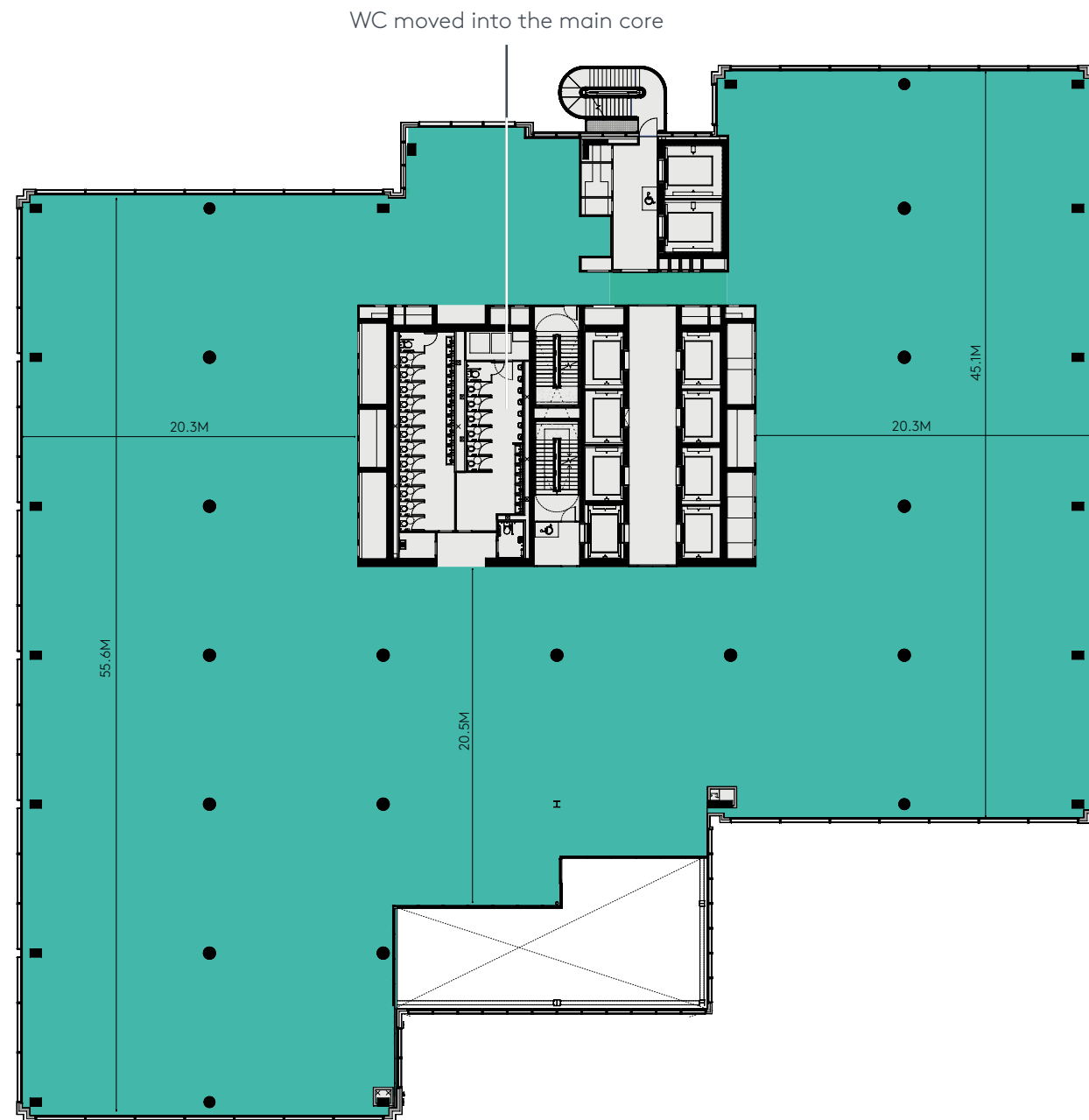


- Terrace
- Office
- Lifts/Lobbies/WC's/Stairs/Risers

Building S4

Level 18

28,938 ft²

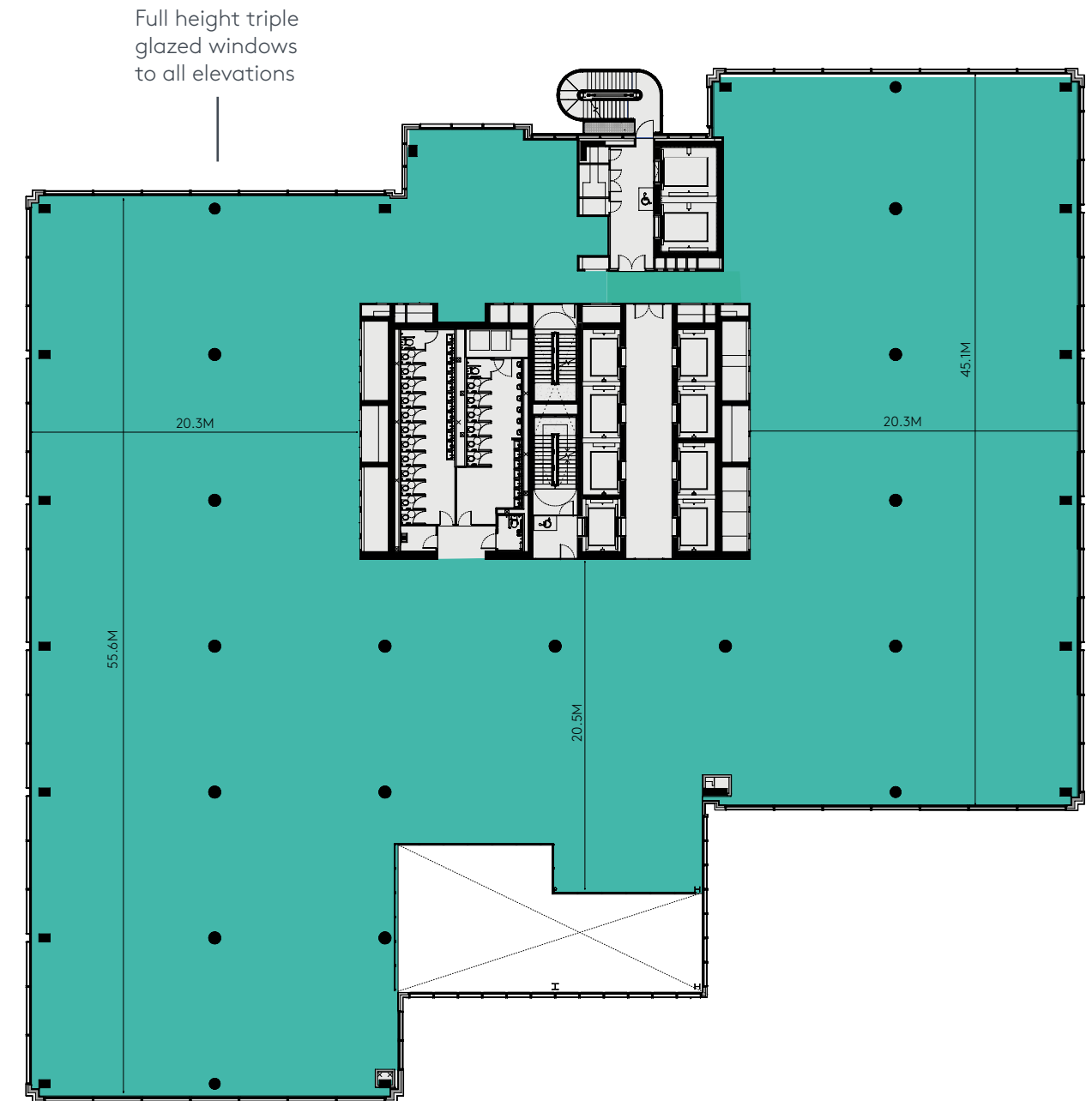


Office
Lifts/Lobbies/WC's/Stairs/Risers

Building S4

Level 19

28,924 ft²



Office
Lifts/Lobbies/WC's/Stairs/Risers



View looking east over the cultural and education district from the eighth floor atrium and outside terrace.

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Creating the best places

The future is



Connected

With more train connections than Waterloo at peak, access to all major airports in less than 60 minutes and the introduction of Crossrail, Stratford is one of London's best connected transport hubs.



Balanced

Buildings designed with wellbeing in mind, Stratford's unrivalled sporting facilities, a thriving retail mix and green open spaces combine to create a working environment that nurtures a balanced lifestyle.



Cultured

A rich cultural hub is taking shape around International Quarter London.



Learning

With over 12,500 students at Queen Elizabeth Olympic Park, the leaders of tomorrow will be studying on International Quarter London's doorstep.



Designed

Drawing on Lendlease's global workplace design expertise, IQL is transforming how we work by providing spaces that are inspiring, adaptable and designed to facilitate more modern ways of working.



Tech

Unrivalled digital and mobile infrastructure ensure IQL is equipped to meet forward-thinking businesses' technology needs – now and into the future.

“Stratford is one of the most astonishing transformations that London and probably Europe has ever seen.”

Deyan Sudjic, Director
Design Museum

The view over Queen Elizabeth Olympic Park with the backdrop of City skyline.



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About Lendlease and LCR

International Quarter London is a joint venture between Lendlease and LCR. Each company has an equal share in the owning entity.

Lendlease

Trusted by corporations and governments, Lendlease is a world leader in delivering end-to-end property solutions. Whether its new neighbourhoods, productive workspaces or vibrant retail destinations, Lendlease are committed to creating places that people can feel proud of, now and for generations to come.

As specialists in urban regeneration, Lendlease work with communities across the world to transform areas in need of investment and revitalisation into thriving and sustainable neighbourhoods. With the vision to create the best places, Lendlease are working in partnership with LCR to create International Quarter London a new workplace destination that is pioneering workplace design and placing culture, health and wellbeing at its heart.

In London Lendlease are also working in partnership with Southwark Council to deliver a transformative £2 billion regeneration project in Elephant & Castle, providing almost 3,000 homes, shops, restaurants and community facilities, and a brand new park as well as delivering The Timberyard in Deptford, where Lendlease are committed to not only building more than 1,000 new homes but also creating a place for people to work and visit.

LCR

LCR is a UK Government-owned company that specialises in the management, development and disposal of property assets within a railway context and, in particular, property assets associated with major infrastructure projects. LCR was responsible for the delivery and subsequent sale of the High Speed 1 railway comprising St Pancras International, Stratford International and Ebbsfleet Stations. In 2016 LCR sold its share in the King's Cross regeneration programme for which it has been a steward for almost two decades.

LCR and HS2 have established the HS2 Growth Partnership to work with local authorities in line with their local HS2 Growth Strategies, to bring forward development around stations on the proposed HS2 route. In Manchester, LCR is pursuing the regeneration of a 24 acre site adjacent to Piccadilly Station in partnership with public sector landowners Manchester City Council and Transport for Greater Manchester in conjunction with development partner, U&I.

